

Commissioner Crombie called the meeting to order at 7:30 p.m.

ROLL CALL: Fraser, Lyall, Dreher, Lundquist, Prince, Michels (7:45)
Absent: Gifford, Curran, Halden, and Forsblad.

MINUTES: June 9, 1980 - Corrections - Oakwood Animal Hospital, paragraph 2, delete last two lines and add "he was willing to comply with the regulations". Page 3, Thurmes, Vote 6-0-3. Page 3, Willard Morton, paragraph 1, should read... 40A to the W.

Fraser moved, seconded by Dreher to approve the minutes of June 23, 1980, as amended. Motion carried 6-0-1. Prince abstaining.

SHORELAND ORDINANCE AMENDMENTS - PUBLIC HEARING: The Commission reviewed the DNR letter of June 3, 1980, noting the necessary changes to the Shoreland Ordinance.

Prince moved, seconded by Fraser, to recommend the City Council amend the Shoreland Ordinance 7908, Section 301.070 E. 2. k. Covered Surface, to read "No more than one-third (1/3) of the lot shall be covered by impervious surface"; and Section 301.070 E. 2. e. Surface Water Identification Table, remove DNR Identification Numbers for streams.

There was no audience comment.
Motion carried 7-0.

Lundquist questioned the clarity of "High Flood Mark" definition. The Administrator will check the DNR definition for a possible typo.

FEDERAL LAND CO. - CONCEPT PLAN: Martin Colon and Carl Dale presented a concept plan for a 60A parcel located at Highway 12 (I-94) and proposed County 19.

Mr. Dale presented the concept plan stating that the adopted land use plan for the City does not provide for the uses proposed. He is not requesting any rezoning, at this time.

The proposal includes: 1. A Commercial area in an island, created by the frontage road, and the interchange; 2. A 14 acre parcel to situate a shopping center on; 3. A multiple housing (apartment) area; 4. A warehouse area and a residential area that will form a buffer from the commercial area to the adjoining residential area. No utilities serve this area. The present plan calls for 1/4 mile of Commercial along I-94 and does not include all the commercial proposed for this property. The developers are proposing to extend the commercial area back to 1/2 mile. Mr. Colon asked if the commercial area is 1/4 mile back from the highway interchange as well as I-94 itself? Because of the Highway, the proposed commercial cannot be located in the first 1,000 ft.; 23% of the entire site is roadway. He also stated, that the County would like to set elevations, sites, etc., for County 19 and include the Federal Land property, at that time.

FEDERAL LAND COMPANY: Property north of the 1/4 mile commercial is zoned RR, or one home per 10A.

On-site sewer is proposed for the shopping center, with the property to the west to be used for ponding and drainfields, until utilities are extended to the site. Storm sewers are proposed around the center, and wells will provide water. No specific plans have been drawn up on the septic system. Federal wishes to work within the confines of the Comp Plan, with the proposed development to begin between 1984-86. This request permits 'lead' time to organize such a development. Development is not proposed before the completion of I-94.

The Planning Commission discussed the proposed development to the south, Colby Lake in Woodbury, safety along I-94, and premature planning before County 19 construction. Prince expressed concern about a shopping center being on the corner of the road leading into the park. Does the City want this much commercial so close to the Regional Park? Fraser stated she feels a coordinated plan for the area is better and more controlable than individual developments. Michels commented on the 1/4 mile extension of the commercial area into the rural residential zone. Dreher feels since County 19 will run along the east edge of the property, the commercial area will act as a buffer for the noise generated by County 19, as well as I-94. Because of the unique circumstances; the east boundary of the property is County 19, proposed to be a large, high volume road, the Commission did not see a problem denying 1/2 mile commercial zoning to other property owners, who might apply for an extension of the commercial area. Prince noted that the type of commercial proposed by Mr. Colon is not Highway Commercial, as provided by the Comp Plan.

Lundquist moved, seconded by Dreher, to recommend the City Council approve the Concept Plan for Martin Colon, Federal Land Co. Discussion: Reasons for approval are as follows:

1. This Concept Plan addresses needs not considered in the Comp Plan in a desirable way.
2. Examples of other centers (Cobblestone Mall) have been looked upon favorably and are assets to their areas.
3. This is a long-term plan, working in cooperation with all governmental agencies, the City, Valley Branch, and Mn/DOT.
4. This plan complements and is compatible with the corridor for County 19, which will service residents south of I-94 and Lake Elmo.
5. The development will act as a noise buffer for Highway 12 (I-94) and County 19, thus eliminating the need for noise buffer or fencing.

Motion carried 6-1. Prince voting nay. She would rather see highway business in this location and general business kept within the Old Village.

CONSERVENCY REGULATIONS: Tabled until July 28.

WOODBURY COMMENTS ON LAKE ELMO COMPREHENSIVE PLAN: Next meeting.

LIABILITY INSURANCE: The Administrator explained the Council's rational for not purchasing liability insurance.

ADJOURNMENT: 9:30

City of Lake Elmo

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AGENDA

PLANNING COMMISSION

June 23, 1980

- 7:30 P.M. ---- Meeting convenes
Minutes, June 9 meeting
- 7:45 P.M. ---- Public Hearing--Amendments
to Shoreland Ordinance
(see June 3 letter from DNR)
- 8:00 P.M. ---- Concept Plan --Federal Land Co.
- 8:30 P.M. ---- Conservancy Regulations
- Woodbury comments on Lake Elmo
Comprehensive Plan
 - Liability Insurance