

Chairman Michels called the meeting to order at 7:28 p.m.

ROLL CALL: Lyall, Dreher, Halden, Frazer, Lundquist, and Forsblad.
Also, Administrator Whittaker

MINUTES: Michels moved, seconded by Lyall, to approve the minutes of the July 14, 1980, Planning Commission meeting with the following amendment page 2, last paragraph, Fraser had not received notice of this meeting. Motion carried 5-0-2 Fraser and Dreher abstaining as they were not present for the entire meeting.

NOISE ORDINANCE: Action on the Noise Ordinance was postponed until the next meeting. The Administrator reported that he had just received the Minnesota PCA Guidelines for Noise Pollution.

SUNBURROW PLAT - OAKDALE: The Administrator reported that the City Administrator of Oakdale had called him and informed him that the surface water would be directed away from Lake Jane, that the average lot size approached two acres when you considered the common open space reserved on the plat, and that the peculiar open space in the center of the cul-de-sacs was designed to permit solar access to all of the homes in the subdivision. He advised them that the Oakdale Planning Commission had approved the Preliminary Plat for Sunburrow; and, that all of the questions Lake Elmo had raised about the plat were discussed at that time.

CONDITIONAL USE PERMIT FOR REAL ESTATE DEVELOPMENT SIGN FOR WILLARD MORTON TARTAN MEADOWS - COUNTY 70: Chairman Michels opened the hearing at 7:45 p.m.

Only Mr. Morton ~~was~~ was in the audience for this hearing. In reviewing the permit application the Planning Commission discovered several discrepancies in the new Sign Ordinance. After considerable discussion the Commission decided a recommendation to the Council was in order, and would consider it after the application for a Conditional Use Permit had been acted on.

Amended 8/25/80

Hearing closed at 8 p.m.

Lundquist moved, seconded by Dreher, to recommend the approval of a Conditional Use Permit for a real estate development sign of 32 sq. ft on the property of Willard Morton, to the City Council. Motion carried 8-0.

Dreher moved, seconded by Halden, to recommend the City Council consider an amendment to the Sign Ordinance to:

1. Clarify the table on page 13 by indicating that only those real estate development signs over 32 square ft. will require a Conditional Use Permit.
2. By placing the definition of Real Estate Development Sign in the definition section of the Ordinance, right after Real Estate Sign.
3. Expanding the definition of Real Estate Development to include any subdivision over three lots in size or any development of over three properties. The present Ordinance says that any development over 10 lots would be classified as a real estate development. This would then permit a maximum of three signs on any kind of real estate development. The possibility of real estate sale signs on each lot still exists. The Commission made no recommendation on that matter.

SIGN PERMIT: 4. The issuing authority for a permit should be clarified. It appears the Building Inspector has the power to issue a Sign Permit. It should be so stated in the Ordinance. 5. On page 4, Section 505.09 D., should be clarified to say that lighted signs are generally prohibited ~~from 1-a.m. to 7-a.m.~~ after normal business hours except when they are necessary for security. ~~amended 8/25/80~~ Motion carried 8-0.

CONDITIONAL USE PERMIT APPLICATION - DOUGLAS MOORE - OPERATE A PRIVATE DOG KENNEL AT 10644 10th STREET NORTH: *Only Mr. Moore was in the Chairman Michels opened the hearing at 8:16 p.m. / ~~No one in the~~ audience ~~was~~ attending the hearing to comment on the application. ~~amended 8/25/80~~

The Commission discussed the potential conditions for operation of this kennel, given the possibility that sometime in the future neighbors could construct homes fairly close to the proposed location of the kennel. In order to avoid future nuisance complaints and to mitigate public health, safety, and welfare problems the Commission asked Mr. Moore to agree to the conditions stated in the following motion.

Fraser moved, seconded by Halden, to recommend approval of the Conditional Use Permit for a private kennel, at 10644 10th St. N., for Douglas Moore with the following conditions:

1. The kennel be at least 50 ft. from any well;
2. The kennel be 100 ft. from any property line;
3. Only 10 adult animals allowed, as defined by the Ordinance
4. The kennel be buffered by landscaping or plantings from adjacent property owners.

Motion carried 8-0.

The Commission also discussed the necessity for a variance from the standards for accessory buildings should Mr. Moore want to leave the present building standing while constructing a new garage and kennel. Curran recommended the Commission consider amending the Ordinance to permit "grandfathering in" of existing accessory buildings. The Commission in general did not agree that this approach was practical; and recommended that Mr. Moore ask the City Council for a variance should he decide to keep the existing buildings and build a garage with kennel. This request will be put on the August 5, 1980 Agenda.

CONSERVENCY REGULATIONS: The Commission reviewed Chris Curran's memo on these regulations with Rob Chelseth. Areas noted as wetlands and restricted soils will require a permit before any development, filling or alteration can be done. The permit application will be reviewed by the City Engineer and the Building Inspector. Individual review of permits by the Planning Commission will be left to the discretion of the Planning Commission Chairman.

The Planning Commission requested the Administrator present the draft conservency regulations to the Council for their review and approval. The Planning Commission will then set a public hearing to amend the Zoning Ordinance to include these regulations.

ADJOURNMENT: 10:30 p.m.

City of Lake Elmo

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Thirty-third and Laverne Avenue
Lake Elmo, Minnesota 55042
777-5510

AGENDA

PLANNING COMMISSION

July 28, 1980

- 7:30 P.M. -- Meeting convenes
-- Minutes, July 14 meeting
- 7:45 P.M. -- Public Hearing, Conditional
Use Permit for Real Estate
Development Sign--Tartan Meadows;
Willard Morton
- 8:00 P.M. -- Public Hearing, Conditional Use
Permit for Private Kennel at
10644 - 10th. St. No.; Douglas Moore
- 8:15 P.M. -- Conservancy Regulation--Rob Chelseth
- NOTE: Please review the two letters on
Conservancy Regulations for this
meeting; and bring both with you
Monday night.
- 9:00 P.M. -- Break
Noise Regulations
- 9:30 P.M. -- Report on Sunbarrow Plat in Oakdale
- ADJOURN -- 10:00 p.m., at the latest