

Chairman Michels called the meeting to order at 7:45 p.m.

ROLL CALL: Fraser, Prince, Dreher, Gifford and Forsblad

MINUTES: September 8, 1980 - Prince moved, seconded by Gifford to approve the minutes of September 8, 1980. Motion carried 6-0.

VICE CHAIRMAN: The Commission voted unanimously to appoint Nancy Prince Vice Chairman.

FEDERAL LAND: Carl Dale, representing Federal Land, presented a RUD revised plan and noted the changes. They are requesting Concept Approval of the revised plan. The current proposal eliminates sewer multiple and residential areas. An alternate plan shows additional development when sewer is available. Preliminary engineering on storm water storage and septic/drainfield location has been done for the initial development. Access points may need revising in accordance with I-94 and County 19 work. Development will coordinate with I-94 construction.

Mr. Dale asked the Commission for a recommendation on land use in the area previously designated residential. Residential is a low priority, but they would like suggestions so the property can be used before sewer is available.

Mr. Colon indicated that there is no standing water on the site. Administrator Whittaker recommended MnDot look at the over-all plan to see how it conforms with their over-all drainage standards.

Prince stated she still prefers Highway Business rather than Commercial in this area as proposed in the Comp Plan. Whittaker asked what type of Market Analysis has been done or could be done to determine what type of business is best suited given the location and population.

Mr. Colon said emphasis now is on planning in order to make this project an asset to the community. They anticipate working with the City over a four to five year period. They will be in continual contact with MnDot, the County and Valley Branch.

The Engineer and Planner will review the proposal. Any concerns of theirs or additional questions will be addressed at the November 10 Planning Commission meeting.

BEAUBIEN HEARING - SCHEDULE HEARING DATE: Mr. Beaubien submitted two proposals to subdivide off a parcel as a building site for his daughter. He will need a variance for an access driveway off a private road. The Engineer will review the request and have a report available for the public hearing; and Mr. Beaubien will need to submit a more accurate description of the lot, to make sure it conforms with the 1 $\frac{1}{2}$ A minimum with two drainfield sites. The parcel will also have to be rezoned to R-1. Prince moved, seconded by Dreher, to hold a public hearing for Everett Beaubien, November 21, 1980, at 7:45 p.m. to consider rezoning, variance and minor subdivision on said parcel. Carried 6-0.

STATUS SHEET - SUBDIVISIONS: Administrator Whittaker reviewed the status of all subdivision requests that came before the Commission this year.

PARK PLAN STATUS: Administrator Whittaker reported the Council approved the Master Plans for the parks. The Council approved the 1981 Park Budget. The Administrator will have the 5 year Capital Plan available for the next meeting. He reviewed the Park Commissions goals and policies and encouraged the Planning Commission to submit any thought or recommendations they might have to him at the next meeting. The Administrator will recommend that the Council consider identifying two general park search areas, one near Cimarron and one in the southwest area near Section 33 or 34.

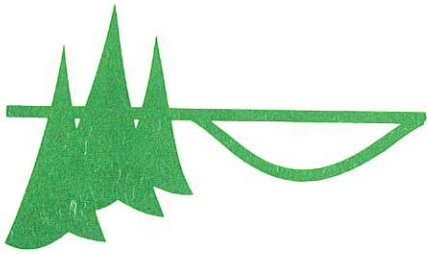
COMP PLAN - COUNTY: The County has indicated they are close to adopting a model ordinance on WPC 40 and an on-site system management plan. The City will adopt the County's plan once complete and it will become part of our Comp Plan.

PARK AND RIDE SITE: The Administrator reviewed Mn/DOT's proposed Park and Ride Site, located at County 13 and the frontage road. This will be built as part of I-94. The Administrator noted the biggest problem will be police protection of the 100' space lot. The Commission agreed that police protection may be a problem; but voiced no other concerns.

AIRPORT: The Administrator reviewed the Met Council's final recommendation on the Airport Plan for Lake Elmo. There were no changes from their original recommendations. A complete copy of the plan has been requested. The Commission can forward any questions or concerns to the Met Council after reviewing the plan.

COMP PLAN - MET COUNCIL: A map is being completed indicating platted lots, built on lots and preliminary plats. This is required to show where Lake Elmo will house the 3,000 population projected by the Council and show that Lake Elmo does not propose to develop large new areas into 1 1/2 acre lots. This will verify that Lake Elmo can have the projected population estimate without sewer or in the areas where sewer units are available (Section 32). On the sewer question, Lake Elmo will tell the Met Council that 1500 of the available sewer units will be used in Section 32 and the balance will be reserved to meet whatever emergencies the City may have after the completion of the 201 Study, or in Section 32 as it develops.

ADJOURNMENT! 10:00



City of Lake Elmo

AGENDA
PLANNING COMMISSION
October 27, 1980

- 7:30 P.M. ---- Meeting convenes
- Minutes
 - Elect Vice-Chairman
- 7:45 P.M. ---- Carl Dale representing
Federal Land Company on
PUD at Co. Rd. 19 & Hwy. 12
(I94) -- see packet
- 8:30 P.M. ---- Schedule hearing for Beaubien
rezoning, off Kelvin Ave.
(SE $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 14)
for November 24, at 7:45 P.M.
- Subdivision Status Sheet Review
 - Peltier rezoning status
 - Status, response to Metro
Council on Comprehensive Plan
 - Status, Park Plan, Capitol
Improvement Plan, Conservancy
District