

Chairman Michels called the meeting to order at 7:30 p.m.

ROLL CALL: Halden, Dreher, Prince, Forsblad, Gifford and Lyall

MINUTES: December 10, 1980 - Prince moved, seconded by Lyall, to approve the minutes of December 10, 1980. Motion carried 7-0.

December 22, 1980 - Lyall moved, seconded by Prince, to approve the minutes of December 22, 1980. Motion carried 7-0.

AGENDA: Additions - Elections of Officers and Review of the By-laws.

ELECTION OF OFFICERS: Halden moved, seconded by Lyall, to accept by acclamation the present Planning Commission Officers for 1981. Chairman - Howard Michels; Vice Chairperson - Nancy Prince; and Secretary - Brian Crombie. Motion carried 7-0.

BY-LAWS: Administrator Whittaker recommended the following changes:
Section 2. Regular Meetings: 2nd and 4th Mondays of each month;
Section 9. Duties of Officers: Chairperson - delete items 5 & 6;
Secretary - delete items 1 & 2 (only duty will be to sign documents of the Commission as required.)
Section 6. Preceedings a. - delete item 6

Lyall moved, seconded by Dreher, to change the Planning Commission By-laws as outlined by the Administrator. Motion carried 7-0.

TRAINNING SESSION: Administrator Whittaker offered to conduct a training session for new members to familiarize them with procedures, the Code and the Comprehensive Plan. All the Planning Commission members thought this type of session would be of value.

A Special Planning Commission Training Session will be held Saturday, February 7, 1980, at 9 a.m. Notice of the meeting will be sent out January 30.

The Commission also requested that the Administrator inform the Council that the two alternate positions are vacant.

KLAWITTER HEARING: Comp Plan Amendment and Rezoning and CUP for Open Sales Lot at 9839 60th Street N.:

Before the hearing opened Prince asked if the Klawitters had reapplied for a rezoning to General Business as requested by the Planning Commission. They agreed verbally to the request via the Building Inspector.

Chairman Michels opened the hearing at 7:50 p.m.

Bob Briggs, Attorney, presented the Klawitter's application, explained the business and the proposed use. He stated three considerations in support of the applications:

1. Existing use of property in the neighborhood;
2. Suitability of the land for the zoning requested;
3. The effect the rezoning would have on public health, safety and welfare.

He outlined the uses in the area, and elaborated on items 2 & 3 as they pertained to the request.

KLAWITTER: In summary, he said the use is compatible with surrounding neighborhood; he does not feel this property is suitable for residential use; and feels this type of business, at this location, would be an asset to the community.

PUBLIC RESPONSE:

Jay Raleigh - Asked the status of Lauseng Stone - is it zoned for use or operating on a CUP. This property was not rezoned; but, the CUP was grandfathered in at the time of the new Zoning Ordinance.

He asked if the PZC intends to look into ordinances concerning tree removal operations to insure that the community is protected from environmental damage and guarantee that no diseased trees are brought in or stored in the area.

Mr. Klawitter responded that when diseased trees are taken down the material is immediately disposed of at an approved site. Their trucks return empty to the storage area. He stated their main business is not removing diseased trees, but tree pruning, tree surgery, etc.

Mr. Raleigh asked if Klawitters will be required to provide a service lane to Keats. Administrator Whittaker said there is no need for a service lane. He also asked if Klawitter will be able to operate a wood chipping machine on the property.

Once rezoned General Business chipping could be done inside a building; if done outside it would have to conform to Pollution Control regulations.

The Commission and the audience discussed rezoning of the entire parcel to General Business. Administrator Whittaker said if GB is permitted for this parcel it should be allowed elsewhere in this area.

Duane Reil - asked if the City could allow the business to operate on a CUP before rezoning it to GB. Administrator Whittaker said the ordinance does not permit rezoning for short periods of time nor is this use permitted in Rural Residential or Ag.

Michels suggested amending the definition of Ag to permit this use and storage of equipment rather than rezone the parcel.

Gail Reil - lives between Lauseng and Klawitter property - prefers an Ag designation rather than GB zoning.

Bob Briggs - stated the Klawitters have no objection to Mr. Michels suggestion.

Administrator Whittaker reminded the Commission that Klawitters are not the only people who desire equipment storage on Hwy 36, and any amendment would have to specifically define the type of use. Forestry is not defined in the Ordinance. He will get an opinion from the City Attorney on this.

Jay Raleigh - recommended the PZC consider any rezoning very carefully and recommended they do not rezone if there is any other alternative to allow the Klawitters request to operate, yet retain the ability to limit the use of the land to only the uses requested in the application.

Chairman Michels closed the hearing at 8:35 p.m.

Administrator Whittaker said Forestry will need to be redefined in Ag.

The Planning Commission agreed that they would prefer this use be permitted in an Ag zone by CUP rather than to rezone the property to GB; and the definition of Forestry be defined under Ag.

Whittaker said it is legal to amend the Ordinance to amend the definition of Ag to include this type of business but a public hearing will be necessary.

Prince moved, seconded by Lyall, to recommend denial of the Klawitter application for a rezoning to GB, Comp Plan amendment and a CUP for an open sales lot. Motion carried 7-0.

Halden moved, seconded by Dreher, to set a public hearing to consider amending the Zoning Ordinance for January 26, 1981, at 8:15 p.m. to provide for a CUP in Ag for tree trimming services and related business; and hold a hearing at 8:45 to consider rezoning the Klawitter property from Rural Residential to Ag and consider a CUP for an open sales lot and tree trimming business. Motion carried 7-0.

TARTAN MEADOWS: Tom Foster of Wood, Grover, and Associates, reviewed the Preliminary Plat and the drainage plan.

"stub" street
amended 1/26/81

The Commission discussed the ponding and run-off provisions. Valley Branch has the plan; but has not made a recommendation to the City. The Commission further discussed the Engineer's recommendation for a cul-de-sac at the end of 29th Street. The developer has proposed and prefers a stub street ending at the west edge of the property and opposes the cul-de-sac because of the additional expense. Alternatives discussed included a temporary cul-de-sac at the east edge of the last lot to the north or a stub ending at the same location. The Engineer reviewed his recommendation and opposed the alternatives.

A straw ballot was taken with Lyall, Prince, Halden, Michels and Dreher recommending the Council accept the recommendation of the Engineer.

Mr. Morton briefed the Commission on his conversations with Steven Taylor, Cimarron, on hooking up to their water system. Mr. Taylor is unwilling to respond to Mr. Morton in writing. Therefore, Mr. Morton feels he is not interested in participating with Tartan Meadows on the water hook up. The Planning Commission does not feel it is necessary to pursue this issue.

TARTAN MEADOWS: The Administrator will contact the property owners to the west of Tartan Meadows and verify what their plans are for the property and make them aware of the road alignments in Tartan Meadows.

Dreher moved, seconded by Gifford, to set a public hearing for Tartan Meadows Preliminary Plat, for January 26, 1981, at 7:45 p.m. Motion carried 7-0.

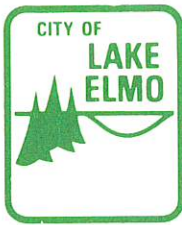
DOWNS SIMPLE LOT DIVISION: The Commission reviewed the City Attorney's letter on the background of the Downs request. The property lines were redefined on the two lots.

Prince moved, seconded by Dreher, to recommend the City Council approve the Minor Subdivision of Parcels A & B according to the Certificate of Survey dated September 26, 1980.

Motion carried 7-0.

BUSINESS PLANNING AND DEVELOPMENT IN THE OLD VILLAGE: Administrator Whittaker reported that the Business Association is forming a group to discuss planning and development in the Old Village. The Commission suggested an overall design be considered and work on developing a more specific zoning plan for the downtown area.

ADJOURN: 10:00 p.m.



City of Lake Elmo

777-5510

P. O. Box J / Thirty-third and Laverne Avenue / Lake Elmo, Minnesota 55042

AGENDA

LAKE ELMO PLANNING COMMISSION

January 12, 1981

- 7:30 P.M. -----Meeting convenes
--Minutes: Nov. 24, Dec. 10, Dec. 22
- 7:45 P.M. -----Public Hearing--Richard Klawitter
Comp. Plan Amendment and rezoning
and Conditional Use Permit for open
sales lot to permit a landscape and
tree service at 9839-60th. St. No.
(Keats and Highway 36)
- 8:15 P.M. -----Review Preliminary Plat for
Tartan Meadows and set public
hearing Jan. 26 at 7:45 p.m.
- 9:15 P.M. -----Simple Lot Division--Francis and
Laverne Downs--Jamaca Ave.(Hendrix)
- 9:30 P.M. -----Discuss Planning & Development
problems in Old Village area.
A. Parking
B. Sewers
C. Interim uses & combinations of uses
D. Other problems