

Chairman Michels called the meeting to order at 7:40 p.m.

ROLL CALL: Gifford, Lundquist, Dreher, Forsbald, Crombie, and Prince.

MINUTES: January 26, 1981 - Correction, F. J. Crombie Estates, paragraph 3.....
and concept approval for F. J. Crombie Estates on February 9, 1981.....

Gifford moved, seconded by Prince to approve the minutes of January 26, 1981, as amended. Motion carried 7-0.

PUBLIC HEARING - REZONING AND PRELIMINARY PLAT FOR F. J. CROMBIE ESTATES:

amended 2/23 Chairman Michels opened the hearing at *7:47 p.m.
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Bruce Folz reviewed the plat and asked the Commission for Preliminary and Final Plat approval for the 1st Addition. The 2nd Addition concept is only for the Commission's information and shows how the remaining property can be adapted and used.

The Commission discussed the outlots and would prefer they become part of the deed of the corresponding lot. Michels questioned the joint access proposed for lots 2-7, 2nd Addition. He feel this may cause problems with 5 owners. Also, he feels only one dock should be permitted.

Engineer Bohrer reviewed his report of February 5. He had no recommendations for the 1st Addition, but expressed concern that no ponding is provided in the plat. He feels the Planning Commission must address the question that if the 1st Addition Preliminary Plat is acceptable but the concept plan for the 2nd Addition is not, will the preliminary plat approval for the 1st addition limit any alternatives available for the 2nd addition. He then reviewed the drainage and ponding of Demontreville Highlands 6th Addition and how it relates to the Crombie plat.

Folz stated because of the terrain and the proximity of the property to the road and the lake there is no adequate ponding area, but felt the development would utilize the natural drainageways that run through the property. The Engineer is not advocating any particular approach to this question, but asked what criteria and procedure the PZC would base waiving the ponding requirement.

The Engineer stated he would like additional comments from Washington County on driveway accesses, design criterial for culverts on lots bisected by the natural drainage way and information on future alignment of County 13.

The Commission and Engineer discussed siltation basins as a temporary means of handling erosion during home construction.

Prince suggested rezoning and approving the plat for the 1st Addition and reserve concept approval on the 2nd Addition until more information is available about the ponding and County 13.

There was no audience comments.

Chairman Michels closed the hearing at 9:00 p.m.

Prince moved, seconded by Lundquist to recommend the City rezone 29A of F. J. Crombie Estates from Rural Residential to R-1, as herein described: Tract H, Registered Land Survey 98, as recorded in the Office of the Registrar of Titles, Washington County, Minnesota. And Tract B of Registered Land Survey No. 91, except the East 135.5 feet of said Tract B. Motion carried 5-1-1. Michels opposed. Crombie abstained. Michels stated he favors the rezoning and the land use, but would like the ponding question answered as well as the alignment of County 13.

Prince moved, seconded by Lundquist, to recommend the City Council approve the Preliminary Plat for the 1st Addition of the F. J. Crombie Estates, with the stipulation that Lot 1 and Outlot A and Lot 2 and Outlot B be combined and deeded as two lots. The outlots becoming a part of the lot.

The PZC would like the Council's comments on the ponding question, and if they feel no additional ponding other than the natural drainageways would create future problems in enforcing the ponding requirement. Motion carried 5-1-1. Michels opposed. Crombie abstained. Michels reiterated his reasons for voting nay. He would like the Planning Commission to review any drainage plans that may be proposed for this plat.

Engineer Bohrer will further study the drainage question and will contact the County on their comments as previously discussed.

BROOKMAN ADDITION - OFFICE BUILDING: Kelly Brookman and Dave Loos presented a plan for an office building at the end of LaVerne Avenue in the Brookman Addition. The building is 74 x 118, two story, approximately 17,000 sq. ft. with a future wing to the NW. The building will be located at the SW corner of the LaVerne Avenue cul-de-sac. They propose a driveway hook-up with the Brookfield Building lot. The developers request the City revise or alter the requirements on the size of parking spaces, due to many compact cars, they feel the size requirement should be reduced, and the number of parking spaces be based on the rentable space, rather than the total square footage of the building, and the necessity of planting or landscape islands in the parking lot. They feel these areas hinder snow plowing and look unsightly after being hit by snow plows.

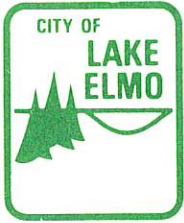
Crombie asked for a detailed landscape plan for the building and parking area. He would like to see some berms put up to bring down the height of the building, also provide screening of the large parking area. The Planning Commission would like the following addressed before further consideration of the proposal:

1. Landscape drawing for the south and east side of the building
2. The necessity of islands in the parking area
3. Size of parking spaces
4. Number of parking spaces required in relation to rentable space in the building.
5. Comments from the Engineer and Planner

The Commission discussed run-off. Mr. Brookman indicated all the water will drain into a ditch along LaVerne, to the culvert under 212 then downstream.

LOT SURVEYS: The Commission discussed the proposed Ordinance requiring lot surveys. The Commission requests the Council give the Planning Commission an opportunity to review and comment on the ordinance before final approval.

ADJOURNMENT: 10:30 p.m.



City of Lake Elmo

777-5510

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

AGENDA

PLANNING COMMISSION

February 9, 1981

- 7:30 P.M. -----Meeting convenes
Minutes, Jan. 26 meeting
- 7:45 P.M. -----Public Hearing--Rezoning and
Preliminary Plat for
F. J. Crombie Estates
- 8:30 P.M. -----Site and Building Plan--Brookman Addition
-Other
-Administrator's Report:
A. Tartan Meadows
B. Klawitter