

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

ROLL CALL: Lyall, Dreher, Halden, Prince, Crombie, Lundquist and Gifford. Also, Administrator Whittaker.

MINUTES: February 23, 1981 - Correct the date at the top of pages. Lyall moved, seconded by Gifford to approve the minutes of February 23, 1981, as amended. Motion carried 8-0.

KEYS TO FIRE HALL: Chairman Michels requested a key to the fire hall. Administrator Whittaker will have a duplicate made.

SLAWSON REZONING - FROM RR TO AG:

Chairman Michels opened the public hearing at 7:45 p.m. The Slawson's are requesting to rezone a 20acre parcel to Ag. This parcel is adjacent to a 60 acre parcel zoned agriculture, and owned by the Slawsons.

There were no comments from the audience.

Chairman Michels closed the hearing at 7:47 p.m.

Crombie moved, seconded by Dreher, to rezone to Ag, all that part of the N 1/2 of the SE 1/4 of NE 1/4 of Section 3, for Lyle A. and Mary Jean Slawson. Motion carried 8-0.

SET HEARING FOR ROSSOW REZONING: Mr. Rossow is requesting to rezone all that part of the NE 1/4 of the NW 1/4 and all that part of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 1, Township 29 North, Range 21 West, City of Lake Elmo, to General Business from Rural Residential.

Gifford moved, seconded by Lyall, to set a hearing to consider rezoning the above described property, for Leroy Rossow, to GB from RR. Motion carried 8-0.

Mr. Rossow said he will provide a site plan and buiding designs before the public hearing.

BUSINESS ASSOCIATION MEETING: The meeting with the Business Association was postponed until April 13, 1981.

DAYTON HUDSON: Mr. Peter Hutchinson and Joel Solomon, representing Dayton-Hudson, presented a concept use for their 940 acres on Highway 12. They do not propose to develop the property; but would like a concept to present to potential buyers.

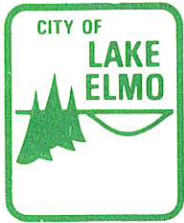
They outlined a plan utilizing 250 acres with 8 units per acre. This would provide approximately 1776 units of high density cluster development. Mr. Solomon said they prefer to sell the entire parcel to one buyer and want some guidelines on what the City thinks is possible.

The Commission discussed use of the land under current zoning, RR, provides for cluster development and presently allows 173 units using the 7 per 40 provision for the 970 acres. The Commission did not favor the proposed density. Additional concerns with this proposal were sewer, fire and police protection

The Commission did not feel anything had changed since the Comp Plan was adopted with respect to the City's philosophy on growth, sewer, and City services. The Commission is not willing to speculate on any use, other than what the ordinance provides.

FINAL PLAT - F. J. CROMBIE ESTATES: The Commission will review the final plat at the March 23 meeting.

ADJOURNMENT: 9:15 p.m.



City of Lake Elmo

777-5510

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

AGENDA

PLANNING COMMISSION

March 9, 1981

- 7:30 P.M. -----Meeting Convenes
--Minutes
- 7:45 P.M. -----Hearing: Slawson Rezoning from
RR to Ag.
- 8:00 P.M. -----Dayton-Hudson
--Set hearing, Rossow rezoning
March 23, -- 7:45 p.m.
--Misc. business

NOTICE: A Training Session on Subdivision has been
scheduled for March 21, 9:00 a.m.

Pending Agenda Items:

March 23

Rossow rezoning

Tartan Meadows final plat

Lake Elmo Business Assoc.

Downtown Plan

*Joint Meeting City Council

1. Highway Plan,MSA Plan
2. Parking Lot Standards
3. Clarification Ag Zoning
4. Rural Commercial
5. Policy on Junk cars/junk
in general
6. AG Buildings--limit # and size