

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

ROLL CALL: Gifford, Dreher, Lundquist and Halden (8:10). Also, Administrator Whittaker.

MAY 11, 1981, MEETING: After discussing the program being presented by the Business Association, May 11, the Commission decided to start their regular meeting at 8 p.m. in order to attend the program.

RICHERT SIMPLE LOT DIVISION: The Commission reviewed the location map for the proposal.

The Commission set a public hearing for the Richert Simple Lot Division for 8:45, May 11, 1981.

CONSERVENCY ORDINANCE: The Commission scheduled a public hearing on the Conservency Regulation Ordinance for 8 p.m., May 11, 1981.

Administrator Whittaker reviewed the revised draft with the Commission; and explained the maps indicating the wetlands and the limitations on potential problem areas.

Lundquist noted that there were limitations on the property and felt there were many areas where no limitations exist, therefore, should not be noted. The Administrator will check this with the Planner.

Prince asked if the Shoreland Ordinance and the proposed Conservency Ordinance compliment each other or if each ordinance has its own restrictions. The Administrator said most restrictions are covered in the Conservency Ordinance, but the stricter ordinance would apply.

Dreher expressed concern that this ordinance might restrict development in Section 32. There are several swampy areas in this section and the ordinance does not indicate if small swampy areas can be filled. He feels property owners, who have large areas of wetland, should be given a reasonable use of their property. I-94 and the frontage roads will increase development pressure in this area. Dreher agreed there is a need for some regulation; but, feels there is a need for leniency in areas of Section 32, especially along the freeway, where commercial growth has been planned. He opposes a blanket ordinance being imposed on the entire City. The Administrator will ask the Planner for a recommendation on this.

Dorothy Lyons asked about developing marshy areas into lakes, and expressed concern about the restrictions and taxes placed on wetland property. The Administrator advised her to contact the Soil Conservation Service on the requirements for lake development; and, stated there is a tax break available for wetlands.

The Administrator will invite Rob Chelseth, City Planner, and Martin Zabel, Soil Conservation Service, to attend the hearing to answer questions.

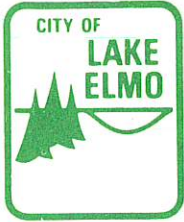
AG DEFINITION: The Commission discussed problems that could arise if large agriculture buildings were sold off on small parcels of land and used for commercial purposes. A possible solution would be to require Ag buildings be sold with a minimum 40 acre parcel. Lundquist recommended the City address this question before it becomes a problem. The Administrator suggested the Commission write down their recommendations, so that they could be incorporated into an ordinance.

MINUTES - MARCH 23, 1981:

Halden moved, seconded by Gifford, to approve the minutes of March 23, 1981. Motion carried 5-0.

MAY 25, 1981 MEETING: The May 25 meeting was cancelled because of Memorial Day. There will only be one PZC meeting in May.

ADJOURN: 9:10 p.m.



City of Lake Elmo

777-5510

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AGENDA

LAKE ELMO PLANNING COMMISSION

April 27, 1981

- 7:30 P.M. ---Meeting convenes
-Minutes, March 23, April 13 meetings
- 7:45 P.M. ---Review Conservancy regulations
-Schedule public hearing on Conservancy
-Redefine AG
-Highway 36 Corridor, consider if review and hearings desirable
-Downtown planning--consider if review and additional planning are necessary.