

Chairman Michels convened the meeting at 7:53 P.M. with the following Commissioners present: Gifford, Lyall, Lundquist, Halden and Mazarra. Commissioners absent: Moe, Crombie, Forsblad, Dreher and Prince. City Administrator Whittaker was also present.

MINOR SUBDIVISION - FITZENBERGER: Cancelled

MINUTES - JUNE 8, 1981: M/S/P Michels/Lundquist to approve the minutes of the June 8, meeting as written. Halden, Gifford and Lyall abstaining because they had not attended that meeting.

June 22, 1981: M/S/P Lyall/Michels to approve the minutes of the June 22, Planning Commission meeting with the following correction - Page 3, Paragraph 2 - Change Gene Hagamann to Glen Hagamann.

GRANT TOWNSHIP COMPREHENSIVE PLAN: The Planning Commission reviewed the plan with the City Administrator and agreed that they had no particular concerns or objections to the plan in general. The Commission said that they would like to see an overall drainage plan for Grant Township and a firm identification of the alignment for County road 13 where it will enter Lake Elmo.

HEARING DATE FOR AMENDMENTS TO THE CITY CODE WHICH REFERENCE THE CONSERVENCY ORDINANCE:

M/S/P Michels/Mazarra to schedule a public hearing at 7:45 on August 10, 1981, to consider the amendments to the Code which reference the Conservency Ordinance.

JOE KAISER: The following people were present for discussion and comment on this agenda item: Leslie E. Zimanski, 9519 Stillwater Blvd; Thomas Mohr, 1227 W. Minnehaha; Shirley Besch, 9517 Stillwater Blvd; Leo Besch; Harry Besch; and Richard Hayek, 9523 Stillwater Blvd.

Joe Kaiser, 1125 Ripley Avenue, Maplewood, Mn.; explained what he would like to do on the property in the SW corner of Sec. 15, now owned by Dave Friedrich. He would like to construct a home and a large accessory building on this property; serve it with an improved private road; and secure a variance from the requirement that the property have 125 feet on a public street and that the accessory building not exceed 1,000 sq. ft.

Leo Besch asked how Mr. Kaiser would get 125 ft. of frontage on a public street. Mr. Kaiser responded that he would like to improve the present access to the property over a 33 ft. easement from 31st Street to this parcel with a 12-14 ft. blacktopped driveway. Shirley Besch asked how big an accessory building could be put in rural residential. The City Administrator advised her that the property was not in the rural residential district but was in R-1; and that the maximum accessory building was 1,000 sq. ft. Neighbors also expressed concerns about the design of the building and the appearance it would give to the neighborhood.

Tom Mohr, a contractor working with Mr. Kaiser, said that the building would be covered with cedar siding and possibly roofing so that it might better fit into the neighborhood.

Mohr went on to say that the building is intended for Mr. Kaiser's personal storage and that he would sign a statement that it would not be commercial and that the property would not be subdivided at some future date thereby leaving a large accessory building on a very small lot. He also said that the property would not be suitable for more than one home because of the pond and the low lying areas.

The Planning Commission reacted negatively to the request for a 7,000 sq. ft. accessory building; and, the applicants asked what size building would be acceptable. There was considerable discussion about the merits of 3,500, 2,000 and 2,400 sq. ft. buildings.

The adjacent property owners are not served by a public street at this time. There was considerable discussion about alternative ways to secure public access to these properties. It was determined that it was not possible to provide public access with a road along the east line of Mr. Kaiser's property. It might be possible to provide access to these parcels and Mr. Kaiser's lot from the present driveway access. The Administrator encouraged all parties to secure recorded easements for access if public access is not dedicated, avoiding the risk of having no public access to the parties.

The Commission discussed the site plan, house location, and size of the accessory building. The neighbors indicated they were not opposed to a smaller accessory building and the private access as long as the road is paved and the City enforces its ordinances against junk and building size. The Commission also determined that many of the abutting properties had 2,000-3,000 sq.ft. sized accessory buildings that are being used for personal storage and hobby shops.

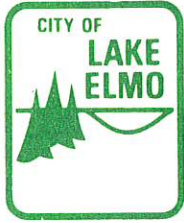
Chairman Michels indicated that he felt a 2,500 sq. ft. building might be acceptable considering the circumstances. Mike Mazarra indicated he felt the same way. Lundquist had no position. Lyall indicated he would agree to a 2,000 sq. ft. building if the road were improved. Gifford felt that Mr. Kaiser should acquire the landlocked parcel to the south which would provide additional area for Mr. Kaiser's purposes. She and Halden would then go along with a 2,000 sq. ft. building. A straw vote - four Commissioners indicated they would recommend approval of Mr. Kaiser's plan if he built a private road 24 ft. wide meeting the City standards and limiting the accessory building to 2500 sq. ft. if Mr. Kaiser acquired the landlocked parcel to the south or 2,000 sq. ft. if his property were limited to the 6.6 acres he presently has an interest in. Mazarra indicated that he voted against the recommendation because he felt there would be no problem in having a 3,000 sq. ft. building considering the neighborhood. Lundquist did not take a position on the matter. He went on to say if Mr. Kaiser had 20 acres he could do what he proposes to do on this property.

ADMINISTRATOR'S REPORT:

Whittaker reported on the Council actions on Mr. Klattke's Minor Subdivision and the Pepin Rezoning. He also announced that the City Council was holding an appreciation dinner for the Hedges.

The Commission indicated an interest in including money in the Budget for a Highway Plan and possibly a Surface Water Plan.

ADJOURNMENT: M/S/P Mazarra/Lyall to adjourn the meeting at 10:00 p.m.



City of Lake Elmo

777-5510

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

AGENDA
PLANNING COMMISSION
July 27, 1981

- 7:30 P.M.-----Meeting convenes
 --Minutes, June 8, June 22
- 7:45 P.M.-----Minor Subdivision--Fitzenberger
- 8:00 P.M.-----Grant Town Plan
- 8:15 P.M.-----Schedule hearing--Conservancy Ord.
 Reference to Section 305/306
- 8:30 P.M.-----Mike Mazzara--regarding an inquiry on accessory
 building and public access to property in the
 S.W.¼ of Section 15, by Joe Kaiser of 1125 Ripley Ave.
 Maplewood.
- 8:45 P.M.-----Report Council action:
 A. Fairview Sign
 B. Klatke Variance
 C. Pepin rezoning



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NOTICE

PLANNING COMMISSION MEETING

July 13, 1981

As I have no agenda items for the July 13th Planning Commission meeting, I have taken the liberty to cancel the meeting. Minutes and agenda for the next meeting will be sent out early to alert everybody that the vacation is over.

Have a nice vacation.

Larry Whittaker