

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

ROLL CALL: Gifford, Lyall Mazarra, Dreher, Prince, Nazarian, Lundquist and Moe. Absent Halden, Forsblad Also present Adm. Whittaker

3. HEARING - Amend SEC. 301.040, Para. 11 to permit convenience grocery with Highway Business:

Chairman Michels opened the public hearing at 7:45 p.m. The City has an application before it requesting the sale of convenience groceries in a gas station (Kunz Oil) in the HB zone.

Convenience grocery would be included as an accessory use with automobile service under Highway Business.

There was no audience comments. Hearing closed at 8:50 p.m.

M/S/P Lyall/Dreher to amend Section 301.040, paragraph 11 of the Zoning Ordinance to add the sale of groceries and dry goods to the permitted uses in "Automobile Service Uses" when the sale of such good is accessory to such Automobile Service Use.

5. COMP PLAN - Metro Council Review Process:

Administrator Whittaker reported on the Engineer's findings on the sewer system in Section 32. He determined that the pipe serving Crossroads Ford is large enough to handle all 6,000 units.

Whittaker also explained comments made by Vic Ward, Met Council, on the City's 1 1/2 A lot size.

6. VACATION OF 15TH STREET IN REGIONAL PARK RESERVE:

Whittaker asked if the Commission had any concerns about the vacation of 15th Street in the park. He reviewed the section already vacated and said all the homes on the proposed vacation section have been purchased by the County. The Commission expressed no concerns.

4. HEARING - Rezoning of Crossroads Ford property from HB to GB for Conn-Co .

Chairman Michels opened the hearing at 8:15 p.m.

Paul Bozonie, representing Crossroads Ford, introduced Walter Johnson, owner Conn-Co Shoes.

Mr. Bozonie explained Conn-Co's plan to utilize the Crossroads building for their corporate offices, retail shoe store and central warehouse. Mr. Johnson described how the different areas would be laid out; and indicated about 30,000 sq. ft. would be available for lease.

Conn-Co has purchased 14 additional acres that are adjacent to the Crossroads parcel. They are only requesting that the Crossroads property (building and approximately 10 A) be rezoned. The additional 14 acres will remain HB.

The Commission discussed access, number of employees and hours. Mn/DOT sent a letter stating they had no concerns, outlining the area they would be acquiring and indicating the access.

CONN-CO HEARING:

The Commission agreed this is the type of use they want to see in this area; this is the type of business they want to see; and this is what the Comp Plan calls for.

M/S/P Gifford/Lyall to recommend the City Council approve the rezoning of the Crossroads Ford property and building to General Business for Conn-Co., Inc.

This will be put on the November 3 Council agenda

- 7. 50TH STREET - OAKDALE PLAN FOR RELOCATION OF STREET TO HIGHWAY 36:
Whittaker reviewed the proposal with the Commission including suggested financing and redesignation of County 13. The Commission had no objections with the plan, as presented, except redesignation of CSAH 13 should not be considered.

- 8. DNR - RECOMMENDATION ON SHORELAND:
The DNR has requested that the City amend Sec. 301.070E.2.f.(3) of the Zoning Ordinance. The proposed amendment would exempt substandard platted lots, existing prior to the adoption of the City's Shoreland Ordinance, from the lot width requirements and be allowed as building sites, provided that sanitary and dimensional requirements are complied with. Currently, a variance is required on sub-standard lakeshore lots.

Whittaker recommended against a blanket variance, as suggested by the DNR amendment, suggesting individual lot owners come in and demonstrate that they can't meet the requirements or intent of the Ordinance before a permit is issued. This situation exists in only two areas (3 lots in Eden Park, 2nd and 2-3 lots in Lanes Demontreville Country Club). He noted a recent application for a permit on Downs Lake that does not meet the depth requirement, being only 65 ft from the high water mark vs the required 200 ft. on a natural environment lake, or 100 ft. on a general development lake.

The Commission agreed with the Administrator's recommendation

10. HIGHWAY PLAN:

The Commission reviewed the map, discussed the problem areas, and made the following recommendations:

- A. Co. 13 - determined this alignment is critical and right-of-way should be acquired by the County as soon as possible.

Recommended alignment:

Inwood Avenue to
County 6 (Stillwater Blvd)
County 6*West to Jamaca Avenue
Jamaca Avenue North to Lake Jane Trail N.

*Co. 6 East

amended 11/9/81
Lk. Jane Tr. East Lake Jane Tr. N.*West to Powerline easement off 45th Street
amended 11/9/81 Powerline easement North to Highway 36

The Commission recommended this alignment be designated as a County road and qualify for MSA.

10. HIGHWAY PLAN - CONTINUED:

- B. Alignment of Keats - 45th/43rd connections -
Commission recommended the plan include an extension of 45th Street from Julep to 43rd, with Keats extended south to intersect with this proposed street.
- C. Completion of Jamaca from Jane Rd. N. to southerly extension in Foxfire

This was resolved by the City Council at their last meeting.

- D.¹. Possible completion of Jane Rd. N., west to Hidden Bay Tr.
Want to maintain r-o-w on N end - no platted r-o-w -
Recommend acquiring right-of-way if ever platted.
- D.². Improvement of platted connection between Deerpond Tr. to Lake Jane Trail -
Leave right-of-way on the books in case the street is ever needed.
- E. Extension of 34th Street or 35th Street from Lake Elmo Ave. to Klondike (behind White Hat)
Presently no access to the back half of the White Hat property. Area is not unbuildable - need adequate land to develop. Not presently a problem.
Recommend addressing access at time of development.
- F. Improvement of Klondike -
Maintenance costs high. Safety concern. Should be improved. Recommend Klondike be improved when the 40A to the west is platted. Keep track of maintenance costs to determine if it should be improved sooner.
- G. Completion to improvements from Manning Ave. to County 15.
Recommend waiting until the County acts on it.
- H. Alignment of 55th, west of Manning -
No interest in a connection between Manning (Co. 15) and Lake Elmo Ave. (Co. 17) at this time.
- I.¹. Connection of Legion from 20th to 30th -
Recommended showing this on the plan - the connection can be done.
- I.². Connection from Legion to Lake Elmo Ave. between 20th and 30th Sts.
Recommended that the Engineer review the area and determine the best connection alignment.

HIGHWAY PLAN:

- J. Over-all plan from I-94 to 10th St. -
 No concerns with the frontage road plans provided Ideal is built to the frontage road.
 Recommended Helmo be extended and connect to the south frontage road, when needed to serve development.

FUTURE ADDITIONAL ALIGNMENTS:

- 1. Connecting Tablyn Park to Friedrichville (27th-28th)
 Recommended a future connection - show on map - keep City lot there now.
- 2. Possible connections south of Lake Jane Hills integrating 38th, 39th, 37th, 36th and Isle.
 Recommended that at time of development look at a continuation plan for the roads.-through streets. Not to be indicated on map.

Isolated Parcels:

- 3. Back of Klatke Parcel off Jamaca -
 No recommendation - Address when Nippoldt comes in to subdivide.
 No alignment to be shown; but leave notation on map/plan
- 4. Moris Property off 45th and Julep -
 No recommendation - Address when developed - Leave notation on map.
- 5. Pechan - south of Keats extended.
 No recommendation - no alignment indicated - leave notation on map.
 This would be addressed in extension of Keats to 45th/43rd
- 6. Payne Property between Keats and Foxfire -
 No recommendation - this would front on the new County road
 leave notation on map.
- 7. Public street to serve Besch and Kaiser property on 31st & tracks.
 No recommendation - owner has agreed to plat the right-of-way to serve the property.
- 8. Connect Kirkwood to some through street - Jesse's Hideway -
 No recommendation - leave notation on plan.
- 9. Access to Lake Elmo Hardwood from Hwy 5 -east of Hagbergs -
 Leave notation on plan. Address when developed.

10. OAK PARK HEIGHTS ANNEXATION:

The Commission had no comments or interest in this action.

11. IMPACT OF NEW HOUSING (Solar, Earth Sheltered) ON ZONING:

Whittaker explained that many of the new energy designed homes may have difficulty meeting current set-back regulations because of their design.

The Commission discussed home design, and responsibility of home owners/builders to ensure and protect energy resources.

--Michels - City should strongly encourage, by whatever means, the conservation of energy.
 The Commission felt the Ordinances should not be tampered with until variances or problems come up.

12. OTHER CODE AMENDMENTS:

Whittaker asked the Commission to think about decreasing the number of Ordinances rather than continuing to add regulations. Look at the Code with the idea of controlling only what is essential for the public health, safety, and welfare. There are many regulations that do not get enforced. Look at ways to decrease the cost of government.

The Commission took the Administrator's comments under advisement.

13. JOINT COUNCIL/PLANNING COMMISSION MEETING:

The Commission agreed to a joint meeting in either November or January. The Administrator will notify the Commission of the date.

14. CONDITIONAL USE PERMIT - J & W MARINE - USED CAR LOT-SCHEDULE HEARING:

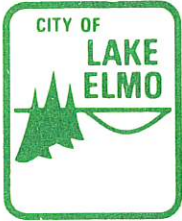
Arnold Engstrom, 8431 Queen Avenue, Brooklyn Park, has applied for a CUP to sell used cars. Mr. Engstrom will also serve as a salesman for J & W Marine. This is a permitted use in GB.

M/S/P Prince/Mazarra to schedule a hearing for November 9, 1981, at 7:45 p.m. to hear the request of Arnold Engstrom to operate a open sales lot at J & W Marine under a Conditional Use Permit.

Motion carried 8-0. Commissioner Moe was excused at 9:30.

2. MINUTES: M/S/P Prince/Nazarian to approve the minutes of Planning Commission Action, Item 15, Page 8, of October 12, 1981.

ADJOURNMENT: 10:45 p.m.



City of Lake Elmo

777-5510

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

AGENDA
PLANNING COMMISSION
October 26, 1981

- 7:30 P.M. ---1. Meeting convenes
 2. Minutes--October 12 meeting
- 7:45 P.M. ---3. Hearing--Amend Section 301.040,
 paragraph 11 to permit
 convenience grocery with
 Highway Business--Kunz Application
- 8:15 P.M. ---4. Hearing--Rezoning of Crossroads Ford property
 from HB to GB, for Conn Co. office,
 warehouse and retail
- 8:30 P.M. ---5. Comp. Plan--Metro Council review status
 ---6. Vacation of 15th. St. in Regional Park Reserve
 ---7. 50th. Street--Oakdale Plan for relocation of
 Street to Highway 36
 ---8. DNR recommendation on Shoreland
 ---9. Highway Plan
 --10. Oak Park Heights annexation
 --11. Impact of new housing (solar, earth sheltered)
 on Zoning
 --12. Other Code Amendments
 --13. Next Joint meeting with Council--Nov. or January
- 10:30 P.M. -- Adjourn,(or after business is complete)