

In the absence of the Chairman and Vice Chairman, Commissioner Dreher called the meeting to order at 7:40 p.m.

ROLL CALL: Gifford, Nazarian, Lyall, Lundquist, Mazarra and Prince (8p.m.)
Absent: Moe, Halden, Michels and Forsblad

1. MINUTES: M/S/P Lundquist/Nazarian to approve the minutes of October 26, 1981, as amended.

° Page 2, Item 10. Highway Plan - County 6 West East to Jamaca...
Lake Jane Trail N. West East to Powerline.....

2. PUBLIC HEARING - CUP FOR OPEN SALES LOT TO SELL USED CARS -
ARNOLD ENGSTROM - J & W MARINE PROPERTY:

Acting Chairman Dreher opened the hearing at 7:45 p.m.

Charles Walsworth and Arnold Engstrom were present representing A & E Auto Sales. There was no public in the audience.

Administrator Whittaker explained the Ordinance requires a Conditional Use Permit to operate an open sales lot. Exact dimensions of the proposed area will be necessary before Council consideration. The proposed area is approximately 150' x 200'.

--Walsworth reviewed the proposal.

A & E would rent the present parking lot (back to the fence) of J & W Marine, and a small desk area inside the main building. 16 parking spaces would be provided for J & W customers along the northeast fence and the west side of the building.

An illuminated sign, with spots is proposed along the highway.

--Whittaker - the signing in this area needs to be reviewed. to make sure the signs comply with the Ordinance.

--Walsworth - Bonds and licenses are in order for 1982.

Maximum of 26 cars - would like a permit for 30 cars.

No additional blacktopping will be done. Cars will be parked on the present blacktop and graveled area.

Would run a maximum of 20 cars this winter.

Would use the lighting that is there. May put in additional lighting later.

Hours - 8:30 to 8:00 Mon-Fri and 8:30 to 5:00 on Saturday.

Closed Sunday.

--Whittaker -

Need adequate customer parking for J & W.

Access must be left open as customers will drive through the used car lot to get to J & W parking.

Should be a curb, fence or screening to keep people from driving off the property.

Provide some type of planting islands to break up the lot.

Provide fire access lanes.

Cannot be within 5' of an adjacent lot

A loading zone will be required if cars on brought in via truck.

--Lyall - have the City Engineer look over the area and make recommendation on lay-out and planting design.

--Walsworth - willing to cooperate with a landscaping plan.

Suggested a row of bushes along the western boundary, from the south property line to the fence line. Willing to comply; but

will need until next spring to do any planting. Wants a nice looking location. Wants to be in operation by Dec. 1.

A & E AUTO SALES:

--Whittaker - request can meet the requirement of the Ordinance -- more than adequate area.

If CUP is granted now, the permit would be reviewed again in January of 1982. This permit is only good until January 1, 1982.

--Prince - area is zoned and planned for this use. Appropriate retail use of the area.

--Dreher - No objection if it meets the requirements of the Ordinance and is a nice looking car lot. Recommends underground lighting - no overhead lights strung across the lot. No cars parked on the grass area in front of J & W.

--Gifford - No objection if maintained neat and orderly. No clutter.

M/S/P Lundquist/Gifford recommending approval of a CUP for A & E Auto Sales to operate an open sales lot at J & W Marine, with a maximum of 30 cars, provided all the requirements of the City Code are met, planting islands are in and complete by June 1, 1982, the site plan is drawn to scale, with landscape plantings located, for Council review, and a site plan review be done by the City Engineer.

3. SIMPLE LOT DIVISION - GEORGE HEDGES - PT. OF GOV. LOTS 3 & 6 SEC. 9:

Lyall reviewed the request for the Commission.

The Hedges are requesting to divide off a 70 ft. strip of Government Lot 6, which houses their drainfield, and add this portion to Lot 13 where the house is located. This 70' strip is not a buildable site.

M/S/P Prince Gifford recommending approval of the Simple Lot Division for George and Molly Hedges. Parcel A (70' strip) and Lot 13 will be a single lot and parcel that cannot be sold separately with Parcel A (70' strip, Gov. Lot 6) not considered a buildable parcel.

5. OLINGER MINOR SUBDIVISION:

Whittaker reviewed the Olinger's sketch plan proposing to create a lot where the existing farm house is located, exclusive of the out buildings, but including a parcel directly across the road on the lakeside. Both parcels equal 1 1/2A. This lot division would enable Dan Olinger to purchase the house he is presently living in.

This division, as proposed, would leave adequate frontage on 45th St. (Lake Jane Trail N.) for the lot to the west and would not be in conflict should the remainder of the property to be platted.

--Lundquist - is this a legal lot when the acreage is separated by the road.

Whittaker will check this with the Attorney.

There were no other objections or concerns. The Commission indicated the lot on the south side of 45th is consistent with lots in the area.

M/S/P Lyall/Prince recommending approval of the proposed lot split for Dan Olinger provided it is within the limits of the Ordinance, because it is consistent with existing lots in the area even without the parcel north of 45th St, the house is existing and conforms to the neighborhood.

OLINGER:

The Commission recommends this be done whether or not a variance is required. They would recommend approval of such a variance.

4. PLANNING CONFERENCE:

The Commission members who attended the Planning Conference reported on their reaction to the seminar.

ADJOURNMENT: 9:15 p.m.



City of Lake Elmo

777-5510

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AGENDA

LAKE ELMO PLANNING COMMISSION

November 9, 1981

7:30 P.M.-----Meeting convenes

1. Minutes

7:45 P.M.-----2. Public Hearing--Arnold Engstrom CUP for open
sales lot to sell used cars
Budget Auto Sales, at 9200 Hudson Blvd. (J&W Marine).

8:15 P.M.-----3. Simple Lot Division--George & Mollie Hedges--
4508 Birchbark Trail: Part of Gov. Lots 3 & 6, Section 9

8:30 P.M.-----4. Commission members report on Planning Conference

5. Olinger Minor Subdivision.

Note: No meeting November 23 unless something urgent arises.