

Vice Chairman Prince called the meeting to order at 7:30 p.m.

ROLL CALL: Nazaran, Lundquist, Gifford, Moe, Mazzara, Lyall (7:40) and Michels (8:20)
Absent: Forsblad, Halden, Dreher.

1. MINUTES: M/S/P Gifford/Moe to approve the minutes of November 9, 1981.

AGENDA: Because Leonard Hanson was unable to attend until 8:00, the Commission decided to consider the Simple Lot Divisions at 7:45 p.m. and Leonard Hanson at 8:15 p.m.

3. SIMPLE LOT DIVISIONS:

C. Dayton-Hudson - Val Parranto, attorney representing Dayton-Hudson and Ron Smith, explained the request that would permit Dayton-Hudson to subdivide 10A for sale to Ron Smith. Mr. Smith is a nurseman and intends to grow trees on the property. The parcel is located at the corner of Keats Avenue and 10th Street.

The Commission asked about the remaining Dayton acreage. Ms. Parranto indicated that a local farmer is interested in purchasing the remaining property with the exception of the Smith parcel and the homes that remain.

M/S/P Moe/Mazzara to recommend approval of a Simple Lot Division for Dayton-Hudson for a 10A lot located at the corner of Keats Avenue and 10th Street. The lot size meets the minimum requirements for RR; has adequate public access and will not create unbuildable, landlocked or non-conforming parcels.

B. Walter Goetschel - Mr. Goetschel is proposing to split 20A from a 300A parcel, that is presently in joint ownership with his brother Martin Goetschel. This lot division will allow the Goetschel's to complete dividing the property, thereby, giving each brother individual, rather than joint, title to his share of the property. The 20A parcel is contiguous to property owned by Walter Goetschel and has access off of 50th Street.

The Commission discussed the property location, lot division, and Mr. Goetschel's intention of securing two additional parcels south of 50th St. The Commission determined that since both parcels south of 50th Street are described as separate parcels no Commission or Council action is necessary to transfer title.

M/S/P Nazaran/Mazzara to recommend approval of a Simple Lot Division for Walter Goetschel, described as follows: the South 1725.06 feet of the East 505.00 ft. of the West half of the Southeast quarter of Sec. 1, Twp. 29, Range 21W City of Lake Elmo, containing 871,200 sq. ft, 20A, adjacent to 50th Street and subject to 50th Street right-of-way. The 20A lot will have adequate public access and will not create an unbuildable, landlocked or non-conforming parcel and is contiguous to land presently owned by Walter Goetschel, applicant.

A. Fran Pott - Mr. Pott explained his proposal to add an additional .44 A parcel to his present 1/2 acre lot in order to construct an addition onto his garage. Mr. Pott intends to combine the two parcels making his total lot 1A, the entire SE corner of government Lot 5, Block 3.

M/S./P Moe/Mazzara to recommend approval of a Simple Lot Division for Fran Pott, transferring approximately 0.44A to F. J. Pott to permit the addition of a third garage stall to the Pott house. This parcel is contiguous to the Pott property, and will be combined and described as a part of the present lot, making the total parcel 1A. The parcels to be inseparable.

2. AMENDMENT TO CUP FOR LEONARD HANSON, ROCKIN L TRAILERS:

Mr. Hanson is requesting that he be permitted to sell additional farm and horse related equipment under his CUP. He would also like to place another 4 x 8 advertising sign on the premise along with the present 4 x 6 identification sign.

He explained he would like to take farm equipment on consignment, and sell portable corrals, boxstalls, feeders, etc. along with the horse trailers. He presented a brochure from Scranton Mfg. who manufacture the agricultural equipment he would like to sell.

--Prince - reviewed the permitted uses under AG zoning; and the planned use for this area, as indicated in the Comp Plan, for General Rural Use until 1990, and Highway Business after 1990. Any expansion would have to relate strictly to Ag uses. Also referenced was Mr. Hanson original request to rezone the property and the City's concerns and reasons for denying that request.

--Hanson - would still like to have the property rezoned.

--Moe - since the rezoning decision was not appealed, would recommend Mr. Hanson talk to the City Attorney if he is still interested in rezoning the property.

--Dreher - Written comments from Mr. Dreher recommended that the property remain in Ag zoning and sales should remain ag related.

The Commission reviewed the Administrators comments listed in his December 9, memo.

--Mazzara - does not see this as an increase in the present use as the request is still basically agricultural.

--Iyall - does not believe a lot of time should be spent on this request, if Mr. Hanson's intention is to reapply for a rezoning.

--Gifford - this is not like the Klawitter request, as this area is planned for business use in the future.

--Moe - based on what the Ordinance states could not recommend not approving this request, provided it stays within the confines of what is interrupted as agricultural related products.

--Nazaran - suggested approving the request as written on the application, nothing more, as specific as possible.

--Hanson - satisfied with Ag products - utility trailers be all sizes, largest would be 8' x 30' - no semi-trailers.

--Moe - asked about the aesthetic effects of the equipment layout from the road. The Commission reviewed the sketch plan layout.

--Sign -

--Nazaran - suggested that the signs be all together, as was required for J&W/A&E. rather than two separate signs. This was agreeable to Mr. Hanson.

--Lundquist - sign ordinance permits an identification and a business sign.

--Prince - Mr. Hanson has improved the property since he has purchased it and and been a 'good neighbor' to the City.

Chairman Michels arrived at 8:25 - Prince reviewed the Commission's comments.

--Michels - asked if the City is opening this area up to highway type business activity by expanding the Hanson use.

--Moe - does not think so - must allow uses limited to Ag - as the Code is written.

--Michels - referenced the Council's action on the Klawitter request.

--Lundquist - this is a different proposal. Hanson is not proposing to build any new building or make a permanent investment for the business use.

--Gifford - this is still a CUP and can be revoked if problems arise.

--Iyall - feels the proposed equipment, for sale, is more ag related than the sale of horse trailers, presently permitted.

HANSON CUP:

M/S/P Nazaran/Mazzara to recommend approval of an amendment to the CUP for Leonard Hanson to permit the continued sale of horse trailers and add consignment sale of utility trailers, farm equipment and horse related items along with new agricultural products manufactured by the Scranton Mfg. Co., Inc.

The Commission based this recommendation on:

1. the products are relate to the existing business
2. the business has proved to be 'a good neighbor' - have cleaned up and maintained their premise
3. the additional products are more deeply related to ag business
4. this does not make the use more commercial than its present use

Approval of an addition sign is recommended, provided it meets the requirements of the Sign Ordinance.

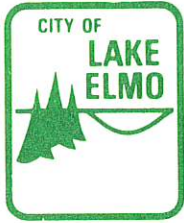
COUNCIL ACTION: The Commission discussed the Council consideration of issues that require Planning Commission recommendation but are considered without benefit of such recommendation. Several Commissioners agreed with Councillor Fraser's position that a standard of procedure has been set up and this standard should not be deviated from because of special interests or because an item is not controversial. The procedure should apply to all application requiring PZC recommendation.

GUN CLUB: Several Commission members took exception to the Council's action of granting a three month extension to the Club's CUP rather than renewing the permit for a year, during which time standards could be developed and the file up-dated.

STREET LIGHTS: Commissioner Nazaran reviewed instances of vandalism in his area of the City and asked the Commission to consider requiring developers to provide for the installation of street lights when platting developments.

M/S/P Nazaran/Gifford to recommend the requirement of street lights as a provision of any new plat, as of January 1, 1982. The Commission would like this item placed on subsequent adenda(s) for discussion and resolution.

ADJOURNMENT: 9:30 p.m.



City of Lake Elmo

777-5510

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

AGENDA

LAKE ELMO PLANNING COMMISSION

December 14, 1981

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

1. Minutes, Nov. 9 meeting

7:45 P.M.-----2. Amendment to CUP for Leonard Hanson,
Rockin L Trailers

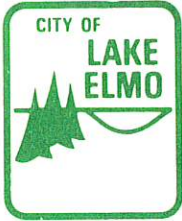
8:15 P.M.-----3. Simple Lot Divisions

A. Fran Pott

B. Walter Goetschel

C. Dayton-Hudson

NOTICE: No meeting December 28th., unless something
urgent comes up.



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

MEMO

TO: The Planning Commission

FR: Larry Whittaker, City Administrator

DT: Dec. 9, 1981

CC: Planning Commission
City Council

Press

Admin. , Kathy, file

RE: Issues on the Dec. 14, 1981, Commission Agenda

AMENDMENT TO CONDITIONAL USE PERMIT, Rockin' L Trailers, Leonard Hanson:

Mr Hanson's permit to sell horse trailers was predicated on that being "related to agriculture". He is in an area planned for General Rural Use until 1990, and Highway Business after 1990. It is zoned AG now.

I am concerned that this would be de facto rezoning of the property... unless these sales are strictly controlled and limited to farm/ AG equipment. Perhaps, as with many quasi-commercial uses (Klawitter), these operations properly belong ONLY in GB or HB zones.

This area could become all commercial long before 1990 if we do it by degree... and long before we ^{have} adequate services in that area.

Please think this over carefully. If this is truly a general rural use and will not result in speeding-up commercial ventures on this strip, please indicate why you think so. If this type of commercial use should be planned for that strip now, please indicate why it should. Please look at the area before the meeting. It is an awfully long strip to have spot commercial all along it. If you think the plan should be amended, we must publish notice and notify the Metro Council and neighboring cities.

If this is only an increase in the present Conditional Use - and does not require a rezoning or plan amendment, please make that clear in your recommendations to the Council. Thanks!

MINOR SUBDIVISIONS: These are all fairly uncomplicated and, as far as I can see, will cause no problems. They all have adequate public access, lot width, do not create unbuildable parcels or parcels without public access, and do not create non-conforming lots. I recommend approval of each request.

DECEMBER 28 - if we can avoid it, I will not schedule a meeting that week. We are all too busy with the holidays - or recuperating. If an emergency comes up, I'll call the Chairman.

We'll take up the Code amendments in January. See you Dec. 18!