

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

ROLL CALL: Gifford, Moe, Nazarian and Lundquist. Also Administrator Whittaker. Absent: Prince, Mazzara, Michels, Halden, & Forsblad.

1. MINUTES: December 14, 1981

M/S/P Moe/Gifford to approve the minutes of December 14, as amended.

°Page 2 --Moe- ...would recommend Mr. Hanson talk to the City Attorney Administrator if he is still interested in rezoning.....

2. MINOR SUBDIVISION - DAYTON-HUDSON:

Administrator Whittaker reported on the Council's action to defer approval of the minor subdivision pending correction of the survey to indicate a 10A parcel exclusive of road right-of-way.

A. Nominal 10's - Whittaker discussed this situation with the City Attorney and two local surveyors who indicated that 40A parcels will not have a full 40 A without right-of-way, as they have been surveyed and described from the center of the adjacent road. If the right-of-way could not be included the intent of the 4/40 could not be met.

Whittaker recommended changing the definition to a nominal 10 on a 10A lot or a nominal 40 or 4 per 40 in the Rural Residential Zone or 1 per 40 in the Agricultural Zone - this would pro-rate the lot size to allow 4 lots, including road right-of-way.

--Lundquist - suggested placing this in the definitions - A 40A parcel, which is a nominal 40, shall be considered a buildable 40A lot for purposes of this ordinance. A 1/4 of a 1/4 would be a buildable lot. A 10A lot would be handled similarly.

M/S/P Lundquist/Moe to call a public hearing January 11, 1982, at 7:45 p.m. to consider amending the 10A and 40A lot definition. Sec. 301.070 D.I.d.(1), & Sec. 301.070 D.Z.C.(1).

C. Variance for Dayton-Hudson Parcel -

M/S/P Nazarian/Dreher to recommend that the City Council grant a variance to Dayton-Hudson to permit a minor subdivision of a 40 A parcel, including road right-of-way, for sale to Ron Smith. This recommendation is based on the Commission's action to call a hearing to amend the ordinance to provide for nominal 10 and 40 acre lots.

3. DEFINE CUP FOR TRUCK REPAIR, SERVICE & SALES IN GB - CONN-CO:

Whittaker reported that a truck repair business is leasing space from Conn-Co, in the old Crossroads Ford building. The present ordinance does not permit this type of use in either General Business or Commercial zones. It is only permitted in industrial districts. This use was a legal non-conforming use by Crossroads Ford at the time the Ordinance was adopted in 1979. Whittaker recommended amending Sec. 301.070 D.7.(a) to permit truck repair, sales, servicing, rental and leasing by CUP in GB. The Commission agreed.

M/S/P Gifford/Dreher to call a hearing on January 11, 1982, at 8:00 p.m. to consider amending Sec. 301.070 D.7.(a) of the Lake Elmo Code, by adding a paragraph to read as follows: Truck repair, sales, servicing, rental and leasing by Conditional Use Permit.

Conn-Co. - CUP for Truck Repair Service -

M/S/P Nazarian/Lundquist to call a public hearing January 11, 1982, 8:15 p.m., to consider a CUP to operate a truck repair and service operation in a General Business district at 7416 Hudson Blvd. (old Crossroads Ford building). Sec. 301.070 D.7. (a)(10).

Dave Johnson, Conn-Co Shoes, arrived at 8:15, after the above action was taken. Whittaker reviewed the Commission action and informed Mr. Johnson that since the truck repair service, previously done at Crossroads Ford, was not suspended for more than a year that it was still considered a legal non-conforming use, provided it is not enlarged or changed from Crossroads use.

Johnson asked if a CUP is necessary since the use is presently a legal non-conforming use. Whittaker noted that the repair service could operate as a non-conforming use, but, said if the use is discontinued for more than a year it would no longer be permitted.

Johnson told the Commission he chose not to apply for a CUP preferring to have the truck service continue to operate as a legal non-conforming use. They would come in with any expansion proposal.

The Commission abided by Mr. Johnson's decision and cancelled the CUP hearing set for 8:15, January 11.

The Commission discussed buffer plantings where residential and commercial properties abut; and, recommended that Conn-Co be encouraged to comply with the ordinance by providing buffers along property lines that adjoin residential areas.

4. AG RELATED PRODUCTS:

Because of recent requests to sell products broadly or remotely related to agriculture or horticulture, the Administrator suggested the Commission consider whether the definition of products related to agriculture is exact enough. Felt that the intent, at the time the ordinance was passed, was the sale of produce or products from the farm, not products that would serve the farm. The Commission discussed at length ag use, ag zoning, compatibility of uses within ag zones, and present zoning and land use along 94. The Commission will prepare specifics for discussion at the next meeting.

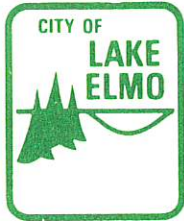
5. CODE AMENDMENTS: The Administrator is working on the summary of amendments.

6. STREET LIGHTS - NEW DEVELOPMENTS:

Whittaker reviewed the present policy which outlines the limits rather requiring street lights, although the ordinance does provide for their installation. Nazarian recommended that street lights be made a provision of new developments. He feels this would deter a great deal of vandalism, and provide a safer environment for the residents.

Whittaker will check the design standards for street lighting.

ADJOURNMENT: 9:00 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 28, 1982

Sorry to schedule this, I think it's urgent.

- 7:30 P.M.--- Meeting to convene
1. Minutes--Dec. 14 meeting
- 7:45 P.M.--- 2. Minor Subdivision--Dayton-Hudson; Barry Stack and Val Parranto
- A. Nominal 10's
 - B. Amend Zoning to reflect 4/40 in 10 acre zone where full "forty" acres not available because of road right-of-way or survey adjustment.
 - C. Variance for Dayton-Hudson parcel
3. Define CUP for truck repair, service & sales in GB -- Dave Johnson, ConnCo
 4. Call hearings on amendments suggested in items 3 & 4:
 - A. 7:45 p.m.-Jan. 11, 4/40-nominal tens
 - B. 8:00 p.m.-Jan. 11, Truck repair in GB
 - C. CUP for truck repair at ConnCo
 5. Call hearing CUP application for truck repair at old Crossroads Ford (ConnCo) site.
 6. Discuss Council action on Rockin L Trailers--define "products related to Ag"
 7. Code Amendments