

Vice Chairman Prince convened the meeting at 7:50 p.m. with the following Commissioners present: Dreher (8:20 p.m.), Gifford, Lundquist, Mazzara (8:00 p.m.) Moe, Nazarian, Peterson. Commissioners Lyall and Michels were absent.

1. MINUTES: February 22, 1982

Action was deferred until those present at the February 22 meeting were present.

2. HEARING ON ZONING AMENDMENTS:

M/S/P Gifford/Nazarian to call a hearing on the proposed amendments to the Zoning Ordinance for April 12, 1982, at 8:00 p.m.

3. MOVING OLDER BUILDINGS:

Commissioners Prince and Lundquist suggested that the age of the buildings being moved into the City would not matter if they had to meet all present Building Codes once moved. The Commission agreed.

M/S/P Gifford/Nazarian to recommend the City Council amend Section 502.090 of the Municipal Code of Lake Elmo to delete the restriction that buildings over 10 years old cannot be moved into the City, as long as any building moved into the City meets all present building codes.

4. WEST LAKELAND COMPREHENSIVE PLAN:

The Commission expressed concerns about:

- a. The planned relocation of C.S.A.H. 15; and, they suggested the City's response on the plan indicate that 20th Street in Lake Elmo would have to be extended to any realigned C.S.A.H. 15;
- b. The plan indicated that West Lakeland will not provide local parks, which means their residents will have to seek recreational opportunities in Lake Elmo and other adjacent communities, often in City parks which are financed by our City revenues. Planning Commission does not feel Lake Elmo should provide tennis courts, ballfields, and skating rinks for West Lakeland residents;
- c. The Airport information has not been verified by the Metropolitan Airports Commission as the process for zoning around the Lake Elmo Airport is not complete.

The Commission had no other concerns with the West Lakeland plan.

6. SCREENING AND PARKING ISLANDS:

Commissioner Nazarian gave a brief summary of the provisions for landscaping in other area communities. He said their regulations are very similar and much more specific than Lake Elmo's. He will prepare a summary of these regulations for the next Commission meeting; and, the Commission will review it for recommendation to the City Council. The Commission may invite Dwight Picha, planner from Woodbury, to explain their standards, at that meeting.

5. SUBDIVISION ORDINANCE AMENDMENTS:

Administrator Whittaker reviewed his January 11, 1982, Memo on these amendments with the Commission. He advised the Commission that the City probably had not been applying the Simple Lot Division and Large Lot Subdivision provisions correctly. Most of the applications for minor subdivisions should be Large Lot Subdivisions as Simple Lot Divisions can be used only for platted property or Registered Land Surveys. Therefore, most of the problems we have had with Simple Lot Divisions would not be problems.

5. SUBDIVISION ORDINANCE AMENDMENTS - CONTINUED;

The Large Lot Subdivisions must go through a more rigorous review and application which would eliminate most of the concerns raised in the Memo.

The Commission agreed that it was not necessary to limit the number of Simple Lot Divisions as most platted property could not be subdivided further.

The Commission recommended Section 401.260 be amended as follows:

- a. Road rights-of-way should be dedicated where necessary when a Simple Lot Division is approved;
- b. The City should require park donations with all subdivisions including Simple Lot Divisions and Large Lot Subdivisions;
- c. The City should require a Certificate of Survey at the time of approval of a Simple Lot Division, not when a building permit is issued.
- d. All subdivisions, including these minor ones, should require an over-all plan for the property.

7. MOBILE HOME PARKS:

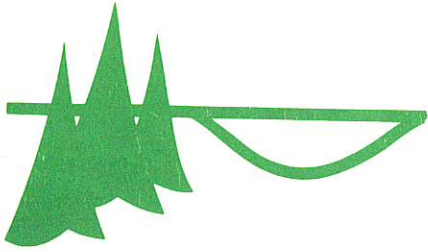
Commissioner Moe suggested that the City amend the Mobile Home Code to require mobile home park owners to allow tie downs for mobile homes to diminish wind damage and to permit home owners to construct shelters under their homes. He said Cimarron currently will not permit homeowners to construct shelters under their homes or on the park lots. He also argued that the City should enforce its requirement that there be an attendant on the premises at all times.

Administrator Whittaker was asked to provide copies of the County regulations on these matters and to find out why Cimarron Park owners will not permit residents to construct shelters, for the next meeting.

1. MINUTES:

M/S/P Nazarian/Mazzara to approve the minutes of February 22, 1982, Planning Commission meeting. Prince, Gifford, Peterson and Moe abstained as they were not present at that meeting.

The meeting adjourned at 9:45 p.m.



City of Lake Elmo

AGENDA

LAKE ELMO PLANNING COMMISSION

March 8, 1982

3880 Laverne Ave. North
(Brookfield II Building)

7:30 P.M.--Meeting convenes

1. Minutes of Feb. 22 meeting
2. Call hearing on Zoning Amendments
April 12, 8:00 p.m.
3. Review Duane Grace's recommendation
on moving buildings, 10 yrs. old.
4. Review West Lakeland Plan
5. Review Amendments to Subdivision
Ordinance (last page Jan. 11 memo)
6. Screening and parking island standards
7. Other

NOTE: No meeting March 22, unless there is an
emergency agenda item.