

Mayor Eder called the meeting to order at 7:35 p.m.

Commission Members Present: Gifford, Michels, Lyall, Prince, Moe, Nazarian, Peterson, and Mazzara (8:00) Dreher & Lundquist absent.

Council Members Present: Novak, Mottaz and Fraser. Morgan absent  
Also present Administrator Whittaker

1. MINUTES - MAY 17 PLANNING COMMISSION MEETING - Deferred until June 14.
2. PURPOSE, POWERS & DUTIES OF PLANNING COMMISSION - SEC. 204.011 & 204.026 of ORDINANCE 7933 -
  - Commissioner Prince - Concerned with Sec. 204.012 - Composition - requiring that " No member may serve more than two consecutive three year terms." Members who have served for several years offer valuable historical information.
  - Fraser - advocated this requirement - rotating the membership provides 'new blood' and makes for a healthier group over a period of time. Members can be reappointed after a one year absence.
  - Prince - Council has the power not to reappoint any member they do not feel is contributing or should not continue to serve.
  - Commissioner Michels - Dreher and Lundquist are the only members this would apply to - both have been of great value to the PZC - have not seen this as a problem.
  - Prince - disagrees with this rule - personally it has taken two terms to understand, interpret and apply all the regulations of the City.
  - Novak - agrees with Prince - does not see the necessity of this rule - have had to search for Commission members in the past.
  - Fraser - reluctant to change at this time. If, over time, this proves a disservice, then it should be changed.

This Council will discuss this requirement further when considering the entire Ordinance June 15.

3. GOALS FOR 1982 -
  - A. Complete Amendments to Comp Plan -

(1) Revise Sewer Plan -

- Whittaker - Under the present Comp Plan the City cannot justify the need for more than 2500 sewer units in Sec. 32. Only foreseeable change that would affect the sewer plan, would be the Waste/Energy Plant.
- Eder - City has to insure that the units that the residents in Section 32 and Oakdale were assessed for are protected. Recommended that the Engineers from Lake Elmo and Oakdale get together and determine the exact number of assessed units.

Whittaker will provide the following information for Planning Commission review and recommendation, June 14:

1. a map indicating the exact location of the MUSA line
2. number of assessed sewer units in Lake Elmo & Oakdale
3. number of sewer units, from Lake Elmo, Oakdale wants
4. report from Section 32 property owners on their proposed land use.

Whittaker informed the Planning Commission and Council that a response has to be in to the Met Council by June 15 in order that review of the Comp Plan can begin.

## 3. GOALS FOR 1982 - Continued -

B. Complete Zoning Amendments - The Council reviewed the Planning Commission recommendations on the Zoning Ordinance Amendments as summarized in the Administrator's Summary of 4/12/82. Whittaker explained the "Private Road" clarification.

--Storage Buildings -

--Michels - explained Bob Dreher's position on increasing the size of storage buildings on 10A parcels. - aesthetically it is better to permit a larger storage building to house equipment, recreational vehicles, boats, etc. than to have them stored outside

--Fraser and Mottaz - 4,000 square feet is too large.

--Fraser - large storage buildings would tend to encourage businesses on 10 acre lots.

The Council generally did not favor increasing the permitted size of storage buildings on 10 A sites (RR)

C. Complete Subdivision Amendments - The Council reviewed the PZC recommendations as listed in their March 8 minutes.

There was a brief discussion on the gap that presently exists between a Simple Lot Division, 5 acres or less and a Large Lot Subdivision, 20 acres or more.

--Eder - past Ordinance required platting after a parcel was split once.

The Council requested the PZC study this question and make a recommendation to the Council.

D. Amendments to Mobile Home Code - Whittaker reported that in the opinion of the City Attorney, the City's Mobile Home Ordinance is in compliance with the revised mobile home ordinances recently passed by the State Legislature. He referred the Council to his recommendation, as stated in his memo of April 30, 1982, on Caretakers. The Council and Commission agreed additional discussion and review of the Ordinance is needed. Areas of discussion should include the definition of mobile homes; zoning areas for manufactured homes; definition of manufactured homes; storm shelter requirements within mobile home parks. The Council will provide the PZC with an outline of discussion items for their review and recommendation.

E. Landscaping Standards - The Council directed the Commission to continue developing Landscape Standards for recommendation to the Council.

--Novak - the Council should determine how specific these standards should be.

A draft copy of the preliminary standards will be sent to the Council.

F. Highway Plan - The Commission's recommendations on the Highway Plan are summarized in their October 26, 1981, minutes. The Administrator will send a copy of the map to the Council for review. After reviewing the plan the Council will determine whether funds will need to be appropriated for 1983.

4. JOHN E. BLOOMQUIST - HEARING DATE FOR REZONING IN SECTION 34 - John Bloomquist has requested rezoning a 660' strip along Highway 12 in Section 34 for construction of a pole barn type building.

The Commission discussed the building size, 10,000 sq. ft., the type of zoning requested, and the proposed use.

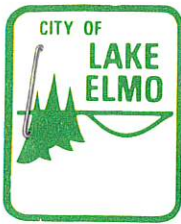
The Commission determined more information is necessary on the type of zoning Mr. Bloomquist wants before a hearing can be scheduled. The Comp Plan calls for Highway Commercial, whereas, the proposed use is more a warehousing/industrial use.

M/S/P Moe/Prince to table scheduling a hearing for John E. Bloomquist for lack of information.

5. SHAFER MINING - SCHEDULE HEARING FOR CUP AMENDMENT -  
Shafer Mining wants to bring in a crusher/processing machine for use at their mining operation off of Jamaca Avenue. This would require an amendment to their Conditional Use Permit.

M/S/P Prince/Gifford to schedule a hearing June 14, 1982, at 7:45 p.m. to consider an amendment to the Conditional Use Permit for Shafer Mining.

ADJOURNMENT: 9:15 p.m.



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## AGENDA

### JOINT MEETING

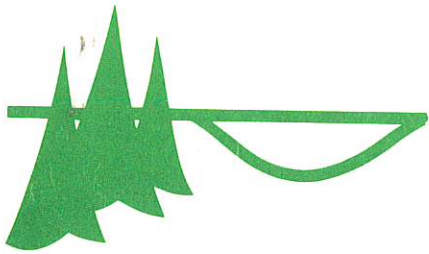
Lake Elmo City Council  
and  
Planning Commission

Monday, May 24, 1982

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

1. Minutes of May 17, Planning Commission Meeting
2. Purpose, Powers & Duties of Planning Commission  
Sections 204.011 and 204.026 of Ordinance 7933
3. Goals for 1982
  - A. Complete amendments to Comprehensive Plan to secure Metro Council approval of Plan.
    - (1). Revise sewer plan
    - (2). Consider impact waste to energy plant might have on sewer plan.  
(Please review April 30 memo, Nov. 13, 1981 letter to Charles Weaver, and December 10, 1980 memo to Metro Council for background)
  - B. Complete Zoning Amendments- Discuss amendments to the Zoning Ordinance with Council so Council can complete revision of City Code and adopt it.
  - C. Complete Subdivision amendments--discuss amendments to the Subdivision Ordinance with Council so Council can adopt for new Code
  - D. Discuss amendments to Mobile Home Code to adopt Code. Determine if there is a goal to review and amend further--  
(see draft Ordinance in packet)
    - (1) Caretaker on duty
    - (2) Council approval of building permits
    - (3) Other
  - E. Establish priority for discussion of Landscaping Standards and Highway Plan

continued--over



# City of Lake Elmo

## NOTICE TO PLANNING COMMISSION MEMBERS

The Planning Commission will not  
meet on Monday, May 10, 1982,  
as there are no formal Agenda Items.

Larry Whittaker  
City Administrator