

Chairman Michels called the meeting to order at 7:45 p.m.

Commissioners in attendance: Gifford, Lyall, Moe and Nazarian. Dreher (arrived 8:06 p.m.) and Lundquist (8:19 p.m.). Administrator Whittaker was also present.

1. MINUTES: Deferred until a quorum present.

2. PUBLIC HEARING ON AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADJUST SEWER ALLOCATION:

Chairman Michels opened the public hearing at 7:54 p.m. There were no questions or comments from the public. The Commission briefly reviewed the contents of the amendment and deferred action until a quorum was present.

3. PUBLIC HEARING - NEUDAHL REZONING AND ONE - LOT SUBDIVISION  
Dennis Peck, representing the Neudahl's, briefly explained their decision to pursue the rezoning and platting of one lot to the Commission. He said the City Council had encouraged the Neudahls to rezone the parcel and plat one lot rather than pursuing a Large Lot Subdivision in Rural Residential.

Bruce Folz presented a sketch plan for the proposed ultimate subdivision of all the Neudahl property which showed the one lot they want to plat now. He explained the location of the plat, the use of adjacent property, the topography of the parcel, the alternatives for the extension of Jerome Avenue from Foxfire to Jane Road North, and the proposed drainage plan.

Commissioner Dreher arrived.

--Gifford - had concerns that Jerome extended might be too close to Jane Court North and might interfere with ponding in the southwestern part of the parcel.

--Folz - Jerome planned to meet Jane Road North about 700 feet west of Jane Court. Pond would become part of the over-all drainage plan. Bonestro study of Foxfire drainage covered this area and could be used as parameter for Neudahl drainage. Went on to explain the park dedication requirement for plat of this density.

Commissioner Lundquist arrived.

--Gifford - asked about drainage from higher lots to lower lots.

--Folz - explained drainage plan in more detail.

--Gifford - is there a lake access for these lots.

--Peck - none planned. Neudahls may have access for their lot only. Are doing a title search now to determine if they own lake frontage.

--Gifford - would lots be in the same price range as Foxfire

--Peck - probably; but this is only sketch plan. No cost/sales analysis done for future lots.

--Lyall - has Valley Branch Watershed District reviewed the plan

--Peck - plan going to them July 29th

--Nazarian - will you develop the rest of the property as indicated on sketch plan

--Peck - have not made firm commitment to it at this time

## NEUDAHL REZONING AND ONE-LOT SUBDIVISION - continued

--Folz - at this time, it is just a plan to show how you could effectively deal with R1 zoning on the parcel and meet most of the concerns of the Commission.

M/S/P Gifford, Nazarian to call a public hearing on the rezoning of the entire Neudahl parcel and the platting of one lot for July 26, 1982, at 7:45 p.m.

4. PUBLIC HEARING - NELSON/HAGEMANN - canceled

5. PUBLIC HEARING - HAMMES PLAT OF ONE LOT OF A CLUSTER IN RURAL RESIDENTIAL ZONING DISTRICT:

Bruce Folz, acting as an agent for the Hammes, asked the Commission to schedule a public hearing on the Preliminary and Final Plat for Hammes Country Vista, phase one, and briefly explained the location of the planned plat and the zoning and use of adjacent property.

He explained the provisions in the Zoning Ordinance for clustering 7 lots per 40 acre parcel in the RR zone. Hammes proposed to plat the entire forty now: One lot of approximately 1-1/2 acres and the rest into an outlot, with a concept plat for the final 6 lots. The forty would be tied up with a development agreement. The new lot would require no public improvements. Only six lots would be permitted on the balance of the property.

M/S/P Dreher, Lyall to call a public hearing on the proposed plat of a cluster with one lot at 8:30 p.m. July 26, 1982.

## MINUTES:

Correction : Item 1 - indicate Nazarian present at meeting  
Item 3 - change "signing" to "sigh"

M/S/P Nazarian, Dreher to approve the minutes as amended for the June 28, 1982 Planning Commission Meeting. Moe abstained as he was not in attendance at that meeting.

## COMPREHENSIVE PLAN AMENDMENT:

M/S/P Lyall, Moe to recommend approval to the City Council of the Amendment to the Lake Elmo Comprehensive Plan as suggested in the Administrator's June 22, 1982 Memo.

--Dreher expressed concerns that the City might be short-changing itself on sewer capacity.

Motion passed 6-1 with Dreher voting against.

6. A. SUBDIVISION ORDINANCE CHANGES:

Whittaker explained the City Council's concern that the current Ordinance permitted development of an entire parcel without formal platting through the Large Lot and Simple Lot subdivision procedures. The Council wants to either require platting of all subdivisions under, say, 20 acres, or limit the number of Large Lot or Simple Lot subdivisions for a single parcel.

## SUBDIVISION ORDINANCE CHANGES - continued

The Council is concerned that land is being subdivided without an over-all plan for the entire parcel, without adequate study of and provision for public improvements, and with little incentive to develop over-all plans. Whittaker said the cost of platting forces a property owner to think about the whole parcel and consider platting all of it at once.

The Commissioners expressed concerns that platting may not accomplish what the Council wants either. A person can plat one lot today and, for all practical purposes, ignore the rest of the parcel. The only thing platting improves is the records of the subdivision. Is it worth the extra cost? Will the cost force people to plat an entire parcel at once? Will platting force premature development?

The Commission instructed Whittaker to find out what other communities do about these problems and report back to the Commission.

## 6. B. UNBUILDABLE LOTS - 201:

Whittaker advised the Commission that the guidelines in the 201 study could not be economically applied to all vacant lots in the city to determine if they are unbuildable. He said it cost \$65,000 to determine if the parcels in the 201 study area were suitable for on-site sewer systems. It would probably cost much more to check out all vacant lots. In short, there is no easy way to determine if vacant lots are buildable. Each would have to be studied individually to determine their buildability.

## C.. MOBILE HOME CODE - canceled

## D. CONVENIENCE GROCERY AND RECREATIONAL VEHICLE SALES IN HIGHWAY BUSINESS:

M/S/P Dreher, Nazarian to call a public hearing to amend the Zoning Ordinance to provide for Convenience Groceries and Recreational Vehicle Sales in the Highway Business Zoning District on August 9, 1982, at 7:45 p.m.

## 7. LANDSCAPING STANDARDS

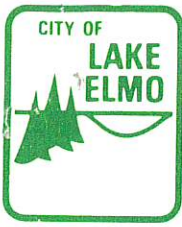
Whittaker explained that some members of the Lake Elmo Business Association were concerned that the new standards would make it very expensive to develop commercial property in Lake Elmo. The new requirement that 15% of the parking area be landscaped was excessive. The berms proposed are expensive to maintain and build. The parking islands called for were more of a nuisance than an asset and interfere with snow removal. He said he would take these concerns to the City Council to see what support the Council had for the new standards and ask the LEBA to develop alternatives to the proposed standards.

--Llyall - mentioned that the parking lot standards should include a requirement that a concrete pad be installed for bicycle and motorcycle parking, as the blacktop lots often do not hold up under kickstands.

Meeting adjourned at 10:30 p.m.

AGENDA  
LAKE ELMO PLANNING COMMISSION  
July 26, 1982

- 7:30 P.M.           Convenes
1. Minutes-July 12 meeting
- 7:45 P.M.           2. Public Hearing-Neudahl rezoning and  
                      plattng on lot subdivision-Lake Jane  
                      Estates
- 8:30 P.M.           3. Public Hearing-Hammes Plat for cluster  
                      on 10th Street and Keats Avenue-Hammes  
                      Country Vista
4. Administrators Report
    - A. Landscaping
    - B. Comp. Plan Amendment
    - C. Blomquist/Popov rezoning
  5. Other
- 9:30 P.M.           Adjourn



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## AGENDA

### LAKE ELMO PLANNING COMMISSION

July 12, 1982

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

1. Minutes of June 28 meeting

7:45 P.M.---2. Public Hearing-Comp Plan Amendments for sewer changes

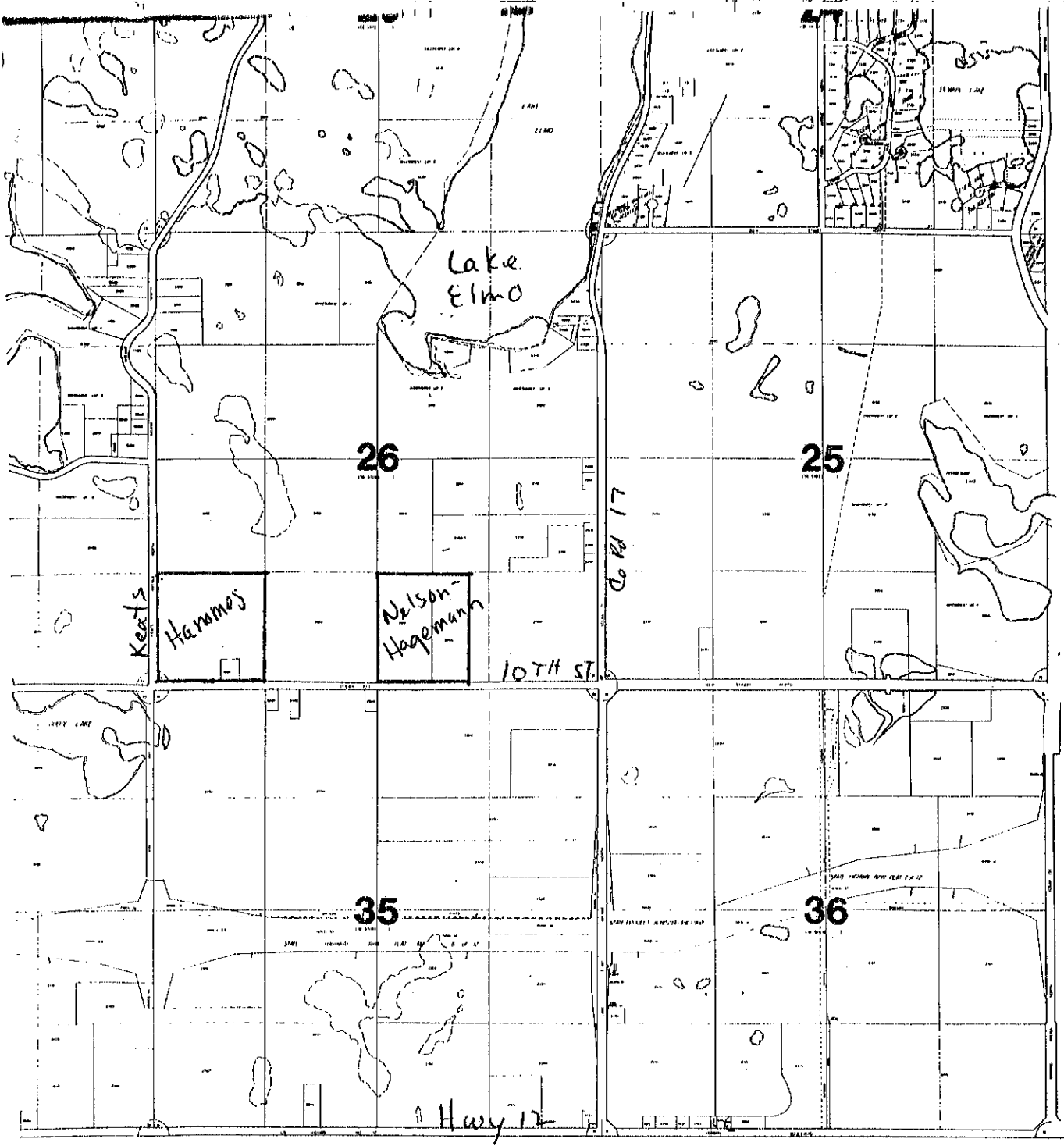
8:15 P.M.---3. Schedule Public Hearings

- A. Neudahl rezoning and Plat for 2 lots south of Foxfire, west of Jane Ct. N.
- B. Nelson-Hagemann rezoning of property east of Oakdale Gun Club.
- C. Hammes-Plat cluster West of Oakdale Gun Club. North of 10th St.

9:00 P.M.---4. Old Business

- A. Subdivision Ordinance Changes
- B. Unbuildable Lots-201
- C. Mobile Home Code
- D. Convenience grocery, recreational vehicles in HB zone.

5. Other



1" : 800'



This map depicts the general layout of the community. It is not intended for use as a plat map.

PREPARED BY: January, 1976



