

10/11/82

LAKE ELMO PLANNING COMMISSION MEETING  
SEPTEMBER 27, 1982

PRESENT: Chairman Michels; Commissioners Dreher, Gifford, Lundquist, Mazarra, Moe, Nazarian, Peterson and Prince. Also City Administrator Whittaker.

Chairman Michels called the meeting to order at 7:30 p.m. in the City Hall. (Dreher, Prince, Lundquist arrived late as indicated in minutes.)

MINUTES - M/S/P Gifford/Moe to accept the 8/9/82 Planning Commission minutes as written. (3 ayes; Mazarra, Michels, Peterson abstain.)

CALL PUBLIC HEARINGS

A. Re-Hearing, Rygh Sign - Whittaker reviewed Marlin Rygh's (of Secure Properties, Inc.) re-application for an advertising sign on Highway 12 by Valley-Hi Drive-In. (Ref: Mn/DOT letter dtd 9/3/82 to Mr. Rygh.)

Comments:

- Moe - the Valley-Hi sign not being allowed would be a determining factor. This can be turned down until more information is available.
- Whittaker - perhaps businesses on highway should have priority and others can be worked out later. Rygh's contention was that he couldn't use land for anything else, however he just sold a portion for a very good price.

amended

10/11/82 (Dreher arrived.) \*Lundquist arrived

- Lundquist - is it possible to find out what happened at the Mn/DOT meeting? Also, could we get City attorney's opinion as to what our obligation is under the "reasonable use" clause.
- Nazarian - plus, could we get past correspondence on this to confirm what's accurate?
- Dreher - if it's not a usable piece of land, he shouldn't be taxed... so could County records be checked to see what tax status is?

Whittaker will follow-up on Commissioners' requests for information.

M/S/P Mazarra/Nazarian to hold a public hearing October 11 at 7:45 p.m. to discuss a variance and CUP permitting Marlin Nygh to put up an advertising sign on Highway 12. (7 ayes)

amended

10/11/82 (Prince arrived.) \*Dreher arrived

B. Raleigh Land Addition - Whittaker explained that Don Raleigh is obtaining additional land for a drainfield so he can add a rec room... is applying for a registered land survey which would be handled just like a plat.

amended

10/11/82 (Lundquist arrived.) \*Prince arrived

M/S/P Dreher/Mazarra to hold a public hearing October 11 at 8:00 p.m. to review Don Raleigh's request for additional land. (9 ayes)

C. Willard Morton Sign - Dreher questioned if there were any regulations prohibiting him to put sign up; Whittaker referred him to Code Book.

M/S/P Nazarian/Moe to hold a public hearing October 11 at 8:15 p.m. to consider a CUP for Willard Morton's additional sign. (9 ayes)

LANDSCAPE STANDARDS -

(Ref: Mr. Whittaker's memo of 9/10/82 to Lake Elmo Business Association re "Clarification and Revision of City Landscaping Standards.")

Each item was reviewed:

Item 1 - Commissioners saw no problems (Dreher - as long as it doesn't restrict businesses).

Item 2 - difference between "landscaping materials" and "vegetative" was explained by Whittaker.

- Moe - personally doesn't like fences...unless absolutely the only possibility for screening.
- Nazarian - a good clause since it offers a third alternative.

Item 3 - okay with Commissioners.

Items 4, 5, 6, 7 and 8 - no changes.

Item 9 -

- Gifford - "owners will be encouraged" language is pretty iffy.
- Consensus of Commissioners was that "owners will be encouraged" should be changed to "owners will be required..."
- Commissioners agreed for the most part with Whittaker that over-25-car-parking-lots are to be screened (visually blocked) or separated somehow from adjacent property...and that 25-car segments be separated by a 20' strip of some sort. Commission concerns were additional costs to business for construction & maintenance.
- Lundquist - amount of screening would depend on where parking lot is; if lot is screened by building, for example, then it's not noticeable (Press-On's back lot compared to Cub Food's very visible front lot).
- Nazarian - item "F" of Minnetonka's ordinance seems to fit our needs regarding this.

Item 10 - no change.

Item 11 - Commissioners concurred with minimum cost guidelines as set forth in referenced memo. Accuracy of actual money spent would be determined by visual effect.

Item 12 - Commissioners saw no problems.

Last item - Existing businesses will be required to conform only if they remodel or expand and it's feasible.

HIGHWAY PLAN, COMP PLAN -

M/S/P Gifford/Mazarra to hold a public hearing October 25 at 7:45 p.m. for discussion of a comprehensive plan amendment to realign County Road 13 and to extend street 53rd. St. from Foxfire to Keats Avenue. (9 ayes)

ZONING ORDINANCE, COMP PLAN AMENDMENTS - Resolution was approved by the Planning Commission in June regarding "A resolution amending the Lake Elmo Comprehensive Plan to incorporate the findings and recommendations of the 201 facilities plan." Commissioners had no immediate questions; they are to call Whittaker if any come up.

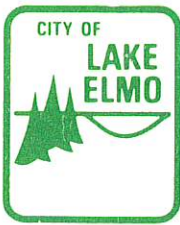
COMING ATTRACTIONS:

- Whittaker will be meeting with Mottaz tomorrow to discuss the Mobile Home Code and Gun Club Regulations - will have info by 10/11 meeting.
- Code Books - Commissioners are to bring their Code Books to 10/11 meeting for update.

OTHER - Some Commissioners aren't receiving their Newsletter; Whittaker will mail them with Planning Commission packets in the future.

Submitted by:

Ilene Johnson, Secretary



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## AGENDA

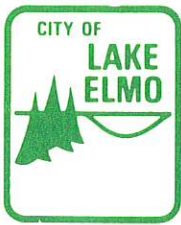
### LAKE ELMO PLANNING COMMISSION

September 27, 1982

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

Minutes, Aug. 9 meeting

1. Call re-hearing on CUP and Variance for Advertising Sign on Highway 12 by Vali-Hi Drive-In; Marlin Rygh, Realty World
2. Landscape Standards-- see Sept. 10 Memo
3. Highway Plan-- Comp Plan
  - A. County Rd. 13 realignment
  - B. Extension of street from Foxfire to Keats Ave.
4. Comp. Plan Amendments/Zoning Ordinance
5. Subdivision Ordinance--Minor Subdivisions
6. Coming Attractions:
  - A. Mobile Home Code
  - B. Gun Club regulations
  - C. Revise Code Books
  - D. Hearing--Rygh Sign permit--  
7:45 p.m., October 11



# City of Lake Elmo

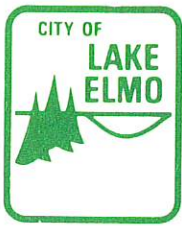
777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## NOTICE TO PLANNING COMMISSION MEMBERS

The Planning Commission will not meet on Monday, September 13, 1982, as there are no formal Agenda Items. Promise a Big One on September 27th.

Larry Whittaker  
City Administrator



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## NOTICE TO PLANNING COMMISSION MEMBERS

The Planning Commission will not  
meet on Monday, August 23, 1982,  
as there are no formal Agenda Items.

Larry Whittaker  
City Administrator