

Chairman Prince called the meeting to order at 7:37 p.m.

Commissioners present: Lyall, Gifford, Peterson, Dreher (8:05), Alternate Graves and Alternate Ryberg. Absent: Michels, Lundquist, Moe and Nazarian.

1. INTRODUCTION OF NEW MEMBERS:

Chairman Prince introduced newly appointed alternates Chuck Graves and Paul Ryberg to the Commission. The Alternates were then placed in service and notified that they had authority to vote in the absence of the four full members.

2. MINUTES - FEBRUARY 7, 1983: Deferred until March 14, pending a quorum of full members.

3. PUBLIC HEARING FOR FRANK MEYERS TO REZONE PROPERTY ON KEATS AVENUE FROM RR TO AG FOR AG PRESERVES:

Chairman Prince opened the hearing at 7:45 p.m.

Ron Kane, representing Frank Meyer, presented Mr. Meyer's proposal to rezone 53.4 acres, presently zoned RR, to Agriculture in order to qualify for Ag Preserves. The property is located at 5055 Keats Avenue. The property is presently being farmed and there are no structures on the property.

There being no audience comments, Chairman Prince closed the hearing at 8:00 p.m.

M/S/P Gifford/Ryberg recommending approval of the rezoning request of Frank Meyer to rezone 53.4 Acres to AG from RR, described as follows: SW 1/4 of SE 1/4 of Sec. 3, T 29N, R21, Lake Elmo, Mn. lying southerly of the N 91.30 ft. thereof, except therefrom the east 333.00 ft of the north 750 ft. and the SE 1/4 of the SE 1/4 of Sec. 3, T 29N, R 21W, City of Lake Elmo, lying southerly of the north 300.00 ft. thereof, except there from the west 430.00 ft of the north 750.00 ft thereof and also excepting the south 330.00 feet of the east 660.00 feet. Motion carried 6-0. This item will be placed on the February 23 Council Agenda.

4. PUBLIC HEARING - REZONING OF THE NELSON/HAGEMAN PROPERTY ON 10TH ST. - NEXT TO OAKDALE GUN CLUB - FROM RR TO R1 AND REVIEW OF SKETCH PLAN:

Chairman Prince opened the hearing at 8:10 p.m.

Tom Loucks, representing Mr. Nelson and Mr. Hageman, distributed sketch plans and explained the proposal. The total acreage of the proposal is 32 acres with Mr. Nelson being the contract purchaser of the east 10 acres and Mr. Hageman being the contract purchaser of the west 22 acres. The applicants are requesting R-1 zoning which permits 1 1/2 A parcels, and would allow 22 lots. Mr. Loucks stated his clients are proposing only 14 lots and that this zoning is consistent with the Comp Plan for future use in this area. The developers hope to attract earth sheltered and passive solar type homes based on the terrain of the property. On-site septic systems will be used. Loucks presented a soils map for the area and indicated the soils necessary for on-site disposal. He noted two areas on the site that are not good for an on-site system - specific home sites have been designed around these.

4. NELSON/HAGEMAN PUBLIC HEARING - CONTINUED:

Loucks referred the Commission to the slopes analysis as outlined on the sketch plan. This outlines the 14 sites - nearly all of them are adaptable utilizing the topography and orientation of the site for either earth shelter or passive solar type structures. Mr. Loucks reiterated this proposal is consistent with the City's Comprehensive Plan and is a reasonable and equitable use for this property.

Audience and Commission Comments:

- Al Borsheim, representing Oakdale Gun Club - gave his credentials in the fields of building, septic and soils inspection. Gun Club objects to development adjacent to their property lines without any fore thought to protecting the dwellings or lots from the impact of the Gun Club. Club spend alot of money on noise to protect people outside the boundaries of the Club - development of this type, going in next door, should have the same consideration for the homes that they plan to build. Passive solar and earth shelter are 'buzz' words - the developers do not know what type of homes the lot purchasers will build. The soil type in this area is basically sand - the D classification means it has excessive slopes, over 13%, this is the only limitation on a 49D-slope-. The 120, this parcels has a large section of this running through the middle, is high water table, 3-5 foot. This soil is unsuitable for basements, septic and in-ground earth sheltered structures. Do have a soil problem with this piece of property - slopes and high water table. Did not mention drainage plans, road plans and cul-de-sacs. Appears that the proposed cul-de-sacs exceed the 900 ft. minimum. Unless can show some marketability for these lots, rezoning may be premature for the development that is about to occur in this area - the four lane up-grade of Minnehaha, the entrance to the regional park, and development of Midland Meadows to the south, whether this land will or will not be developed. Also appears to be a spot rezoning - it is between two agriculturally zoned parcels, does adjoin R-1 to the south, but is separated by 10th Street, which will be a four lane highway in the future.
- Prince - referred the Commission and Mr. Loucks and his clients to the letter from Robert Lockyear, County Planner, dated February 22, which comments on the rezoning. Prince noted Mr. Lockyear also commented on high ground water on the site.
- Gifford - views expressed by Mr. Borsheim about the Gun Club is a factor that has continually been taken into consideration. Asked for the developers reply - they must have anticipated this problem in trying to develop next to the Gun Club also how marketable they feel their lots would be adjacent to the Gun Club.
- Prince - discussed this at the last meeting with members that are absent - they expressed concern about developing problems next to the Club. Do not want to be in a position of protecting the interest of the Club too much, yet, we want to protect the interests of the possible owners in the proposed development.
- Loucks - this definitely is an issue that has been dealt with in developing this property. Do not think that by the very nature of the Gun Club's location development around the Club can be precluded. Would suggest that the Club's position might be that the highest and best use for any property around them is nothing so that they can continue their operation. In terms of community development and transition that occurs in a community, would suggest that 10, 12, 15 years down the line the Gun Club would not be an adequate land use and a good neighbor. In future, Midland Meadows will have a significant number of homes, plus these 14 home sites.

4. NELSON/HAGEMAN PUBLIC HEARING - CONTINUED:

Audience & Commission Comments -

- Loucks - Are definite interface problems with the Gun Club, particularly on the western boundary. Initial intent of the developers is to develop the easterly six lots, which are less impacted by the potential of errant rounds - know the Club has done considerable work to alleviate this problem. No doubt there is a staccato noise that comes out of the Club until about 9 p.m. - these are conditions the City may have to deal with as being reasonable by the Gun Club in the future.
- Soils and disposal systems - very much aware of what some of the soil problems are for on-site disposal, this is why the maximum density was not developed - proposed density allows one unit for every 2.25 acres. Designed actual building sites around some of the soil limitations. Aware of the high water table under the Waste Disposal Regulation only need to be 4 ft. above mottled soil - confident will find sites on the large tracts to locate an approved system; and, within the framework of the regulation this is not possible there are alternatives such as mound systems.
- Marketability - Mr. Nelson is a developer. He has the potential of getting two sites going this spring - has the clients and the plans for building the type of homes suggested earlier. Can say there will be some sites that will not be earth shelter or passive solar. There is an existing house on the site that is going to be remodeled.
- David Nelson, Developer - hope to develop three to five sites this summer in a passive or earth sheltered way.
- Prince - Not sure who should be protected - the future home owners or the Gun Club - still question development of the west portion of the property.
- Glen Hageman, developer - plan to build his residence on the west side - been before the Commission before regarding the CUP for the Gun Club. Problem in establishing his residence is the Gun Club - share the same concern as to who has predominance or over the next few years. What is it that we are after in this area - preservation of the Gun Club or residential development?
- Prince - they are property owners also.
- Hageman - they are renewed each year and this proposal is a longer permanent use. Immediate concern is not resale of property, but to build a residence there. Purchased the property four years ago.
- Gifford - confirmed that the Club was there when the property was purchased. Asked about considering berming or buffering the west lots from the Club that would increase protection.
- Hageman - no feel strongly the other way. Concern is for what is falling on this property rather than what could happen to their (Gun Club) property. This exists right now. The burden for safe use is on them. Mr. Nelson purchased his property three years ago.
- Graves - questioned whether the issues of run-off and park donation need to be addressed.
- Loucks - have two issues: one-rezoning, this is what is being asked for. Sketch plan was prepared to show what the developers intended to do. When rezoning is accomplished then will come in with the Preliminary and Final Plat plans. Will likely make a cash park donation. As far as the actual development, are going to suggest a rural section for drainage, very low density, will be the typical rural section 26 ft. wide roadway with water ditched down to the County ditch. Are no storm sewer improvements in the area. All these things must be defined at the time of final platting. No plans for additional ponding because of the low coverage on sites of this size that there will not be a tremendous amount of run-off. What is generated will go into a ditch system.

4. NELSON/HAGEMAN PUBLIC HEARING - CONTINUED:

- Gifford - Questioned Lockyear's comment about seasonally high ground water on site that may be a problem.
- Loucks - this issue relates to the provisions for on-site septic systems. Each site will be graded and contoured to utilize the ditch system. Identified a low area on the map that could be a potential ponding area. Feel it would be inconsequential to think that water will be draining in this area rather than where the development will be. Will have to get into a detailed drainage plan when the roads are engineered. With this type of density do not suspect there will be a need for storm water in place under the street with catch basin handling drainage system.
- Prince - would not want to plan a subdivision that would have to plan ahead of time for mound septic systems.
- Al Borsheim - think the County addressed the ground water problem not only because of on-site septic problems but because of road construction problems. County soil analysis shows that there is a ponding or water collection area within the 120 soil type.
- Loucks - indicated the developers are aware of this situation.
- Prince - agree that drainage, parks, roads, etc. can be addressed at the time of reviewing the preliminary plat, but in considering this rezoning have to keep in mind the problems involved by the proximity of the development to the Gun Club and the up-grading of 10th Street. Do not believe this plan, with five lots exiting on Minnehaha, is appropriate. Assume these plans could be changed to suit the interests of the City and County.
- Graves - when the Gun Club received their CUP it was with the realization that this property was RR, 10 acre sites, which cuts down the potential of errant bullets affecting a homesite. If this is rezoned and developed, does this mean the end of the Gun Club at the present location.
- Whittaker - this would be premature. As long as the Club operates within its permit, and there doesn't appear to be an overt danger to health, safety and welfare, it will probably remain. Other
- Clubs have existed in residential areas, Maplewood, Golden Valley.
- Al Borsheim - did not object to Hammes development because the home sites were clustered to the front of the property in front of the firing range. Objection to this plat is the house locations are up tight against the boundary line and north of the firing line - makes it almost impossible to protect the residents from the impulse noise. With the berms and imbankments it is impossible for a stray round getting out that will do any damage; but, it will be almost impossible to protect the house proposed along the Clubs north east boundary to be protected against the impulse noise.
- Gifford - asked Mr. Hageman if this is planned for his residence and why this particular site - was it a challenge.
- Hageman - No, talked to the Club when he purchased the property four years ago about locating a house on the site. They discussed various protective measures such as plexiglass. Was and still is a friendly conversation - Hageman objects to their being there, in a friendly way, and they, of course, object to this plat. In response to Lyall's question concerning his attitude about the Club when the property was purchased, Hageman responded that he believes that over time the Club will relocate. If they prove a good neighbor to the entire area, once developed, this may not happen. Roaming of children from adjacent neighborhoods is what will present the problem in the future.
- Gifford - Noise is the present issue, but as time goes on, safety may be the problem.

4. NELSON/HAGEMAN PUBLIC HEARING - CONTINUED:

- Borsheim - As adjoining property develops, fencing will be provided, as needed. The range is totally supervised at all times. A lake or swimming pool is dangerous and even more attractive to children - this area will have a 6' barbed wire topped fence.
- Dreher - the Gun Club is there and believe they have their rights. Have to protect their rights as well as the neighbor's rights. Developers were aware the Club was there when they purchased the land.
- Hageman - agreed, but also aware that the land was planned for R-1 - here requesting the planned zoning.
- Borsheim - Gun Club does not oppose the development or the rezoning, but believe a better job of laying out the sites in a cluster development and moving some of the houses away from the Club's property line and locating the residences where there is adequate soils and protection from the Gun Club. The bad soil and low areas are primarily along the Club's boundary line. If the three houses along the west boundary were moved to a more central location all concerned parties could benefit.
- Prince - suggested that the rezoning was acceptable, but that the developers should reconsider the plan.
- Lyard - questioned the City's authority to dictate house and lot locations if adequate septic areas can be found on the proposed plan.
- Prince - believe can disapprove the proposed plan based on potential noise problems.
- Loucks - agree there may be some need to create some buffer zones from the Gun Club. Suggest that if the City would permit clustering of sites less than 1 1/2 A in size on the easterly portion of the site - this would be considered by the developers. Also, suggest that the City consider taking park land for use as a buffer between this property and the Gun Club. Regulations in R-1 very stringent. Do not see any flexibility that allows clustering as suggested by Mr. Borsheim.
- Prince - many empty lots within the City. Asked the developers if they realistically feel these lots will sell.
- Nelson - proximity of this property to the Regional Park make the property very desirable - topography very attractive.
- Graves - asked Al Borsheim if the Gun Club would have any objection to the rezoning provided the preliminary plat is designed differently.
- Borsheim - would rather see the RR zoning because of lower density. Feel the layout could be reworked and resolve some of the problems by relocating the three housing sites along the Gun Clubs east boundary. The closest shooting point to this parcel would be about parallel, straight west, of the home site in the NW corner - this is 250'-300' from the property line. This area is all bermed.
- Prince - an issue the Commission will be discussing soon is review of the land use planning map in the Comp Plan, as recommended by the Met Council, to cut down on planned R-1 areas. This area would be one of the areas to be reviewed.
- Loucks - Because the Met Council has recommended a review, this should not preclude his clients from developing their land as presently planned in the Comp Plan. Would not like to see a negative recommendation based on what might be. Conclusions should be based on what is presented planned and allowed.

Chairman Prince closed the hearing at 8:37 p.m.

4. NELSON/HAGEMAN PUBLIC HEARING - CONTINUED:

Commission Discussion:

- Prince - concerned about the property location - qualms about who we are or should be protecting - main concern is the Gun Club and the noise, also feels the road system should be revised. Prince conveyed Don Moe's opinion, expressed at the last meeting. Moe felt that if this property is rezoned and developed that within 10 years or less residents would be in to complain about the noise.
- Whittaker - different subdivision concepts have been allowed in the past to meet the best interests of all parties - believes there may be a more practical and reasonable layout and development of this parcel that could be worked out between the developers, Gun Club and the Council.
- Loucks - there is more than one design solution - six concepts were worked out - looped road would be more costly both to the developer and the City, which would have to maintain this larger area.
- Prince - City is against cul-de-sacs, especially long ones.
- Dreher - a looped road is the easiest to maintain.
- Loucks - believes a good subdivision can be accomplished using cul-de-sacs - no possibility of shifting the development to the east and putting in a loop road - eliminated the loop concept because ended up with four double frontage lots.
- Graves - the 1200 undeveloped lots in the area may be a factor in that roads within this development will have to be plowed regardless of the number of occupied home sites - this increases City expenses.
- Gifford - allowed the rezoning on the west side of the Gun Club and feel it would be unfair to these owners not to be allowed to develop - do not feel this is spot zoning - area is going to be residential land use and not incongruous to anything developing in this area. Concerned about the configurations on the west side of the property and have some balancing in the interest of both parties.
- Whittaker - property to the west was not rezoned - still RR - just permitted a cluster development.
- Lyll - concurs with Gifford - cannot see where 1200 vacant lots in the County has any bearing on this development. Also finds the requested review of planned development areas irrelevant to this situation.

M/S/P Ryberg/Graves to recommend denial of the Nelson/Hageman rezoning request for the following reasons:

1. Appears to be spot zoning.
2. Met Council's recommendation that the City review and delete planned R-1 zoning that is not considered "in filling" . . .
3. Based on the Washington County Planning Department comments, that R-R zoning is more consistent with the surrounding uses - Regional Park and the Gun Club and other RR zoning in the area.
4. Questionable soil conditions

Motion carried 4-2-1. Gifford and Lyall opposed. Dreher abstained.

5. PUBLIC HEARING - ALVIN SHAEFER PROPERTY REZONING;

Chairman Prince opened the hearing at 8:45 p.m.

Robert Engwer and Ronald Johnson, Real Estate Agents with Grant Land ERA, presented the proposal. They propose to purchase a 10 acre parcel, located at the intersection of 55th Street and Demontreville Trail N. This is a part of a 35A parcel owned by Alvin Schaefer. Purchase of the property is contingent upon rezoning from RR to R-1 and subdivision into residential 1 1/2 acre lots. Preliminary soil work indicates there are four acceptable building sites. Access to the lots would be from Demontreville Tr. N. Mr. Schaefer also owns a 40 acre parcel east of the 35 acre tract. Audience Comments:

- Robert Olson, 8718 Demontreville Tr. - Feels the Comp Plan Land Use Plan is not being adhered to when rezoning is done here and there on a parcel 10 acres at a time.
- Prince - stated the Met Council recommendation to decrease future R-1 zoning, as indicated in the Comp Plan, is a consideration in this request as in the Nelson/Hageman proposal.
- Brian Crombie, 8120 Demontreville - asked if a sketch plan of the proposal was available. Not opposed to the rezoning, but feels Commission should have a preliminary idea of what the development will look like and how it relates to the adjacent property.
- Prince - referred the Commission to the February 7th minutes that states " if five lots fronted on Demontreville Tr. N., access should be platted to the back of the property." Would this be a problem.
- Ronald Johnson - Mr. Schaefer will retain the property north of this 10 acres up to Highway 36.
- Prince - future subdivision and access to the Schaefer property may be 'tricky' if no access is planned with this parcel.
- Whittaker - talked to Johnson about providing access to the south 1/2 of the east part of Schaefer's property when a subdivision plan is presented. This would show an alternate access to avoid a 900 ft. long cul-de-sac. County permits driveways at 150' intervals, no problem with these four driveways.
- Crombie - questioned ponding on-site - this will affect the configuration of the lots and/or the number of lots. - how can the number of lots be discussed without a preliminary sketch plan showing the topography and proposed lot lines.
- Prince - clarified the proposal - want four lots, fronting on Demontreville Tr. with lot lines running east to west.
- Joedy Salisbury, 8728 Demontreville - foresees problems with the driveways exiting onto Demontreville - there is a high embankment next to the road.
- Ryberg - uncomfortable with rezoning 10 acres at a time, yet, unsure would want to see the density if the 35 acres were developed.
- Whittaker - is R-1 appropriate zoning for this area. Comp Plan call for R-1 up to the east edge of Foxfire along Highway 36. Left a corridor from the powerline to Highway 36 because future use was uncertain.
- Prince - reiterated the Met Council's recommendation - expressed no strong objection to this proposal.

Chairman Prince closed the hearing at 9:30 pm.

5. ALVIN SCHAEFER PUBLIC HEARING - CONTINUED:

- Gifford - questioned what the intent and goal of the Met Council is concerning their recommendation to decrease R-1 development. What should property owners do with their property.
- Whittaker - their policy is to develop 10 acre lots.
- Gifford - this is contrary to their position of a few years ago.
- Howard Springborn, 8989 55th Street - would like to see homes in this area.

M/S/ Graves/Peterson to recommend approval of the Schaefer rezoning from RR to R-1.

Discussion -

- Gifford - minutes should reflect that the Commission did not feel it was necessary to review a sketch plan before making the recommendation to approve the proposal.
 - Prince - recommended some type of plan be prepared before presenting the request to the Council.
- Motion carried 6-1 Ryberg opposed. Ryberg does not favor "creeping" rezoning.

6. MANUFACTURED HOUSING PARKS:

- A. Caretaker/Attendant - Administrator Whittaker informed the Commission that the present arrangement Cimarron uses would, in the opinion of the City Attorney, meet the required State Statute; but, the City could elect to make it more restrictive.
- B. Dead Storage - Statute does not regulate this - it is a matter of City policy.

Commission comments:

ATTENDANT/CARETAKER -

- Gifford - believes having an attendant/caretaker on the premises is reasonable - an on-site leasee who owns a trailer who could take over for the weekend is reasonable. Do not think dead storage is reasonable - this is imposing something on the park owners that they do not need to supply - residents can go to a public facility for storage.
 - Whittaker - explained caretaker duties - would have the authority to call the necessary maintenance people in case of emergency - generally take care of the area.
 - Llyall - have a prescribed amount of rent which covers certain services - if more is desired are residents willing to pay the extra cost.
 - Whittaker - residents will end up paying for both of these items should they be required.
 - Charles Clausen, V. P. Cimarron Homeowners Association -
 1. Are paying for an attendant to be on the premises 24 hr. through rent, yet, do not have such an attendant any longer - homeowners want this back. This was in the original advertisements for Cimarron.
 2. Dead Storage Area - this also was in the original advertisements for Cimarron - this was an advantage residents were paying for. This service is no longer available.
- Pay \$170 rent - residents pay a higher rent because, according to management, Cimarron is a nicer place to live, therefore there is a Cimarron value differential to pay on lot rents.

6. MANUFACTURED HOME PARKS - CONTINUED:

- Lyall - if residents had a contract for a specified service for a fee and this was not fulfilled this should be a negotiation between the homeowners and the property owners.
- Clausen - City Ordinance requires an attendant be on duty - State Ordinance only states there has to be someone in charge. Homeowners want the City Ordinance to stay the same and then have the City enforce this Ordinance. Homeowners cannot get management to comply. HOA has reviewed the dead storage issue and determined there is no need - can now park trailers and boats on the lots.
- Prince - reviewed the State Statute -
- Clausen - caretaker services during the week is adequate - problem is after work, late at night and weekends. Do not feel it is reasonable to have to take time away from work to contact management about a complaint - have no one to call if vandals are seen - Sheriff, when called, responds with that is private property. By time sheriff arrives the individuals are gone.
- Prince - take exception to these statements - all City residents call the sheriff for these types of problems - this isn't a caretakers job. Calls to the City Office have to be made during business hours.
- Mike Ahrens, Cimarron Business Manager - Has not been an on-site manager in the 13 years of Cimarron's existence - unfamiliar with advertising when the park was initiated. Understand the law is meant to address emergencies - presently have an effective emergency procedure on the off-periods when management is not on site. Believe the business hours are appropriate, similar to City Hall hours, with the emergency method very similar to the one used by the City. An on-site attendant would not be there 24 hrs. 365 days a year - present system provides better coverage and availability. Mr. Ahrens explained the emergency system. There was one emergency call in 1982. Management would not handle vandalism - this is sheriff's job.
- Clausen - feels someone should be on the premises in case of fire to direct trucks and know where the water supply is.
- Whittaker - this is a situation that should be resolved between management and the Fire Department-a caretaker should not be involved.
- Clausen - presently no one to complain to about junk cars, loose dogs, etc. after business hours - have to take time from work in order to register these types of complaints.
- Whittaker - Animal control is handled through the City Office - This officer is on-call 24 hours - initially spent 50% of his time in Cimarron. Vandalism is handled by the Sheriff's Office as is done by the rest of the City residents. A caretaker would still have to call someone on the existing call list for emergencies. Would need 4-5 people to cover 24 hours a day and weekends - do not believe can reasonably require this.

M/S/P Dreher/Graves to recommend that the State Statute regarding an "Attendant/Caretaker" in Manufactured Home Parks be adopted by the City of Lake Elmo. Motion carried 5-2 Gifford and Ryberg opposed. Gifford reiterated her position that an on-site attendant is not unreasonable-Statute obviously acknowledges Manf. Homes have unique problems or such a statute would not have been written.

--Dreher - this is an issue that should be resolved between management and the homeowners. Motion carried 7-0.

M/S/P Ryberg/Graves to recommend that all reference to "Dead Storage" be deleted from the Manufactured Housing Regulation. Carried 7-0.

6. MANUFACTURED HOME PARKS - CONTINUED:

Lot Staking -

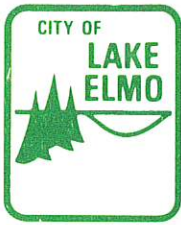
- Mike Ahrens - referred to comments previously made by Commissioner Lyall concerning lot staking being intended for new parks only. If this was the Commission's intent, Mr. Ahrens suggested this be clearly spelled out in the new ordinance.
- Prince - voted for this provision with the understanding that management would provide lot identification staking upon the request of residents who want their boundaries identified.
- Stephen Taylor, Cimarron Owner - suggested placing the intent of staking lots in the ordinance - does not want to be required to plat and stake the entire park - may have one to two requests per year, but if this is a requirement feels residents may force the issue simply because it is required.
- Whittaker - believes the present wording should be left in - have the same requirement for platted lots in the City.

Speed Limits -

- Mike Ahrens - presently there are two speed zones within the park - no consistency - Management recommends that 20 mph be the posted speed for the entire park. Commission had no objection and supported the 20 mph speed limit.

- 7. SCHEDULE HEARING - REZONING FOR CIMARRON EXPANSION - Cancelled
- 8. SUBDIVISION ORDINANCE AMENDMENTS: Whittaker distributed a breakdown of the proposed changes. The Commission will discuss these March 14.
- 9. ADMINISTRATOR'S REPORT:
 - A. Metro Council Program On Affordable Housing - The Commission agreed to have the Administrator invite a representative from the Metro Council out to discuss affordable housing on March 28.
 - B. Metro Waste Control Commission - Comp Sewer Plan - Whittaker referred the Commission to the MWCC letter. This will be addressed with discussion of Section 32 planning.

ADJOURN: 10:30 p.m.



City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

AGENDA

Lake Elmo Planning Commission

TUESDAY

February 22, 1983

7:30 P.M.--Meeting convenes

1. Introduce new alternate members-
 - A. Charles Graves-1st. Alternate
 - B. Paul Ryberg----2nd. Alternate
2. Minutes of February 7th., meeting
3. Public Hearing--Rezoning

Frank Meyer property on Keats Ave. to
AG from RR for AG Preserves

7:45 P.M.--4. Public Hearing--Rezoning

Nelson/Hageman property on 10th. St., next
to Oakdale Gun Club, to R1 from RR; and
review sketch plan for subdivision of same.

8:30 P.M.--5. Public Hearing-Rezoning

part of Alvin Schaefer property on
Demontreville Trail and 55th. Street No.
(North of Green Acres) for Ron Johnson,
from RR to R1

9:00 P.M.--6. Manufactured Housing Parks:

- A. Attendant/Caretaker
- B. Dead storage

7. Schedule hearing--Rezoning for Cimarron expansion

9:15 P.M.--8. Subdivision Ordinance Amendments

9. Administrator's Report:

- A. Metro Council program on
affordable house
- B. Metro Waste Control Commission letter on
Comp Sewer Plan
- C. Other

10:00 P.M.-----ADJOURN