

LAKE ELMO PLANNING COMMISSION MEETING
JUNE 27, 1983

Chairperson Prince called the meeting to order at 7:35 p.m. at the City Hall.

COMMISSIONERS PRESENT: Dreher, Gifford, Graves, Lyall, Michels, Nazarian.
(Absent: Lundquist, Moe, Peterson and Ryberg)

1. MINUTES - M/S/P Nazarian/Lyall to approve the 6/13/83 Planning Commission minutes as written. (5 ayes; Michels and Dreher abstain.)
- M/S/P Michels/ Graves to approve the 6/14/83 Joint Council/ Planning Commission minutes as written. (7 ayes)

2. PUBLIC HEARING, KLAWITTER - Chairman Prince opened the public hearing at 7:45 p.m. in order to discuss a rezoning from R-R to Agriculture, in accordance with zoning ordinance section 301.070.

Daniel Wolf, representing Richard and Kathy Klawitter, expressed that the Klawitter's landscaping business is operating at a wholesale level at this point; tree business has been sold off so it presently consists of nursery stock and landscaping operation. Acreage is 48 acres (40 acres required for Ag). There are no problems with visibility from road, no noise, or unsightly uses. There have been no problems with or objections from neighbors. (No surrounding property owners were present at hearing.) From economic standpoint, it is the Klawitter's means of support and would like to have zoning conform to this. Name of business is now Klawitter Landscaping Service.

- Kathy Klawitter - we've done considerable work to improve the property.
- Michels - last time they came in for special use permit (approved two years ago by the Planning Commission), we were trying to fit it into Ag zoning.
- Prince - Council said no to Ag zoning because of commercial use and didn't want to see commercial on Highway 36 - afraid this would set precedent.
- Kathy Klawitter - business consists of wholesale part and we'd like to grow nursery stock (shrubbies and trees) to supplement this - no plans at present for retailing nursery stock.
- Richard Klawitter - Equipment consists of tree planting device, 1 1/2 ton dump truck and 1 pickup, and front loader tractor. Employees consist of ourselves, our son, and two other employees.
- Graves - Some oneretails trees on Ideal in R-R zone so there is precedent set. (Whittaker - this business was grandfathered in.)
- Consensus of Commissioners was that there was no problem with the business since it was not a retail operation and that it was a permitted use.

The public hearing closed at 8:00 p.m.

M/S/P Michels/Lyall to recommend Council approval of rezoning the Klawitter property--legally described as the NE 1/4 of the NE 1/4 and Part of the NW 1/4 of the NE 1/4, Sec. 3, T29N, R21W, Washington County--from R-R to Agriculture as a permitted use under the zoning ordinance Section-301.070.D.1.a.(1) wherein permitted uses are commercial agriculture and horticulture. (7 ayes)

3. COLOSIMO, SCHEDULE PUBLIC HEARING - Bruce Folz, representing Ms. Colosimo, reviewed Preliminary Plat with the Commissioners, explaining surrounding properties and present/proposed roads. Property is to be subdivided into three lots - 1.5, 1.5 and 2.0 acres each (original intention was 4 lots when zoning was 1 acre) which will be served by Isle Ave. This gravel road does not meet basic standards - is lacking in gravel in some places and 66' width would be deeded to the City. Folz suggested even though Ms. Colosimo would like to subdivide

without improving street that she be required to pave the road to eliminate future problems. Extension of Jane Road was deeded to the City but was not accepted so property owners have to maintain it. Folz suggested first getting people into meeting to see if they're interested in being assessed or improving Jane Road extension themselves and then to resolve Isle Ave improvement issue.

- Graves mentioned the unresolved 300' improvement on Jamaca. (Whittaker - would like to see this done in conjunction with this project.)

- Folz talked about the expense of assessing vs. amount assessed and City might be better off with special taxing.

- Gifford felt that Commissioners not familiar with these roads should travel them before public hearing.

- Nazarian questioned drainfield on different lot than existing house; Folz said there were alternate places for drainfield on northern lot and owner would have to sell south lot with drainfield easement.

- Whittaker - Bohrer, engineer, is to look at drainage flows.

- Folz - Almost all drainage ends up in Springborn ponding areas.

M/S/P Michels/Dreher to schedule the Colosimo public hearing July 11, 1983 at 7:45 p.m. in order to discuss a variance to plat on unimproved public street and to review the preliminary plat. (7 ayes)

4. BURRWOOD ESTATES, FINAL PLAT - Bruce Folz presented final plat to subdivide and plat 12.2-acre parcel on DeMontreville Trail into 4 single-family residential lots, 4.11, 2.36, 2.22 and 2.91 acres each. Plat had not changed from preliminary plat discussed at 6/13/83 Planning Commission meeting. Folz said the preliminary plat regarding drainage, etc. had been approved by the Valley Branch Watershed District.

- Whittaker mentioned conditions that will have to be applied by Council, i.e., park donation determination (computed on land value, about \$175/lot), escrow for drainage improvement, and development agreement. Folz said development agreement may not be needed since work may be completed beforehand.

M/S/P Gifford/Lyall to recommend Council approval of Final Plat of Burrwood Estates, legally described as the South 780' of the West 680' of the NE 1/4 of the NE 1/4, Section 4, T29N, R21W. (7 ayes)

5. PACKARD PARK, FINAL PLAT - Peltier's final plat was presented to Commissioners by Bruce Folz who said final plat was identical to preliminary plat discussed at 6/13/83 Planning Commission meeting. Council approved north road location and preliminary plat (with exception to variance from platting 1 lot).

M/S/P Dreher/Nazarian to recommend Council approval of Final Plat for Packard Park, legally described as Lot 1, Block 1, Packard Park, the South 250' of the 435.84' of the East 301.36' of Government Lot 3, Section 24, T29N, R21W as measured at a right angle to the north and east lines of said Government Lot 3. (7 ayes) the North

6. HEARINGS, COMP PLAN AMENDMENTS - Regarding 1 1/2-acre lots and moving MUSA line into Section 33, Whittaker said that major amendments to comprehensive plan were usually put in Newsletter and notices mailed to all property owners affected; notice could be printed in Newsletter and specifically mailed to these owners.

- Lyall - felt this could be confusing, Newsletter could be tossed out, and suggested mailing notices separately.

- Prince suggested a cover letter with Newsletter explaining notice. (Consensus of Commissioners agreed with this suggestion.)
- Whittaker stated that City has to respond to Met Council by adopting a resolution, by September 23, approving the final Comp. Plan.

M/S/P Michels/Nazarian to schedule a public hearing August 8, 1983 at 7:45 p.m. at the City Hall* in order to discuss amendments to the Comprehensive Plan regarding 1 1/2-acre lot areas planned post 1990 and moving MUSA line about 1/4 mile east to planning boundary of Sections 32 and 33. (7 ayes)

*Whittaker will have school available in case of too many people.

7. REVIEW I-94 COMP PLAN - Whittaker said Commissioners should discuss what they would like along I-94. One consideration is to permit only sewer development as control over random pole barns, etc. Another concern is to promote certain types of businesses. Can zone for different kinds of uses, e.g., mixed urban uses. Some kinds of retail may be considered. Optimum would be to get office/research types of businesses.

- Dehrer - don't think there are enough Control Data-type firms, etc. to use up that area. (Whittaker - but do you want low-caliber commercial? Our comp plan can say you don't want commercial beyond MUSA line.)

- Prince - like suggestions that the comp plan permit only sewer development along I-94 and mixed urban use inside MUSA line. Would like to take out everything else along I-94, but what about intersections?

- Whittaker - at least this would give us control when they come in for permits since they have two hurdles, i.e., comp plan and zoning.

- Graves - Sections 32 and 33 have to be identified. We could leave whole strip in along I-94 but require sewer.

- Lyall agrees but without 1990 - water problems have to be solved first.

- Whittaker - there is sewer availability in MUSA line now. If buildings are spread out along I-94, there's problem with public services (such as Fire Department responding to calls in projected 6-minute time factor. Suggest, maybe, Woodbury fire service be contracted until area is fully developed.)

- Michels - I don't see problem leaving it as is; there's no positive agreement here to hold a public hearing. Would like to see sewer or some appropriate unsewered business.

- Lyall - businesses won't make investment until I-94 is completed due to past indecisions, probably 4 years from now. (Nazarian - crews are working overtime to meet 2-year deadline.)

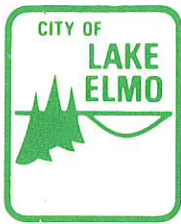
- Prince - I want to know more about it; think we should review completely & come in with opinions for changes accordingly. Believe it should be sewer.

Consensus was to discuss this item more thoroughly at July 11 meeting when Planner would be present with more information.

8. REPORT ON COUNCIL ACTION - (a) Council approved the DeCoster Large Lot Subdivision contingent on perc. & soil tests; (b) Council approved the Brookfield III Site and Building Plan; and (c) Council approved the Lake Elmo Oil Site and Building Plan.

The meeting adjourned at 9:37 p.m. (Consensus was that July 25 Planning Commission meeting would be cancelled.)

Submitted by:
Ilene Johnson, Acting Secretary



City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

AGENDA

LAKE ELMO PLANNING COMMISSION

June 27, 1983

- 7:30 P.M.--Meeting convenes
1. Minutes - June 13, June 14, meetings
- 7:45 P.M.--2. Public Hearing - Klawitter rezoning from RR to Ag
- 8:15 P.M.--3. Schedule Hearing on Colosimo for July 11, 1983, 7:45 p.m.
- Preliminary Plat for Review
Variance to Plat on unimproved Public Street
- 8:30 P.M.--4. Final Plat - Burrwood Estates
- 8:45 P.M.--5. Hearings - Comp Plan Amendments/Type of Notice
- A. 1½ lots
 - B. MUSA Line
- 9:00 P.M.--6. Review I-94 Comp. Plan
7. Report on Council action:
 - A. Peltier
 - B. DeCoster
 - C. Burrwood
 - D. Brookfield
 - E. Lake Elmo Oil
- 10:00 P.M.-----ADJOURN