

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

AGENDA

LAKE ELMO PLANNING COMMISSION

OCTOBER 7, 1985

***** NOTICE OF MEETING DATE CHANGE *****

7:30 p.m.

Meeting Convenes

1. Minutes - September 23, 1985
2. Section 32 and 33 Land Use Plan
 - a. Background

The City Council has approved the preparation of a feasibility study for this area. Elements of the study will include:

a comprehensive sanitary sewer plan and water system plan, a storm water drainage plan, and a new land use plan for the specific study area.

- b. Input from property owners

Information discussion session.

3. Astro Video Site Proposal
4. Other

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

SEPTEMBER 23, 1985

Chairperson Nazarian called the meeting to order at 7:32 p.m. in the City Council Chambers. Present: Kuettner, Schiltz, Graves, Prince, Lang, Lundquist (arrived 7:38 p.m.), Novak and Acting Administrator Banister.

1. Minutes - September 9, 1985

M/S/P Kuettner/Graves - to approve the minutes of the September 9, 1985 Planning Commission meeting as presented. (Motion carried 5-0-2<Abstain: Novak, Lang>).

2. Review of garage to be moved in to 4452 Lake Elmo Ave. N.
Applicant: Neil and Deb Krueger

Mr. & Mrs. Neil Krueger would like to move an 18' x 36' garage onto their property at 4452 Lake Elmo Avenue North. The Kruegers now own 24 acres of land and are in the process of buying an additional 10 acres. A site plan and pictures of the proposed garage were reviewed.

There is presently two accessory structures on the property, but one of the accessory buildings is 10' x 12' and used as a chicken coop. This structure should not count as an accessory building because it is under 160 square feet.

Novak questioned if there is a number of accessory buildings allowed in an RR zone. It seems this question was sent to Rob Chelseth for his advice and nothing has been received. Acting Administrator Banister will look into this.

This will be before the City Council on Tuesday, October 1, 1985.

M/S/P Prince/Schiltz - to recommend to the City Council to approve the move of this 18' x 36' garage onto the property of Neil and Deb Krueger at 4452 Lake Elmo Avenue North contingent on the inspection by the Building Inspector. (Motion carried 8-0).

3. Public Hearing for rezoning from RR to R1 on the property legally described as Part of Government Lot 2, Section 10.
Applicant: Raymond Mester

Chairman Nazarian opened up the public hearing at 7:45 p.m. as published.

Mr. Mester proposes to rezone 18 acres of land located north of Dawcin Acres and east of Teal Pass Estates. The land is currently zoned RR and it is requested to be rezoned to R-1. Mr. Mester is applying for the rezoning only as he would like assurance of this before he proceeds with the requirements of a preliminary plat. The proposed rezoning to R-1 would be consistent with the

Comprehensive Plan which lists this area as "Residential" on the Future Land Use Management Plan.

Nazarian acknowledged that all the residents have been notified of this proposed zoning and a letter from City Engineer Bohrer to the Planning Commission dated September 5, 1985.

Graves asked Mester if he was aware of the requirements for plat development such as bringing in soil types, contours, water plan. Mester plans the ponding under the power poles and will find out if this is acceptable to the power company. Graves would also like to see if there is some way where the road hits Jane Court could be made closer to 90 degrees to make access easier.

Vickki Gifford, 9357 Jane Court, asked if it is permitted to have a cul-de-sac off a cul-de-sac. Nazarian answered you treat it as a cul-de-sac off a regular street because Jane Court North is an accepted City street. An example given was in Meyers Park. Another question was why does the minimum road right-of-way for Jane Court N. only have to be 60 feet wide because Jane Road and Jane Court are both nonconforming as to today City standards. Mester answered that the minimum of 60 feet was stated in Bohrer's letter of September 5, 1985.

M/S/P Graves/Kuettner - to recommend to the City Council the approval of rezoning from RR to R1 the property owned by Raymond Mester and legally described as Part of Government Lot 2, Section 10, T29, R21. (Motion carried 7-1<Novak--Against his better judgement because he cannot encourage a development because of the present situation on Lake Jane>).

4. Section 32 Petition

On September 17, 1985 the City Council received a petition from property owners in Section 32 and the S 1/2 of the SW 1/4 of Section 33 for installation of sanitary sewers, watermains, and drainage facilities. As a result of the petition the Council instructed TKDA to prepare feasibility studies on the improvements.

The land use concept plan that was developed in 1983 was based on the assumption that the Waste-to-Energy plant would be located in this area. Since the Waste-to-Energy Plant will not be located in the City, the land use concept plan may need to be revised, especially regarding the amount of industrial land use.

Engineer Bohrer suggests the Planning Commission discuss what role it should take in the concept plan revisions. Prince suggests that all property owners or their representatives and the same input group of Engineer Bohrer, Chelseth, Johnson from Conn-co Shoes and the new City Administrator attend the next planning commission meeting to discuss if they want to change the concept plan.

5. 201 Update

Commission Member Schiltz has directed the question to the City Council if they have admitted to themselves that they have a sewage problem in Lake Elmo and if so why is it taking them two to three years to finally get a program going. Why are we sitting here waiting for some other answers. If the Council wants this program why don't they aggressively go and solve their problem that they think they have. Why is it going to sit until next Spring when these problems are not fixed and the bad systems are continuing to pollute our water.

How did the City Council address the letter which was written to them by the law firm of Holmes and Graven regarding the 201 Program. Why wasn't Maynard Eder's information regarding proposals and places to find the funding to put in a central sewer system to the City Council ever mentioned in the newsletter or the newspaper. Per the Planning Commission's suggestion Acting Administrator Banister will copy Mr. Eder's information and put it into the next Planning Commission packet.

M/S/P Graves/Schiltz - to adjourn the Planning Commission Meeting at 8:37 p.m. (Motion carried 8-0).