

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

JANUARY 27, 1986

- 7:30 p.m. Meeting Convenes
1. Agenda
 2. Minutes: January 13, 1986
 - 7:40 3. Palzer Rezoning Request
(tabled from 1-13-86 meeting)
 - 7:50 4. Simple Lot Subdivision:
Patricia Anderson
 - 8:00 5. Future Land Use for Co.Rd.15/I94
Intersection: Dennis Scheel
 - 8:15 6. 1986 Planning Commission Work Plan
 - a. Comprehensive Plan Update Schedule
 - b. Unfinished items from 1985 Work Plan
 - c. Development Moratorium
 - d. Other Items
 7. Metro Council Development & Investment Framework
 8. Local Training Session for New Members
 9. Zoning Authority, Responsibilities,
Procedures Seminar (1-13-86 St. Paul)
 10. Other

NOTE: Copies of the Comprehensive Plan and City Ordinance book will be provided to new members who have not yet received them. You can stop in at the office before Monday's meeting to pick up your copies in person if you so desire.

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

JANUARY 13, 1986

Chairperson Prince called the meeting to order at 7:33 p.m. in the City Council Chambers. Present: Moe, Novak, Martens, Buccheck, Graves, Schiltz, Reuther, Williams, Raleigh, and City Administrator Overby. Guests: Mayor Morgan, Councilmembers Armstrong, Dunn, Mazzara, Christ, City Engineer Bohrer, City Attorney Knaak.

Introduction of new Planning Commission members; Ron Reuther, 8391 59th St. N.; Marjorie Williams, 3025 Lake Elmo Avenue N.; and Steve Raleigh, 5055 Keats Avenue N.

3. Minutes - December 9, 1985

M/S/P Moe/Novak - to approve the minutes of the December 9, 1985 Planning Commission meeting as presented. (Motion carried 5-0-4<Abstain: Graves, Schiltz, Reuther, Williams>).

Acting Chairperson Prince opened up the public hearing at 7:50 p.m.

4. Palzer Rezoning Request

Mr. Paul Palzer, Palzer Properties explained that he would like to rezone two twenty-acre parcels from Ag to Rural Residential because the property has changed hands and the current owners do not plan on using it for Ag purposes.

Steve Korhel, 5540 Keats Avenue N., asked Paul Palzer what he meant by "other uses". Palzer answered that they were looking at putting in several homes.

Novak - Is this land presently being farmed? Palzer answered, no it was not. Is there a road that goes along the west side of these two parcels. Palzer answered no. Questioned the land use on the north side which is owned by Klawitter and that is rented out as Agriculture and the land on the south which is farmed.

Steve Ziertman, 10193 60th St. N., was told that back in 1979 that once it was zoned Ag it has to stay that way for eight years before they can have it rezoned. If it is sold before the eight years was up, then they would have to stay in Ag for eight years. Prince answered that when we zone land Ag it does not automatically become Ag Preserve.

Tom Armstrong explained that you have to have a signed contract with the City in order to get into Ag Preserve. To get out of Ag Preserve requires an eight year notice. This contract is approved by the City Council and filed with the County Recorder. Any land that is in Ag is in Ag because it is voluntary.

Prince - When coming out of Ag and into RR, he is still restricted as to the number of homes and this is appropriate for the Comprehensive Plan. On 40 acres in an RR zone you can put one house per ten acres or they can cluster a group of seven homes. Six of the homes may be on 1 1/2 acre lots and the seventh home is on ~~an-acre-lot~~. Submitting a concept plan, preliminary plat and then a final plat is the required process. (Amended 1-27-86 on the remainder of the forty.)

Raleigh - The owner prior to Klawitter purchased the piece directly to the north facing Highway 36. The pond which is in both parcels did experience some flooding problems already just with Ag use and had bermed his yard with retaining walls to prevent erosion because of this flooding.

The public hearing was closed at 8:08 p.m.

Graves - It appears that the rezoning fits the future Comprehensive Plan and is consistent with the adjacent development. What the party is going to do once the rezoning does take place is a separate issue and will be handled at another time. Ownership of the property gives him a right to seek a higher zoning for the property as long as it is consistent with the City Comprehensive Plan and Zoning Ordinances.

Novak - I am opposed to the rezone issue. It is inconsistent with the adjacent uses and with our Comprehensive Plan.

Schiltz - I suggest that we wait two weeks to think about this issue. I feel that the zoning you have now fits the needs you bought it for.

Mr. A. M. Palzer - I have four sons and would like to give ten acres to each son.

M/S/P Graves/Schiltz - to table the Palzer Rezoning for two weeks until the January 27th Planning Commission meeting. (Motion carried 9-0).

Mayor Morgan opened up the City Council meeting at 8:10 p.m. in order to vote on the reappointment of Chuck Graves to the Planning Commission. Planning Commission member Graves name was omitted on the list which was discussed at the City Council meeting on January 7, 1986.

M/S/P Dunn/Mazzara - to reappoint Charles Graves to the Planning Commission for one term. (Motion carried 5-0).

M/S/P Christ/Dunn - to adjourn the City Council meeting at 8:12 p.m. (Motion carried 5-0).

1. Election of Officers

Nomination/P Moe - to elect Nancy Prince as Chairperson of the Lake Elmo Planning Commission. (Motion carried 9-0).

Nomination/P Moe - to elect Charles Graves as Vice Chairman of the Lake Elmo Planning Commission. (Motion carried 9-0).

Nomination/P Moe - to elect Dan Novak as Secretary of the Lake Elmo Planning Commission. (Motion carried 9-0).

5. Joint Discussion with the City Council on the 1979 Comprehensive Plan and Planning Issues.

A summary of community data and land use trends from the 1979 Lake Elmo Comprehensive Plan was handed out. City Administrator Overby explained the four areas of concern leading to Plan Development.

Tom Armstrong - Working out a Comprehensive Plan is the most important thing the Planning Commission does, and I suggest doing what you think is best for the City and outline what the real issues are for the people that are living here.

Mayor Morgan - In our planning, we should spend more time addressing the City we would like to have and then develop the plan to get it there. Planning tends to be a process of reacting to the "inevitable" vs. trying to get what we would like to have.

Novak - The Metro Council's population forecasts are a basic reference point for our discussion about local planning issues.

Tom Armstrong - Section 32 has been sewerable since 1968. There has been no pressure there, nobody buying land, nothing happening so to talk about sewerage any other part of the City when you have over 400 acres is ridiculous. That acreage has never sold.

Schiltz - What about the failing sewer systems that we have in town now? Councilmember Rose Armstrong stated that the 201 Program will take care of this problem.

Williams - I feel that people move here with the knowledge that there is no sewer system and are willing to accept septic systems and are interested in large lot parcels. This is a bedroom community. People do not move here to seek employment, but move here to enjoy a rural lifestyle. If this is the goal of the citizens that move here, then we would not be doing our duty to them by providing that kind of environment. To say that sewer is inevitable is really failing on our part.

Schiltz - I am concerned about the health and welfare of the Old Village. The other areas have been well planned and are growing. The Old Village is not growing because we don't have 1 1/2 acre parcel lots. The 201 Program is for those people that have come out and admitted they have a problem.

City Administrator Overby stated that for the ones that did not sign up, if it is identified that their systems are failing, they would be required to upgrade them at their own cost.

Moe - An invitation should be extended to the farmers to attend

a Planning Commission meeting and get their input. There might be some interest prompted for them to apply for the Planning Commission.

Mazzara - Suggests developing a project input worksheet for developers or new industry to fill out that could be used as an environmental impact system.

Mayor Morgan - Suggests a list of undesirable businesses.

Prince - Would like a better definition of Limited Industry. Draw Limited Industry a little tighter.

Tom Armstrong - Special Use Permits are a control mechanism for this concern.

Councilmember Rose Armstrong - We should take a good look at the large lot subdivision. In regard to large lot subdivisions, Afton does not allow them to be anything but rectangular and not to be three times longer than they are wide. A step further, we could have a moratorium on subdivisions until the plan is put together.

Mazzara - We should have some options available for the farmers to do with their land.

Reuther - What do you consider reasonable industry?

Mazzara - I suggest small business, an office building or like the proposed clinic.

After much discussion, the following is a revised list of the Planning Issues.

LAKE ELMO PLANNING ISSUES

- I. Future Land Use Management Planning
 1. Agricultural use preservation.
 2. Alternate forms of managing growth
 - a. zoning
 - b. control land development in unsewered areas
 - c. lot sizes in residential and other zones
 - d. temporary moratorium on residential and/or commercial development.
 3. Business and industrial development, location.
 4. Appropriate or desired commercial uses.
 5. Selection of population forecasts.
- II. Planning for Efficient Public Services and Facilities
 1. Provide adequate City facilities and services.

