

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 26, 1987

7:30 p.m.

MEETING CONVENES

1. Agenda
2. Minutes: January 12, 1987
3. Introduction of New Members

7:45 p.m.

4. PUBLIC HEARING: Preliminary Plat,
Lake Jane Highlands, Raymond Mester
5. Discuss Amendments to Interstate Corridor
Overlay District
6. Discuss the Transfer of Industrial Park Uses
to the General Business Zoning District
7. Other
8. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

JANUARY 26, 1987

Chairman DeLapp called the Planning Commission meeting to order at 7:30 p.m. in the City Council chambers. Present: DeLapp, Williams, Bucheck, Raleigh, Reuther, Johnson, Hunt, Simpson, Stevens, Enes and City Administrator Overby. Absent: Haacke.

1. Agenda

Add: 7A. Pass Out the Erickson PUD Application, 7B. Discussion on more time for review before hearings, 7C. PUD Ordinance Continuation not consistent with Comp Plan.

M/S/P Bucheck/Reuther - to approve the January 26, 1987 Planning Commission agenda as amended. (Motion carried 9-0).

2. Minutes: January 12, 1987

M/S/P Williams/Johnson - to approve the January 12, 1987 Planning Commission minutes as amended. (Motion carried 5-0-4 <Abstain: Reuther, Raleigh, Simpson, Stevens>).

3. Introduction of New Members

Chairman DeLapp introduced and welcomed the three new Planning Commission members. DeLapp hoped that these members will stay together for a long period of time. Mr. Tom Simpson, 5270 Jamaca Blvd. N., is a Full Member, Ed Stevens, 10133 47th Street N., is First Alternate and Rob Enes, 5040 Lake Elmo Avenue N., is Second Alternate.

Chairman DeLapp encouraged the members to attend the training session that might be offered at the Earle Brown Center in March. If enough people inquire, their name will be put on a list and then they will be contacted when the session is set up.

4. PUBLIC HEARING: Preliminary Plat, Lake Jane Highlands,
Raymond Mester

Chairman DeLapp opened up the public hearing at 7:45 p.m. in the City Council chambers.

Mr. Raymond Mester proposes to subdivide an 18.95 acre parcel into eight single family residential lots. Mr. Mester's engineer Bill Rasmussen explained that Larry Bohrer had informed him today that Lots 1-4 are in the Shoreland District. The Shoreland District is an overlay district and requires lot width of 150 feet. Therefore lots 1-4 should be 150 feet wide and Lots 5-8 should be 125 feet wide at the 30 foot setback line. Because of this, they are planning on taking these lots and moving them down to fit the 150 foot frontage. There is plenty of room on the East side of the proposed road where they can get another lot. They proposed

moving the road to the West approximately 50 to 60 feet so they can get more of a straight shot, but generally the lots will still be laid out as they are now. Rasmussen had talked to Nels Nelson of the VBWD and they had approved their watershed ponding areas.

Rasmussen has been in contact with NSP, as the plat is under their powerline easement. NSP likes when they put the pond under the powerlines because then no one can build a shed back there. NSP had no problem with where the pond was located, but they may ask the developer to leave an easement on the east side.

Bucheck suggested having the Fire Chief look into the safety factor of emergency vehicles going up the steep road for an additional eight homes and asked if there was another way of entering this area.

Williams felt that Jane Court was very steep and in the winter cars end up parked on the bottom of the road because they cannot make it up the hill. Also, children in the summertime use the road for skateboarding. Williams felt this was an unsafe situation before and this development may be making it a greater problem. The logical solution would be to extend 47th St. N. into this area so people can get in and out without going down Jane Court.

Marilyn Benesch, 9377 Jane Court, asked what happens when you have a blizzard and you have sixteen cars parked down at the bottom of Jane Road and Jane Court. Nothing will get through, not even the snowplows.

City Administrator Overby brought up the point if you connect up to 47th St., the people may have a tendency to use that as a short-cut between Jane Road and 47th St.

Steve Foster, 9397 Jane Court N, said that when the addition was originally built there were two ways of getting up to this area. Shortly after many of the homes were built along the access areas, the road was closed. (Parcel 2720 on map) Also, the home at the end of the cul-de-sac has a concern on where the water will drain because they have had washout problems in the past.

Jane Foster, 9397 Jane Court N., has a concern on the car lights coming into their windows. Rasmussen answered if they move the road over it would split the lot so the lights would not shine directly into the middle of their lots. The center line would be very close to the property line of Lot 10 and Lot 11.

Gary Melin, 5247 Jerome Avenue Ct., had a concern of a possible parking garage for semi-trailers or additional buildings. Under R-1 zoning the size of an accessory building is specified. Only one additional building is allowed, which could be up to 1,000 sq.ft. in size.

Marge Altstatt, 9330 Jane Court, asked if the ponding is in the middle of the field. Rasmussen responded that the ponding area

has natural drainage and will drain within 24 hours. There is a small area in front of the outlet that may catch and hold inches of water.

Chairman DeLapp closed the public hearing at 8:20 p.m.

Ann Bucheck could not approve this preliminary plat until the City Administrator talked to the Fire Chief and the Deputy Sheriff about having an additional eight homes in regard to compounding a safety problem, and concerns on access to the area during the winter and having only one way to get in.

Steve Raleigh would like to see the City Engineer look into the complaint by the landowner who is experiencing water problems. If there is a water drainage problem, it may require a second pond farther down the easement to slow the water down.

City Engineer Bohrer stated in his letter of January 22, 1987 that the grading plan does not show where the excess excavation is to be deposited. Rasmussen confirmed that the excess will be used to build up the front yards of Lots 1-3 and Lot 8 since those front yards are lower than the street.

M/S/P Bucheck/Raleigh - to table the decision on the preliminary plat of Lake Jane Highlands until the February 9th Planning Commission meeting for a report with the Fire Chief and Deputy Sheriff's acceptance, the City Engineer's acceptance on the ponding areas and contingent on a new map be drawn and accepted. (Motion carried 8-1<Johnson: He sees no material advantage from tabling. They could indicate their concerns and have these concerns addressed by the City Engineer>).

5. Discuss Amendments to Interstate Corridor Overlay District

This topic was initiated at the meeting of 1-12-87. The discussion progressed up to item number 8 on the "Outline of 12-3-86 Staff Meeting".

Item Number 4: The Commission supported Item number 4 as written.

Item Number 5: Steve DeLapp asked if we should be putting an overlay district on Hwy 5 and Hwy 36. City Administrator Overby asked them to think about treating zoning requirements along Hwy. 5 and 36 any different than what is already provided. This would give them some idea if an Overlay District is needed for these highway corridors. Marge Williams gave an example of a New York court case where courts do not look at an overlay any better than looking at normal zoning. Steve Raleigh suggested rewriting the comprehensive plan to address the I-94 Overlay District to indicate the change on our southern border.

Item Number 6: Steve Raleigh did not want transfer of SAC unit density outside the MUSA Line, but permit it within the MUSA Line because it is easier to deal with. Steve had a problem with what could be allowed based on SAC units and asked for examples of

commercial projects that exceed 8 SAC units/10 acres. This should be put in the Overlay district document.

Item Number 7: Ron Reuther felt that PUD's do not fit into Lake Elmo. This zoning should be removed because it does not go with the Comprehensive Plan. Marge Williams stated that PUD housing does not promote large lot development. Steve Raleigh would like to eliminate the PUD zoning. Steve felt that our population growth was a result of consumer demand not based on "mass merchandising".

M/S/P Bucheck/Raleigh - to recommend to the City Council removing PUD zoning from the ordinance. (Motion carried 8-1<Johnson: This would be taking the flexibility offered to the Developer>>). City and future administration>). Amended 2-9-87

This item discussion will be continued at the February 9th meeting.

6. Discuss the Transfer of Industrial Park Uses to the General Business Zoning District (Not Discussed)

M/S/P Johnson/Hunt - to adjourn the Planning Commission meeting at 10:35 p.m. (Motion carried 9-0).