

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

MAY 11, 1987

7:30 p.m.

#### MEETING CONVENES

1. Agenda
2. Minutes: April 27, 1987  
May 4, 1987 (to be handed out)
3. Upcoming Requests
4. Pre-Application Sketch Plan:  
Packard Park 2nd Addition
5. Preliminary Plat Approval: Springborn's  
Green Acres 2nd Addition  
(continued from 4-27-87).
6. Comprehensive Plan Revisions
  - A. Wording changes in Chapters I, II, III
7. Other
8. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

MAY 11, 1987

Chairman DeLapp called the Planning Commission meeting to order at 7:31 p.m. in the City Council chambers. Present: DeLapp, Williams, Bucheck, Reuther, Enes, Simpson, Stevens, Hunt, Haacke and City Administrator Overby. Absent: Raleigh, Johnson.

1. Agenda

M/S/P Haacke/Bucheck - to approve the May 11, 1987 Planning Commission agenda as presented. (Motion carried 9-0).

2. Minutes: April 27, 1987  
May 4, 1987 (handed out)

The May 4, 1987 Planning Commission minutes will be approved at the May 18th Planning Commission meeting.

M/S/P Bucheck/Simpson - to approve the April 27, 1987 Planning Commission minutes as presented. (Motion carried 9-0).

The Planning Commission decided to add the Statute of Limitations as a work item.

3. Upcoming Requests

May 18, 1987

Preliminary Plat, Lake Elmo Heights, Second Addition  
More Comprehensive Plan revision items.

June 8, 1987

PUBLIC HEARING: Preliminary Plat for Packard Park Second Addition,  
Gene Peltier

4. Pre-Application Sketch Plan: Packard Park 2nd Addition

The Lake Elmo platting ordinance requires that "the subdivider shall meet with the Planning Commission and prepare a sketch plan which explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but takes no formal or informal action which could be construed as approval or denial of the proposed plat." The development application form, list of adjoining property owners, Valley Branch permit application and plat map were included for the Commission's review.

Bruce Folz, representing Gene Peltier, presented the Pre-Application Sketch Plan of Packard Park 2nd Addition. This property is bounded on the east by Legion Avenue, the property to the north is owned by Earl Goerss and the property to the south is owned by Peter Durand. About two or three years ago, they came to the City to ask to rezone the

eastern portion for Phase I. The City rezoned the east 1,090 feet from Rural Residential to R-1. What they are asking now is to plat this property and do the first phase which is an 8-lot subdivision plat.

The City put together a Section 24 street plan which showed the planned roadways through three major landowners; Earl Goerss, Dr. Lundholm and Don Durand. The Planning Commission requested a copy of this street plan.

Marge Williams had a concern about the ponding area. She had talked to Cliff Adkins and found that this development would be using his pond. Bruce Folz responded that, for the first phase, there would be no ponding required. In the second phase they would have to get an easement from Adkins to allow the 100 year overflow to come down (about 30 feet between Peltiers property and the 100 year flood elevation). Gene Peltier asked Peter Durand about buying the land down to the ponding areas because it would be good planning. Durand did not want to sell it, but might consider it if it was around \$10,000 an acre. Another concern Williams brought up was if Durand, Lundholm or Goerss were to develop, how would this affect the whole ponding situation. Folz added that City Engineer Bohrer will make the ponding recommendations that they will be going by.

is one home

Ann Bucheck stated that there ~~are two homes~~ in Eden Park that had to have the septic system replaced because it was under water. The other home is pumping water out of their basement because of the high water table. Folz responded that elevations were set, but the City allowed the house and drainfield to be put in too low. There is land that was donated to the City to be park land which is completely under water.

Ann Bucheck also brought up that the first phase is in R-1 zoning, but the third addition is in RR zoning. Folz responded that before this was to be developed, it would have to be rezoned to R-1. Folz added that the comprehensive plan calls for this Section 24 area to be R-1 and is just a matter of time. Bucheck answered that the Future Land Use map doesn't show that it will be rezoned. Folz said that it is not economically feasible to put the roadway through there under RR zoning.

Bucheck asked if there will be covenants for underground utilities. Bruce Folz said that our ordinance requires underground utilities. Ann brought up a home that has a telephone pole in the Eden Park area and was concerned when this was going to be put underground.

Ed Stevens asked for future road plan maps. City Administrator Overby stated that in 1986 nobody on the Planning Commission wanted a street plan because it would anticipate development.

Linda Stone from Eden Park had a concern how the school buses are going to make that turn going into the cul-de-sac in the Winter. Folz responded that the cul-de-sac is on top of the hill and very flat and they will have about a 6% grade on the hill.

5. Preliminary Plat Approval: Springborn's Green Acres 2nd Addition  
(continued from 4-27-87)

M/S/P Enes/Haacke - to remove off the table the applicaation for preliminary plat approval of Springborn's Green Acres 2nd Addition. (Motion carried 9-0).

The preliminary plat is identical to the 1978 concept plan except that the applicants are only proposing eleven lots where the previously approved concept plan was for twelve lots. This one lot reduction was a condition of the 1984 approval for a simple lot subdivision of Lot 9, Block 2 of Phase 1. The condition was required so that the overall density of the subdivision would not change. The land is properly zoned R-1. Lots 1-7 of Block 1 are 1.12 acres to 1.33 acres in size and therefore less than the 1.5 acre required today. This lot size was approved in the PUD concept plan and complied with the average lot size requirements at that time. All lots have the required frontage on a public street.

The street was allowed to exceed the maximum length for a cul-de-sac in the concept plan approval. The concept approval assumed that this street would become a through street in the future. The applicants had proposed a rural type street with side ditches for drainage. Present engineering standards require an urban type street with bituminous berm curbs. The proposed street grades are well within the City standards. Chairman DeLapp had a problem with an urban street and would rather see a rural street.

Bruce Folz explained that soil borings were taken on Lot 1 where some mottling was found 5 feet down. Folz will have complete tests on all four lots and will not have the information for about a week. This may require a change in lot configuration (approx. 30 feet north).

Steve DeLapp had talked to the Springborns about establishing covenants for this development. Mr. Springborn wants to see if this goes through first, before they establish their covenants.

Ed Stevens suggested items for general discussion of runoff, lot size, street width and statute of limitations which would be a benefit to the Planning Commission members.

M/S/P Haacke/Simpson - to recommend that the City Council approve the preliminary plat for Springborn's Green Acres 2nd Addition; contingent upon the conditions noted in the City Engineer's review letter of April 24, 1987 and to look at an urban street versus a rural street. (Motion carried 8-1<Williams: the overall plan is good, but feels we should address the problem of the statute of limitations before she could approve this plat>).

6. Comprehensive Plan Revisions

A. Wording changes in chapters I, II, III

City Administrator Overby provide the first part of several revision items concerning page numbering, titles and numbering for tables, charts and maps; and assorted changes in wording as proposed by the Planning Commission on 10-27-86, but which were not incorporated into the final draft revision approved 11-18-86 by the City Council.

M/S/P Enes/Simpson - to approve the 5-1-87 comprehensive plan revisions and ask the staff to incorporate these correction into the Comprehensive Plan and subject to a final review. (Motion carried 7-2<Williams: should not look at this out of context and disjointed, but wants to look at it typed and then sent to the City Council; Bucheck: she felt she could do these corrections herself and when all the changes are made, then that will be the time to type it>)

M/S/P Simpson/Hunt - to adjourn the Planning Commission meeting at 9:25 p.m. (Motion carried 9-0).