

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

MAY 18, 1987

Chairman DeLapp called the Planning Commission meeting to order at 7:36 p.m. in the City Council chambers. Present: DeLapp, Williams (departed 8:45 p.m., Raleigh, Haacke, Stevens, Hunt (arrived 7:55 p.m.)). Absent: Simpson, Bucheck, Reuther, Enes, Johnson.

1. Agenda

Because of the lack of quorum this item was not discussed.

2. Minutes: May 4, 1987  
May 11, 1987

Because of the lack of a quorum, these minutes were not voted on.

3. Upcoming Requests

Because of the lack of a quorum, the requests were not discussed.

4. Preliminary Plat: Lake Elmo Heights, Second Addition  
(continued from April 27, 1987)

M/S/P Raleigh/Haacke - to remove off the table the Preliminary Plat - Lake Elmo Heights, Second Addition. (Motion carried 6-0).

The public hearing was held on April 27, 1987. The City Engineer's letter was not received by the Planning Commission members in time for the meeting. Also, results of the soil borings and percolation tests had not at that time been submitted to the City Engineer for this review. Based on the above two factors, action on this plat was tabled until the necessary information is received.

In the City Engineer's letter of May 15, 1987 he stated that complete soil borings and percolation tests have now been supplied which analyze an area on each lot of about 10,000 square feet. This is the approximate lawn area necessary for two separate and distinct drainfields. The soil tests show that there is sufficient area available on each lot for two separate and distinct sites as required by the Zoning Code. Bohrer gave specific recommendations for the drainfield installation on each lot.

City Administrator Overby pointed out that in Larry Bohrer's review letter of 4-24-87, he indicated that there was not "at least one acre of land suitable for septic drainfields" as required by the zoning code. This is a situation where the lot condition meet the functional criteria for the septic drainfield to operate, but the land area available per lot does not meet the minimum code requirement.

The Commission discussed not voting on this application without verbal input and clarification from the City Engineer in regard to his specific recommendations for the drainfield installation on each lot. Their concern was that there was no guarantee that the septic systems would not fail and then would the City be responsible.

There was discussion on the length of the cul-de-sac being greater than the 800 feet that is required. Don Bishop stated that there was no problem in moving the cul-de-sac back.

M/S/P Williams/Raleigh - to recommend to the City Council denial of the preliminary plat for Lake Elmo Heights Second Addition based on the following Findings of Fact: (Motion carried 5-0-1<Abstain: Haacke - confused if the minimum code requirements have been met. If they have been met, then they should be able to go ahead>).

1. The plat does not conform to the 1986 nor the 1979 Comprehensive Plan with respect to the length of the 27th Street cul-de-sac, which exceeds the 800 foot maximum length allowed and which should be brought into compliance.
2. The City Engineer needs to satisfactorily explain the reasons for his detailed, lot-by-lot review of the drainfield sites and soil conditions given in his letter of May 15, 1987.
3. There is not sufficient area of suitable soils on each lot to provide the minimum one acre site for the primary and alternate drainfield sites, as required by City ordinance.

M/S/P Raleigh/Hunt - to amend the above motion to add the following Findings of Fact: (Motion carried 5-0-1<Abstain: Haacke>).

4. The proposed plat is not landlocked since additional land in the outlot of the Cluster Development is available.
5. Variances would be required for the City Council to approve this plat as presented.

M/S/P Williams/Hunt - to adjourn the Planning Commission meeting at 8:45 p.m. (Motion carried ~~9-0~~). (Amended 6-8-87 6-0)

#### 5. Comprehensive Plan Revisions

##### Aviation Planning and Zoning

Commission member Williams left the meeting at 8:50 p.m.. Since there was a lack of a quorum, no decisions could be made on this. Discussion consisted of keeping the airport the same size it is because no one in Lake Elmo wanted to enlarge the airport. It was recommended that the Lake Elmo Aviation Plan not be amended.

The Commission requested that City Administrator Overby acquire materials on Chapter V so they have a finished document to look at.

The discussion ended at 9:20 p.m.

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

~~MARCH~~  
MAY 18, 1987

7:30 p.m.

#### MEETING CONVENES

1. Agenda
2. Minutes: May 4, 1987  
May 11, 1987
3. Upcoming Requests
4. Preliminary Plat: Lake Elmo Heights,  
Second Addition  
(continued from April 27, 1987)
5. Comprehensive Plan Revisions
  - A. Metro Council Concerns
  - B. Aviation Planning and Zoning
6. Other
7. Adjourn