

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

SEPTEMBER 28, 1987

Chairman DeLapp called the Planning Commission to order at 7:30 p.m. in the City Council chambers. Present: DeLapp, Williams, Simpson, Raleigh, Stevens, Hunt, Haacke, Enes, Bucheck (arrived 8:30 p.m.), and City Administrator Overby. Excused: Johnson

1. Agenda

Add: 8. Discussion on the General Business Ordinance.

M/S/P Stevens/Raleigh - to approve the September 28, 1987 Planning Commission agenda as amended. (Motion carried 8-0).

2. Minutes: September 14, 1987

M/S/P Raleigh/Enes - to approve the September 14, 1987 Planning Commission minutes as amended (See 4A. Manufacturing Business in an R-1 Zone--page 2). (Motion carried 8-0).

3. Upcoming Requests

October 13, 1987

7:45 p.m. PUBLIC HEARING to consider an Ordinance Amendment to Eliminate the Industrial Zoning District in its Entirety.

8:00 p.m. PUBLIC HEARING to consider Amendments to the General Business Zoning District.

4. Request to Move in a Garage, 9179 Jamaca Court

Robert Weber, father of Paul Weber, presented his son's request to move a 16' x 22' stucco garage onto his R-1 zoned property at 9179 Jamaca Court. The garage will be placed in front of the house and used as a sound barrier. A variance is needed for the placement of the garage in front of the house. The City Council considers variance requests.

Marge Williams had no problem with this request as long as the garage matches the house and is compatible to the neighborhood. The garage is white stucco and so is the house.

There are no outbuildings, so this would meet the code by being only one outbuilding on the lot. The commission asked if the building official had approved this structure. City Administrator Overby reported that Jim McNamara did inspect the building.

There was some discussion on whether the owner can put in a second driveway if the city approves this garage.

M/S/P Hunt/Stevens - to recommend to the City Council to allow a

garage to be moved to the Paul Weber property at 9179 Jamaca Court, based on the received findings of the structure being compatible with the stucco house and with the neighborhood and meets the code by having only 1 outbuilding on the lot. (Motion carried 8-0).

5. Comprehensive Plan Revision

A. Appendix D - Existing Land Use

City Administrator Overby presented a Land Use--Existing draft for the Planning Commission's review. Administrator Overby explained that the data for the table in this appendix is taken from the 1986 inventory of existing land uses which was conducted by himself and Dan Novak. Changes in existing land uses since August of 1986 have not as yet been included in an updated inventory.

The analysis of existing land use area follows the zoning district designations in place as of August 1986. The greatest changes in local land uses since 1978 are: (1) the Lake Elmo Regional Park Reserve (2,165 acres, 13.9 percent of total acreage in Lake Elmo) and (2) the increase in R-1 zoned land (from 323.5 acres/2.1% in 1978 to 1,891.2 acres/12.1% in 1986) and the new housing built in those areas.

The following changes were suggested: Add: _____ Delete:

Residential

Since 1978, ~~there has been a tremendous amount of expansion in residential uses.~~ Residential growth has occurred primarily in the Tri-Lakes area and Downs Lake area. (Amended 10-13-87).

Commercial

Commercially zoned land in Lake Elmo ~~is~~ was divided into three categories in 1986. ~~General Business zoning, Highway Business zoning, and Industrial Zoning.~~

There was discussion on whether they should use the figures in the table "Summary of Existing Land Use data for Lake Elmo; 1975, 1978 and 1986". Discussion included that the figures would show general trends, question of what percent the figures were off, and that the table would be looked at separately from the text. It was suggested that the figures for 1975 and 1978 be deleted from the table and the text. City Administrator Overby will submit a revision for the Planning Commission's review.

B. Appendix E - Land Needs Forecast

City Administrator Overby presented a draft of Appendix E, Land Needs Forecast for the Planning Commission's review. A sub-committee will review this draft and report back to the Commission on October 13th.

M/S/P Raleigh/Enes - to table Appendix E until a Sub-committee reviews the draft and reports back at the October 13th Planning Commission

meeting. (Motion carried 9-0).

C. Chapter III - Future Land Use

City Administrator Overby presented a draft revision of the Future Land Use section of the plan for review by the Planning Commission. The same subcommittee will review this draft and report back to the commission at the October 13th Planning Commission meeting.

M/S/P Williams/Buckcheck - to table Chapter III-Future Land Use until the sub-committee reports back on the draft at the October 13th Planning Commission meeting. (Motion carried 9-0).

6. Planning Commission Training Seminars

The MN Planning Association is holding planning seminars on October 8th and October 29th from 7 p.m. to 9:30 p.m. The all day session will be held on Saturday, November 14 from 9 a.m. to 3:30 p.m. at the Northeast Metropolitan Technical Institute in White Bear Lake.

City Administrator Overby strongly encouraged all Planning Commissioners to attend these seminars. The City will reimburse the cost for attending any of these sessions.

7. Planning Commission Vacancy

Ron Reuther has submitted his letter of resignation due to professional and educational demands on his time. A vacancy for the Second Alternate position now exists and notice of this vacancy will be in the City Newsletter. Ed Stevens moves up to full member voting status and Rob Enes becomes First Alternate member.

8. Discussion on the General Business Ordinance

Marge Williams updated the Commission on the discussion by the City Council on the General Business Ordinance. Two Councilmembers would like to see Bakery as an allowed use by itself and not incidental to a restaurant. The City Attorney will advise the City Council if this is appropriate. The Planning Commission will hold a public hearing on October 13th at 8:00 p.m. to consider an amendment to the Lake Elmo Code which affects the General Business zoning district.

Ed Stevens' letter on the annexation of Sections 32-33 to Oakdale was read. Marge Williams felt it was the job of the Planning Commission to analyze the available financial incentives and impact on Lake Elmo for potential development in Sections 32-33, instead of forming a Citizens Advisory Committee which was suggested by the Council.

M/S/P Enes/Hunt - to adjourn the Planning Commission meeting at 9:45 p.m. (Motion carried 9-0).

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

SEPTEMBER 28, 1987

7:30 P.M. MEETING CONVENES

1. Agenda
2. Minutes: September 14, 1987
3. Upcoming Requests
4. Request to Move in a Garage,
9179 Jamaca Avenue
5. Comprehensive Plan Revision
 - A. Appendix D - Existing Land Use
 - B. Appendix E - Land Needs Forecast
(to be handed out at the meeting)
 - C. Chapter III - Future Land Use
6. Planning Commission Training Seminars
7. Planning Commission Vacancy
8. Other Business
9. Adjourn