



# City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

## Meeting Notice

**The Lake Elmo Planning Commission will meet Monday, July 27, 1998 at 7:00 PM in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.**

## AGENDA

July  
27  
1998

1. Agenda
2. Minutes July 13, 1998
3. **Minor Subdivision**  
**File No. SUB/98-15**  
Southwest Quadrant of Linden Trail and 50<sup>th</sup> Street  
Bonnie & Don Klatt, applicants  
11825 50<sup>th</sup> Street North
4. **Minor Subdivision & Variances**  
**File No. 98-13**  
Bradley Bealka & Diana Munding, Joseph F. Jr. & Charlott Moris, applicants  
9757 45<sup>th</sup> Street North
5. Zoning – Public Facilities Text Amendments
6. Other
7. Adjourn

**APPROVED**

**City Of Lake Elmo  
Planning Commission**

**Meeting Minutes  
Monday, July 27, 1998**

Chairman Armstrong called the meeting to order at 7 PM in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Berg, Brass, Carlson, Helwig, Herber, Monette and Sessing. Absent Commissioners Graczyk and Mandel. Also present City Planner Dillerud and Councilmember Johnston.

**1. AGENDA**

Add: Other – 6.a OP Overlay District

**M/S/P Helwig/Monette – to approve the Agenda as amended.  
(Motion Passed 8-0).**

**2. MINUTES**

**M/S/P Helwig/Sessing – to accept the Minutes from July 13, 1998 meeting as presented.  
(Motion Passed 6-0-2). Abstain: Carlson, Monette – not in attendance 7/13/98.**

**3. MINOR SUBDIVISION**

**File No. SUB/98-15**

**Bonnie & Don Klatt, applicants  
11825 50<sup>th</sup> Street North**

City Planner Dillerud explained that the existing site is 5 acres in area fronting 50<sup>th</sup> Street, Lilac Way North and Linden Trail. This parcel was platted as Lot 1, Block 1 of the Fields of St. Croix OP Development. He said the May 20, 1998 City Council minutes reflect the applicants intention to divide the 5 acre parcel, and that City Council encouraged them to do so. City Planner Dillerud recommended that any house placed on parcel B and driveway access to the house should be oriented to the South. Also explained that the current accessory structure was a legal non-conforming use and would continue to be so. Also, that the non-conformity will not be increased by the minor subdivision since Parcel A will remain over 2 acres in area.

**M/S/P Berg/Helwig – to recommend a resolution granting a minor subdivision to Don and Bonnie Klatt, Lot 1, Block 1, The Fields of St. Croix commonly known as 11825 50<sup>th</sup> Street North, Lake Elmo, Minnesota resulting in the following described parcels:**

**PARCEL A:**

**That part of Lot 1, Block 1, THE FIELDS OF ST. CROIX, according to the plat thereof on file of record in the office of the County Recorder, Washington County, Minnesota lying westerly of the East 149.00 feet thereof. Subject to a drainage and utility easement over the East 5.00 feet thereof.**

**PARCEL B:**

**The East 149.00 feet of Lot 1, Block 1, THE FIELDS OF ST. CROIX, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota. Subject to a drainage and utility easement over the West 5.00 feet thereof.**

**To include the following conditions:**

- 1. Any house placed on Parcel B shall be oriented to the South.**
- 2. Any house placed on Parcel B shall have driveway situated the South to Lilac Way only.**

**(Motion Passed 8-0).**

- 4. Minor Subdivisions and Variances – 9757 45<sup>th</sup> Street North  
File No. 98-13  
Bradley Bealka, Diana Mundinger, Joseph F. and Charlott Moris, applicants.**

City Planner Dillerud said that at its June 23, 1998 meeting, the Planning Commission tabled this file. At that time, The Planning Commissioners asked the applicant to provide them with a legal survey of the parcels, before and after the proposed minor subdivision. City Planner Dillerud said the applicants have submitted survey materials sufficient to form the legal basis for the Minor Subdivision application. He continued his earlier recommendation for approval.

**Chairman Armstrong opened and closed the Public Hearing at 7:25 PM, NO COMMENTS.**

**M/S/P Helwig/Herber – to recommend a resolution granting a Minor Subdivision to Bradley Bealka, Diana Mundinger, Joseph F. & Charlott Moris, which would result in PARCEL A (Bradley Bealka & Diana Mundinger) & Parcel B (Joseph F. and Charlott Moris. (Metes and bounds Legal description on resolution No. 98-\_\_\_).**

**(Motion Passed 8-0).**

The Planning Commissioners briefly discussed the existing buildings on the site. Commissioner Helwig asked the applicants about the condition of those buildings. The applicants said the barn needed some work, and the milkhouse needs a new roof. Ms. Mundinger said the shed was in disrepair. The applicants stated that they were willing to remove the shed.

**M/S/P Berg/Carlson – to adopt Resolution No. 98-\_\_\_ granting a variance from the standards of Section 300.04, Subd. 4B of the Lake Elmo City Code to permit an accessory structure (barn) of 2,974 square feet area on a parcel of less than 10 acres in the RR (Rural Residential) zoning district, where 1,000 square feet area is the maximum permitted and to include the following condition:**

- 1. The applicant shall remove the 25' x 19' shed located on Block 1, Lot 1 no later than December 1, 1998.**

**(Motion Passed 8-0).**

**5. Zoning – Public Facilities Amendments**

City Planner Dillerud reviewed the proposed text amendments to the Public Facilities Zoning District.

The Commissioners and City Planner discussed additional amendments and agreed that Mr. Dillerud bring a final draft to the Commissioners at its August 10, 1998 meeting for final review. After that time, a Public Hearing date will be set.

**6.a Open Space Overlay District**

City Planner Dillerud said he has drafted a memo to Administrator Kueffner and Attorney Filla that describes a possible amendment of the OP Overlay District. He will bring this to the Planning Commission at a later date.

**Chairman Armstrong adjourned the meeting at 8:25 PM.**

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Respectfully submitted, Cynthia Young-Recording Secretary