

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 8, 1990

7:30 p.m. MEETING CONVENES

1. AGENDA
2. MINUTES: December 11, 1989
3. ELECTION OF OFFICERS:
 1. Chairperson
 2. Vice-Chairperson
 3. Secretary
4. CONCEPTUAL REVIEW: Church as temporary use in GB Zoning District
5. George Krueger - Large Lot Subdivision
6. PUBLIC (P) and PRIVATE FACILITIES (PF)
7. COMPREHENSIVE PLAN
8. OTHER
9. ADJOURN

TO: THE LAKE ELMO PLANNING COMMISSION

We the undersigned owners of property within 500 feet of property proposed for rezoning from RR to PF oppose this rezoning for the following reasons:

1. Those of us who own homes near or bordering this property were careful to choose the zoning in keeping with the neighborhood in which we wished to live, a residential neighborhood of low density use. Those of us who have land bordering this property have geared our future plans for it, taking into consideration rural residential low density use. We feel that changing the Zoning betrays a trust we have with the City of Lake Elmo and will, most certainly, reduce the value of our homes and property.
2. The proposed access road leads onto a busy and dangerous intersection, County 13 and Highway 36. This intersection has already been the scene of serious accidents. Something would need to be done to accommodate the safe coming and going of not only the congregation but the rest of us who use this intersection, especially on Sunday morning in the summer months when traffic on Highway 36 is very heavy.
3. We are concerned that "River Valley Church" does not seem to have any large parent body backing it up. If something happens to it's present leadership who will step in to take over? Our concern is, if this project fails and the property sold, we will be left bordering a property that could be used for even less an appropriate use in a residential neighborhood than a church.
4. We are also greatly concerned with the sewer and water considerations of a high density use property in the center of a residential neighborhood. Also, because this property is "high ground" to most of us the run off of parking lots, roads, etc in this proposed complex will certainly cause problems to those of us who sit below it.

We ask the Planning Commission to take into consideration our objections and vote "no" to the proposed rezoning.

Robert R. Olson

Marilyn A. Olson
8717 DEMONTREVILLE TR. N.

Tom McQuinn
8800 55th St, Lake Elmo Minn

Jacob A Bergmann
8790 Demontreville Tr No
55042

John W. Hill
Barbara A. Hill -
8127 Demontreville Tr No
Lake Elmo, Mn 55042

8718 Demontreville Tr. No.
Lake Elmo, MN 55042

Den Kuckler
Muriel Kuckler

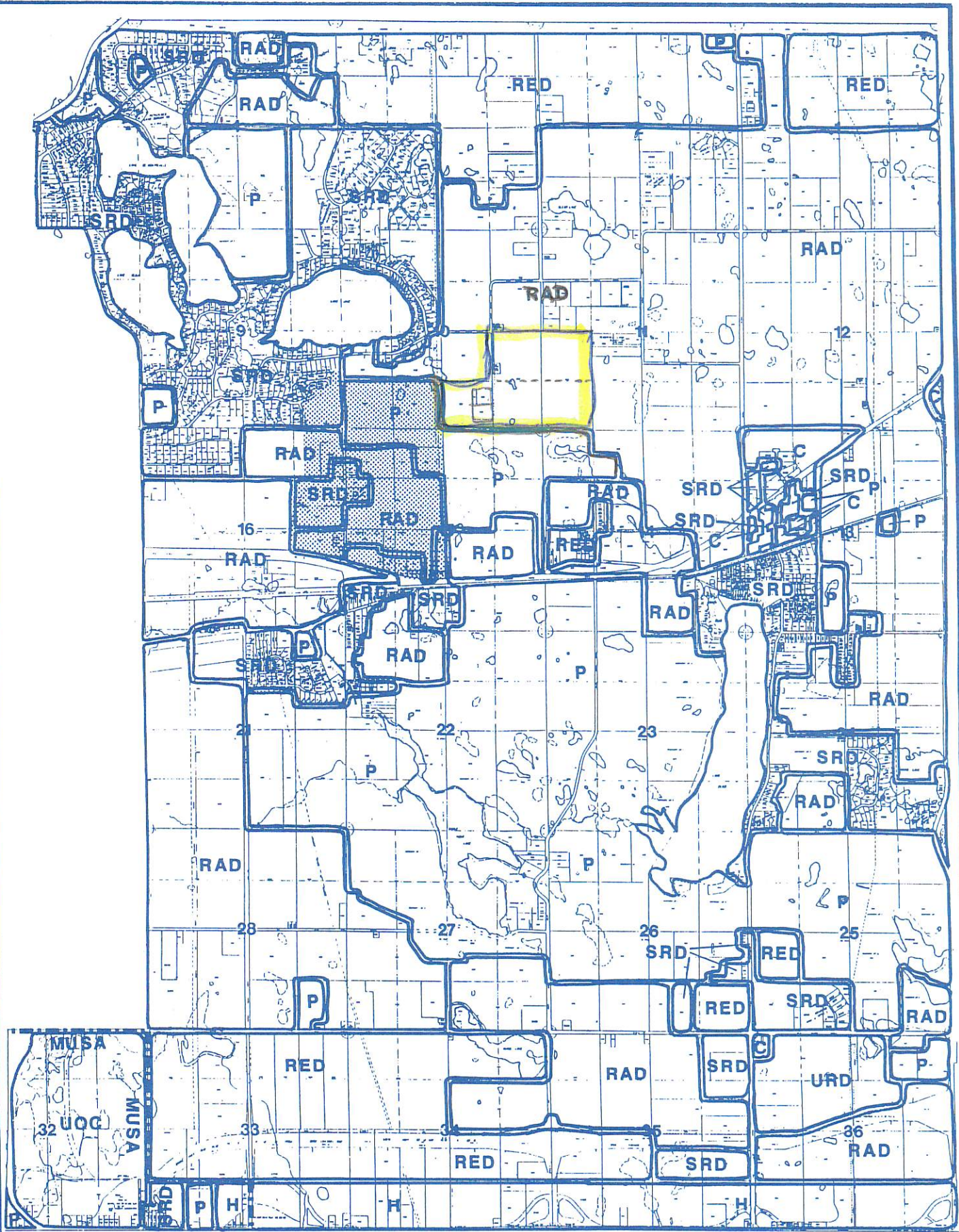
Eva and Tim Smith
8928 No. Demontreville trail
Lake Elmo MN 55042

Jerome P. Driscoll
Diane M. Driscoll
8737 Demontreville Tr.

Myron Wood Spring born
Diane Springborn
8789 - 55th St. No.
Lake Elmo - mn

John H. Matten

Denise E Matten
8770 Demontreville Trail
Lake Elmo MN. 55042



**lake
elmo**

3p2/100442

RAD RURAL AGRICULTURAL DENSITY
RED RURAL ESTATE DENSITY
SRD SUBURBAN RESIDENTIAL DENSITY
URD URBAN RESIDENTIAL
P PUBLIC-QUASI PUBLIC
C COMMERCIAL

LEGEND

UOC URBAN OFFICE / COMMERCIAL
H HIGHWAY
 WELL ADVISORY AREA
 SEE FURTHER DESCRIPTIONS &
 RECOMMENDATIONS IN THE
 GUIDE PLAN TEXT



This map depicts the general
 intent of the community, it
 is not intended for use as a
 title map.



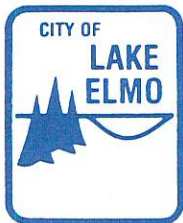
JAMES R. HILL, INC.
 PLANNERS ENGINEERS SURVEYORS

FUTURE LAND USE

DATE: 5-17-90

Postal Patron
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Bulk Rate
U.S. Postage
PAID
Permit No. 19
Lake Elmo, MN 55042

Postal Customer
Lake Elmo, MN 55042



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

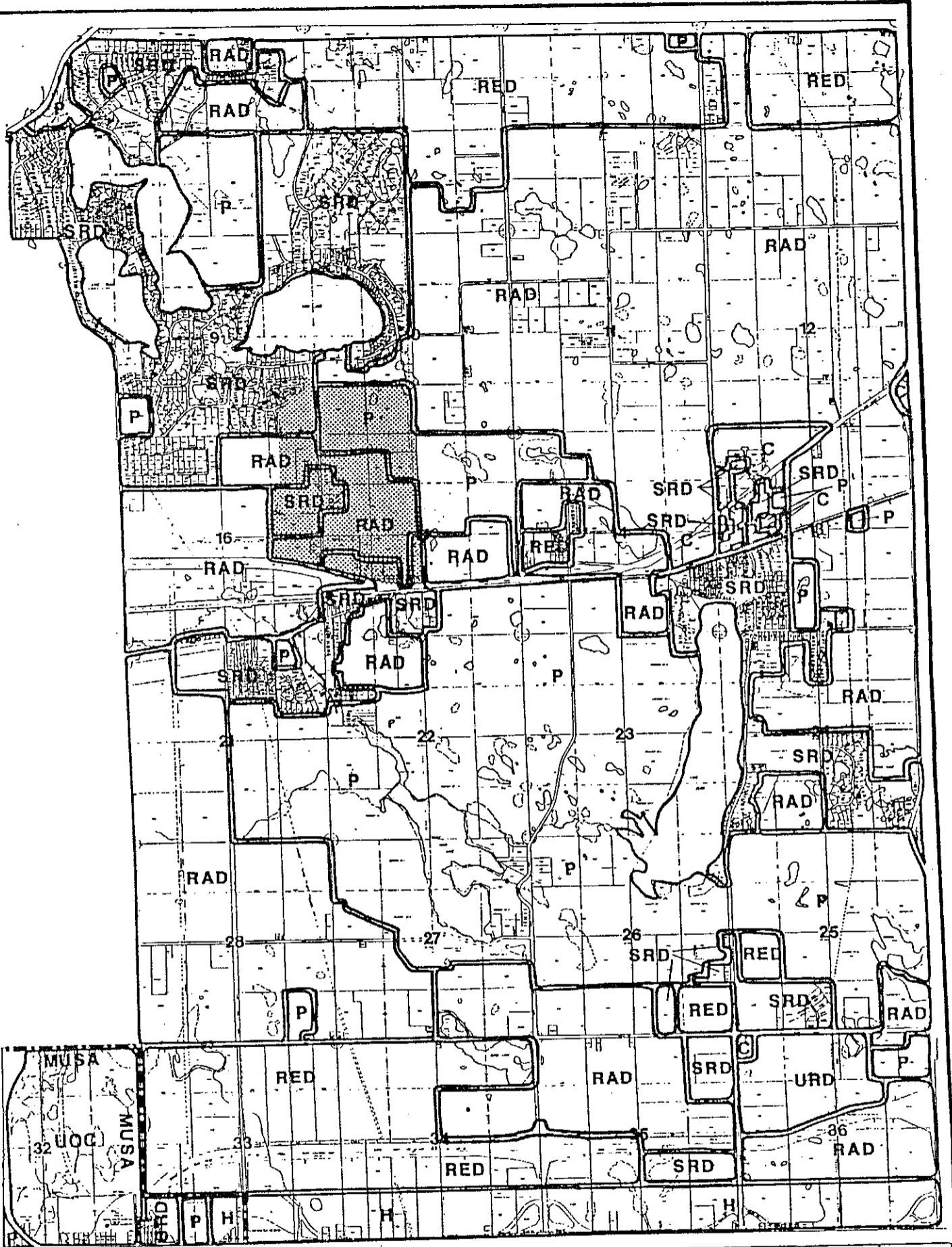
NOTICE OF PUBLIC HEARING FOR
1990 LAKE ELMO COMPREHENSIVE PLAN
FOR THE CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

The Lake Elmo Planning Commission will hold a public hearing on Monday, June 11, 1990 at 7:30 p.m. at city hall, 3800 Laverne Ave. N., Lake Elmo, MN to receive public comment on the proposed 1990 Lake Elmo Comprehensive Plan.

A complete copy of the proposed 1990 Lake Elmo Comprehensive Plan, including the City's Future Land Use Map is on file at the city office for public review.

All persons who wish to be heard regarding the proposed 1990 Lake Elmo Comprehensive Plan will be given that opportunity at this public hearing. Written comments will be accepted up until the time of the public hearing.

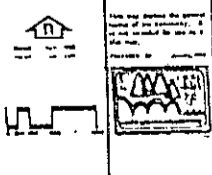
Mary Kueffner
City Administrator
May 21, 1990
St. Croix Valley Press May 23 and May 30



**lake
elmo**

LEGEND

- | | | | |
|-----|------------------------------|-----|---|
| RAD | RURAL AGRICULTURAL DENSITY | UOC | URBAN OFFICE / COMMERCIAL |
| RED | RURAL ESTATE DENSITY | H | HIGHWAY |
| SRD | SUBURBAN RESIDENTIAL DENSITY | | WELL ADVISORY AREA
SEE FURTHER DESCRIPTIONS &
RECOMMENDATIONS IN THE
GUIDE PLAN TEXT |
| URD | URBAN RESIDENTIAL | | |
| P | PUBLIC-QUASI-PUBLIC | | |
| C | COMMERCIAL | | |



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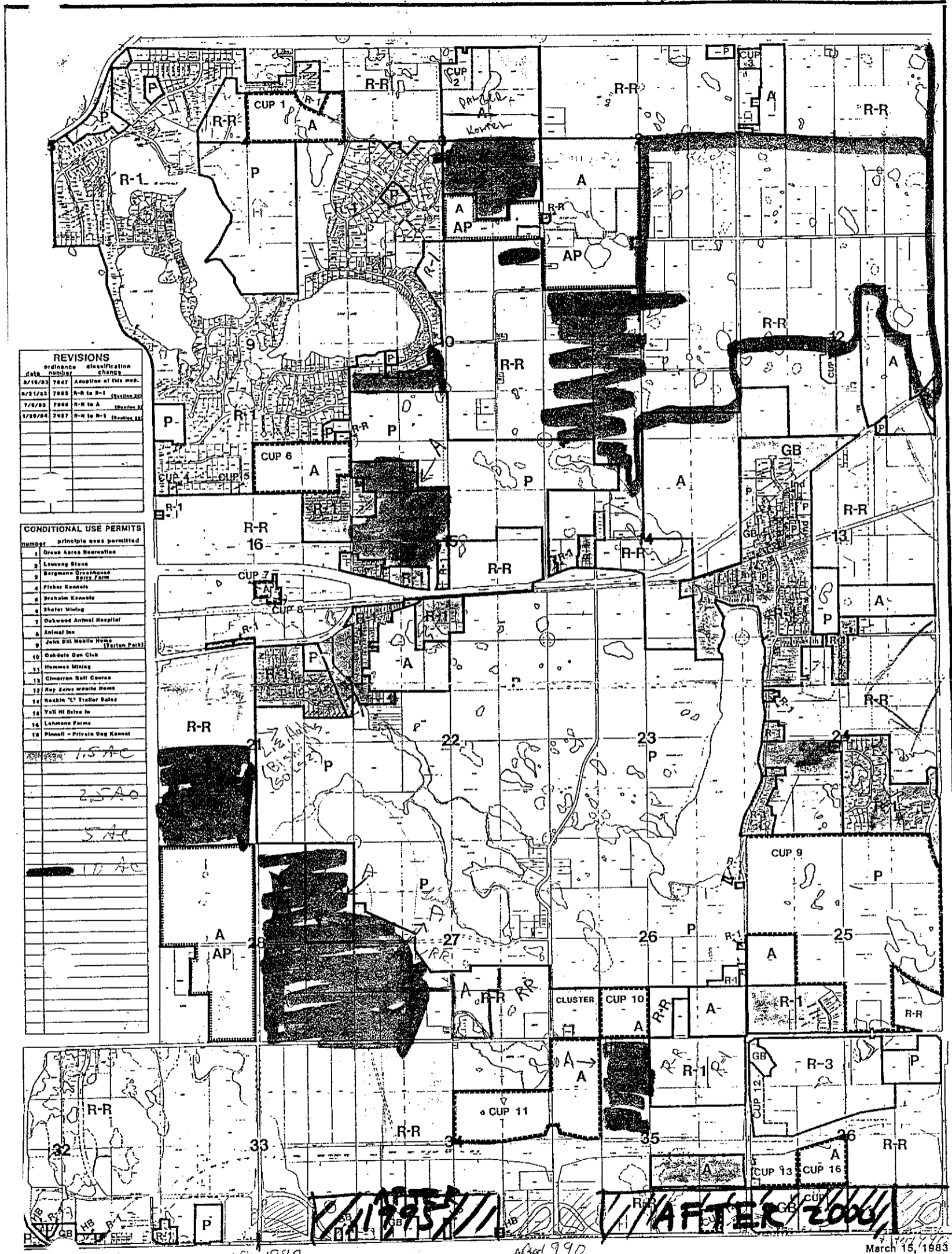
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MAY 4, 1989

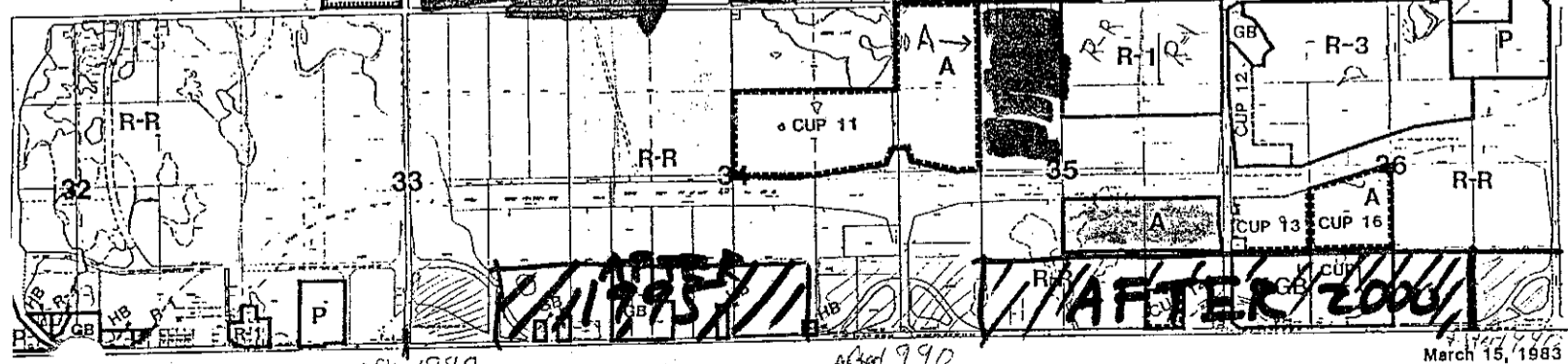
CIM COURIER
 R. William
 C. W. Graves
 J. E. ...



REVISIONS		
date	ordinance number	description
3/15/83	7847	Adoption of the map.
6/2/83	7885	R-R to R-1 (Section 25)
7/8/83	7888	R-R to A (Section 25)
1/29/84	7917	R-R to R-1 (Section 25)

CONDITIONAL USE PERMITS	
number	principles uses permitted
1	Open Area Recreation
2	Leisurely Stone
3	Bergmann Greenhouse Betty Farm
4	Fisher Kennels
5	Brakem Kennels
6	Zhator Mining
7	Oakwood Animal Hospital
8	Animal Inn
9	John Dill Mobile Home (Varian Park)
10	Oakdale Den Club
11	Hennes Mining
12	Clearmont Golf Course
13	Ray Zaher Mobile Home
14	Roebin "L" Trailer Sales
15	Yall Hi Drive In
16	Lehmann Farms
17	Pinnell - Private Dog Kennel

1-5 AC
2-5 AO
5 AC
10 AC



lake elmo zoning districts

- A agriculture
- R-1 one family residential
- P public
- HB highway business
- GB general business
- PF professional offices
- R-3 manufactured home park
- R-R rural residential 1-10
- Ind industrial
- CUP conditional use permit
- AP agricultural preserves

This map depicts the general form of the community. It is not intended for use as a site plan.

March 15, 1983