

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

APRIL 23, 1990

7:30 p.m. MEETING CONVENES

1. AGENDA

2. MINUTES: April 9, 1990

7:45 p.m. 3. PUBLIC HEARING: Ron Mack, dba  
Ron's Sanitation Request for a Conditional  
Use Permit to Operate Sanitation Business  
in Rural Residential Zoning District.

8:15 p.m. 4. PUBLIC HEARING: Ray Salus Request for a  
Conditional Use Permit to Operate a Golf  
Driving Range and Minature Golf Course in  
the Rural Residential Zoning District.

8:45 p.m. 5. RE Ordinance Proposed by Planning Commission  
Sub-Committee

6. Other

9:30 p.m. 7. Adjourn

DATE APPROVED: 4/23/90  
DATE ISSUED: 5/11/90

LAKE ELMO PLANNING COMMISSION MINUTES

APRIL 9, 1990

Chairman DeLapp called the Planning Commission meeting to order at 7:30 p.m. in the City Council chambers. Present: DeLapp, Bucheck, John, Johnson, Stevens, Arkell, Conlin, Thomas, Wilfong (Departed 8:35 p.m.), Enes (Arrived 7:56 p.m.), and City Administrator Kueffner. Absent: Johnston

1. AGENDA

ADD: 6. Request from Solid Waste Committee

M/S/P Stevens/Arkell - to approve the April 9, 1990 Planning Commission agenda as presented. (Motion carried 9-0).

2. MINUTES: March 26, 1990

M/S/P Johnson/John - to approve the March 26, 1990 Planning Commission minutes as amended. (Motion carried 8-0-1 Abstain: Bucheck).

3. Trans-City Investment CUP Amendment (Continued).

Kurt Lange provided information the Planning Commission requested and was present to answer any questions.

The Council will receive a copy of this information for the April 17th Council meeting when the CUP amendment request will be reviewed.

4. Presentation by ReCOMP (Continued)

Mr. McNeily, ReCOMP, apologized for missing the last PZ meeting. He reiterated what was said at the March 26th PZ meeting. When asked why this location was chosen, McNeily stated they chose Lake Elmo because of the business association with Mogren Brothers, easy access to Freeway, and demand for sod in the growing eastern residential areas.

The consensus of the Commission had not changed from the March 26th PZ meeting.

5. COMPREHENSIVE PLAN:

Administrator Kueffner asked for PZ input on the following question: "At the Interchanges of 13, 19, and 15, would the PZ consider the possibility of extending Highway Zoning back 1/2 mile rather than a 1/4 mile because of the property the landowner loses because of the Interchange?".

Steve DeLapp: What is the purpose for the City of having commercial there. Just because somebody is going to make some money off of it, that is the only reason we are doing it. It's not because any of us are going to get a new job and be paid minimum wage in one of the

buildings down there. We would not be able to afford most of the housing in Lake Elmo. The Council should decide the size and number of buildings appropriate for the Freeway. Having made that decision, they should put them together in as critical a mass as possible, even if it means one square mile long at a particular intersection, then that would be fine. Or if it means stretching it out everywhere, plus having more, then that would be the way to go. I would be opposed. I see no justification that we can even fill up what we got.

Ed Stevens: It seems to me if they are losing 5 acres, they would be getting 40 acres to make up for it. It seems disproportionate. If you wanted to balance them for the loss, go back only half that much. If they get this additional land at the Interchanges, how long do you think it would be before there is a demand to infill the area between these major Interchanges. I would oppose the bulges.

Ann Bucheck: If we want to keep Lake Elmo more a rural City than Woodbury, leave the map as is. This would allow development there, but it wouldn't be as great. I would favor keeping it 1/4 mile with no bulges.

Jim Arkell: I would rather see one section set aside for development so we don't get development just at the interchanges. I see the request as restricting uses other than commercial uses of the land. It is basically stating "future use of the land is commercial so you probably don't want to build a house here". I would be opposed to the bulges.

Lonny Thomas: I oppose the bulges. I don't see a need to compensate someone for something that I don't see as being taken.

Rob Enes: I would favor the bulges.

Richard Johnson: So much depends on what the ordinance is going to be. I see no reason, strictly from a land use, why we should expand the HB district. I would not be in favor of it unless there is some other benefit to the City that he was not aware of.

Rita Conlin: Depending upon the ordinance, I could accept the bulges.

Wyn John: I would be in favor of the bulges. If you are going to have business development in that area, then you should plan for the most effective business development you can achieve.

The following Commission members volunteered to work on the Freeway Business or the Residential Estates Subcommittee and report back to the PZ.

**FREEWAY BUSINESS SUBCOMMITTEE:**

Rita Conlin, Wyn John, Richard Johnson, Ed Stevens, Lonny Thomas

**RESIDENTIAL ESTATES SUBCOMMITTEE:**

Steve DeLapp, Ann Bucheck, Jim Arkell, Rob Enes, Debra Wilfong

6. Request by Solid Waste Committee

Solid Waste Committee member, Rita Conlin, reported the Committee is working on a plan to distribute two recycling containers to each residence in the City on Saturday, April 21st. If anyone is interested in assisting in the distribution, they should contact Gary Carlson at 777-6696.

M/S/P Johnson/John - to adjourn the Planning Commission meeting at 9:31 p.m. (Motion carried 9-0).

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