

VILLAGE OF LAKE ELMO

PLANNING COMMISSION

DATE: MARCH 9, 1970, TIME: 8:00 PM

File: 1-0002 (Property Division, Unplatted - number 2)

Appearing: Audrey Hedberg, representing Dunn & Stringer-Realtors

Requesting: Ability to divide a parcel containing approximately three (3) acres into three parcels. Parcel is owned by Donald Anderson and is located on the North side of DeMontreville Road between Olson Lake Road (Oakdale Village limits west boundary) and where DeMontreville Road turns North as Lane Road intersects. Mrs. Hedberg stated her firm is assigned the sale for Mr. Anderson.

The following points were brought to the attention of Mrs. Hedberg.

1. The present zoning of the parcel in question is agricultural. As such the members of the commission expressed the fact larger tracts for residential development would be required. Further, discussion about the possibility of rezoning indicated displeasure with piece-meal re-zoning (spot zoning) and that during the next twelve month period the commission would have to review the entire Village for changes to the Comprehensive Plan and Zoning Ordinance. No one could give assurance of when this would be completed within that twelve month interval at this time. Until then not re-zoning would be considered, at least that was the feeling of the members at this time.

2. The location of a North-South thoroughfare East of Freeway 694 could have a definite effect on the development of the parcel in question. Mrs. Hedberg was advised that the county was presently in the final stages of the development of its future road plan.

3. The re-zoning if requested at a later date would have to be coordinated with the Village of Oakdale since it is an adjacent parcel to that Village. This would be done as a cooperative undertaking between the two communities. The East Oakdale Planning Commission had assured the Oakdale Planning Commission in the fall of 1969 that this exchange of information would take place on boundary situations in the future to achieve joint cooperation.

DATE: March 23, 1970 TIME: 7:30 PM

Regarding the matter of file:1-0002 (3-9-70 meeting):

David Boorman moved that:

The Planning Commission requests the Village Council to request that the Village Attorney write a letter to Mr. Donald Anderson acknowledging that Mrs. Audrey Hedberg appeared before the Commission at its March 9, 1970 meeting relative to the dividing of the approximately three (3) acre parcel of which he is the owner in the Village of Lake Elmo on DeMontreville Road into three (3), one (1) acre parcels for residential purposes. Further advise Mr. Anderson that Mrs. Hedberg was advised that the area is zoned agricultural and as such requires a minimum tract of five (5) acres for a residential dwelling. Further that rezoning would not be considered at this time and not until a complete review of the entire