

VILLAGE OF LAKE ELMO
PLANNING COMMISSION

DATE: March 9, 1970

MEETING NUMBER: One (1)

TIME: 8:00 PM

MEETING PLACE: Village Hall

COMMISSION MEMBERS PRESENT:

William E. Lundquist
John F. Evert
Esther Tomljanovich

David Boorman
Bruce A. Folz
Thomas Torseth

Maynard Eder
Leonard Kirvida

OTHERS PRESENT:

Gordon Lane

Dexter Ziton

Audrey Hedberg

NOTE: This is the first meeting of planning commission members appointed by the newly elected Village Council of the new Village of Lake Elmo resulting from the consolidation of the Town of East Oakdale and the previous Village of Lake Elmo. The Council directed William E. Lundquist to call this first meeting in the capacity of the Commission's Temporary Chairman. The commission members named above as present constitute the original appointees. There exists one vacancy for a nine member planning commission which the Council plans to appoint at a later date.

MEETING MINUTES:

The meeting of the Planning Commission was informally called to order by William E. Lundquist, Temporary Chairman. Persons present were desirous to appear before the commission, therefore, their matters were taken up soon after call of the meeting to order.

File: 1-0001 (Property Division, Unplatted-number 1)

Appearing: Gordon Lane (Telephone # 454-2193, purchaser, fall 1969)
Dexter Ziton, 2645 Lake Jane Drive (seller)

Requesting: Building permit for a parcel of land resulting from a division of a parcel described by a metes & bounds description, the remaining parcel on which the residence of Mr. & Mrs. Dexter Ziton is situated. The parcel is a lake shore site located in the North Northeast quadrant of Lake Jane lying between the lake and Lake Jane Drive. (Gov't Lot 1, Sec. 10, Twp 29N Rge 21W)

The following points were brought to the attention of Mr. Lane and Mr. Ziton by various members of the commission:

1. That the division of the parcel owned by Mr. Ziton may have been a possible violation of the subdivision regulations of the Village (then Town) since the parcel was less than 2 1/2 acres in area.

2. That a new ordinance relative to individual sewerage treatment systems became effective in January 1970. The ordinance adopted the State Code as established by the Department of Health.

2. (con't) File: 1-0001

The requirement of the state code would be that the system be placed at an elevation not less than 6.5 feet above the 930.0 feet above sea level flood plain established by the previous Town Board of East Oakdale for Lake Jane. (estimated contour elevations Mr. Lane had drawn on a lot plan indicated that he could not put the system toward the lake nor could he have the system drain from the basement elevation)

3. The commission members being newly brought together could not at this meeting properly interpret the question of whether the parcel area with an elevation less than the flood plain could be included in the determination of ordinance area requirements (one acre where public sewer & water facilities are not available). This point was dropped from further discussion when it was identified that the parcel in question including the area below flood plain does not meet the one acre requirement. (The parcel total area was determined to be approx. one-half acre)

4. Mr. Lane suggested that he could provide fill for the area to bring a greater portion of the parcel above the flood plain elevation. Commission members pointed out that filling below the flood plain could only be undertaken after permission was granted by the Village Council and the Conservation Department. It was doubted that such permission would be obtained.

5. Mr. Ziton stated that he had appeared before the Town Board relative to this building permit sometime between January & March of 1969. M. Eder could not remember the details of any previous inquiry. (M. Eder informed Mr. Ziton that the Town Board minutes would be checked for further information regarding that inquiry) Mr. Ziton did state the the dimensions discussed at that inquiry were not the same as those of the present parcel under discussion. The dimensions are 125 feet frontage by an average depth of 167½ feet. (Previous width was 160 feet)

Since the evening was passing fast, Mr. Lundquist stated that nothing further could be done at this meeting regarding his request and that it appeared that possibly no permit could be granted for the parcel in question unless the facts changed materially.

(William Lundquist was to check with the Village Attorney relative to the division violation question)

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.

Continuation of File: 1-0002

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 piecemeal 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.

MEMBER DISCUSSION PERIOD

The evening having been mostly taken up by the two matters taken up by the commission discussion of meeting dates, organization, objectives and manner of handling matters referred to the commission took place. the following decisions were made:

1. The commission would meet the Second Tuesday and Fourth Monday of each month. Meetings would commence at 7:30 PM.

2. That persons wishing to appear before the commission would be required to have the matter for which they appear placed on the agenda which was to be handled through the part-time office secretary for the Council when hired. (Until then requests to appear should be directed to the commission secretary)

3. That William Lundquist continue as Chairman at this time. After considerable discussion Maynard Eder accepted the position of commission secretary.

4. That copies of the Town of East Oakdale and Village of Lake Elmo ordinances be prepared for each commission member and made available at the March 23, 1970 meeting of the commission. William Lundquist and Tom Torseth were assigned to this project.

There being no further business the meeting was adjourned at 10:30 PM.

Respectfully submitted,

Maynard Eder
Maynard L. Eder, Secretary