

VILLAGE OF LAKE ELSMO

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 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.

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

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

David Boersman 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 Elsmo 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 required 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

VILLAGE OF LAKE ELMO
PLANNING COMMISSION

DATE: March 23, 1970

MEETING NUMBER: Two (2)

TIME: 7:30 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
(arrived 7:50)
Leonard Kirvida

OTHERS PRESENT:

None

MEETING MINUTES:

The meeting was called to order by Chairman Lundquist.

Copies of all the ordinances of the Town of East Oakdale and Village of Lake Elmo were distributed to the commission members.

After brief review of the ordinances the following assignments were agreed to by the commission members:

Review and briefly write synopsis of the following ordinances:

Village of Lake Elmo..Ord 1 thru 16	Bruce Folz
" " " " Ord 17 to end	David Boorman
Town of East Oakdale..Ordinances re-	
relating to Bldg, Subdivision & Zoning	William Lundquist
" " " " remaining ordinances	Maynard Eder

Review and prepare comments on model building code:

John Evert
Thomas Torseth

The above to be prepared by the April 14th meeting.

William Lundquist reported that he had taken the matter of the parcel subdivision (File 1-0001) up with the Village Attorney, who after research found that a parcel subdivision was recorded prior to the effective date of the 2 $\frac{1}{4}$ acre requirement. The matter therefore was not an example of a good test case to further pursue.

This did result in considerable discussion between commission members. Not so much the file in question, but the matter of subdivision and surveying of parcels.

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 Village zoning was completed.

Tom Torseth Seconded the motion.

Discussion following. The motion was adopted unanimously.

David Boorman submitted a list of proposals relative to the conduct of the commissions meetings. That list is made a part of these minutes. (Exhibit A--Meeting Two)

Tom Torseth moved: That the regular meeting be designated as the second Tuesday of each month and the fourth Monday be designated as a special meeting. Motion seconded by Bruce Polz.

Discussion: Persons appearing before the board would be encouraged to attend the second Tuesday meeting and allow more time at the special meeting for continuing work on ordinances, comprehensive plan, zoning, etc.

The motion was adopted unanimously.

File: 2-0001 (Special Use Permit Request - number 1)

William Lundquist submitted to the commission a special use permit request which had been submitted to him by Howard Springborn.

Request: Special Use Permit to put a mobile home on his farm premises located in Section 4 of the Village about 3/4 mile South of Highway 36 and approx. 1/2 mile into his property from DeMontreville Road. His son is getting married and still awaits in the farm work is the reason for his request.

Discussion: The commission members could find not fault with such a request as far as consideration for the area in which it would be located (no person would see it from any roadway since farm buildings are a distance from DeMontreville Road. No fault with the purpose of the request. The Pearson mobile home situation was discussed. It appears it is contrary to current ordinance and it is suggested that should this be a situation the Council would permit, the ordinance should be amended to the status prior to the latest mobile home ordinance as it related to farmers. (refer to original trailer ord.)

Page 1 MEETING MINUTES, PLANNING COMMISSION MEETING NUMBER TWO

FD-202-2001 (cont.)

No further action was taken at the meeting relative to the request of Mr. Springborn.

A few commission members reviewed a ~~sketch~~ sketch showing contours and a plat proposal of Robert Mogren, Lake Jane Road just to note any problems they may consider prior to working up a preliminary plan of the subdivision planned to the South West quadrant of the intersection of Lake Jane Drive (South) and Lake Jane Road. Information noted was to be passed back to Mr. Mogren so he could consult with Mr. George their surveyor. Mr. Eder was also to provide him a copy of the Subdivision Ordinance to assist in preparation of the preliminary plan.

No further business at the meeting adjourned at 10:20 PM.

Respectfully Submitted,

Maynard L. Eder
Mayor of Lake Jane, Secretary

PLANNING COMMISSION MEETINGS

Assumptions:

- Meeting hours - 7:30 to 10:00 p.m.
- Meeting dates - Second Tuesday and fourth Monday of each month.
- Residents to meet with commission only on an appointment basis.
- Each resident allowed 15 minutes to present his case.
- Village clerk's office to coordinate appointments. (see attachment)
- No resident appointments to be scheduled before 8:30.
(to allow commission time to review plans)
- Building plans must be delivered to village clerks office by noon
of the meeting day.
- Guidelines available from village clerks office.
- All plans must conform to established guidelines or the resident will
be required to resubmit plans at next meeting.

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

David Boorman

Maynard Eder

John F. Evert

Bruce A. Folz

Leonard Kirvida

Esther Tomljanovich

Thomas Torseth

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. (cont'd) 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.

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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 no re-zoning would be considered, at least that was the feeling of the members at this time.

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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