

PLANNING COMMISSION
VILLAGE OF LAKE ELMO

Meeting of: July 14, 1970

Village Council Chambers

MEMBERS IN ATTENDANCE: W. Lundquist, J. Evert, B. Folz, E. Tomaljanovich, T. Torseth,
L. Kirveda, D. Boorman, M. Eder

7:30 PM Mr. Jerry Moe appeared RE: Building Permit, Lot 5, OACE ACRES 3rd ADDITION
DISCUSSION: Mr. Roe had a building plan. Lot involves low area which would have
to be filled. 930 feet above sea level question involved. Applicant desirous
of placing fill material on lot to accomodate building at adequate level. This
lot low area is where drainage between Olson Lake & Lake Jane would flow.

RECOMMENDATION: That Mr. Roe obtain the following:

1. A contour map of the lot in its present state denoting the 930 elevation.
2. A contour map of the lot as planned with fill materials in place.
3. A lot plan drawn to scale to show:
 - a) building location (& elevation)
 - b) sewerage plan and location (& elevation)
 - c) water system location (& elevation)
 - d) adjacent sewerage and water systems (distances)

The members of the planning commission referred Mr. Moe to Ordinance No. 104
(requirements relating to installation of sewerage disposal systems)

7:50 PM Mr. Robert Godfrey, etal (co-owner of Lot 1, Pabst(Second Division) Lake Jane
Lots) appeared

RE: availability of potential purchaser of Lot 1 to a building permit.

DISCUSSION: Lot location is on the North central side of Lake Jane. Lot has only
about ten to twelve feet of flat surface South from the Road Right-of-Way then
drops sharply toward the lake. They would like to fill the lot sufficiently to
build a home. This lot is high and ~~propose~~ there was no discussion about lake
shore filling. Mr. Godfrey stated that he had consulted the Village Clerk who
informed him that providing the area was at least 18,750 sq ft the lot area met
the code requirements.

RECOMENDATION: That the owners obtain the following:

1. A contour map of the lot in its present state denoting the 930 elevation.
2. A contour map of the lot as planned with fill materials in place.
3. A lot plan drawn to scale to show:
 - a) building location (& elevation)
 - b) sewerage plan and location (& elevation)
 - c) water system location (& elevation)

NOTE: Presently there are no houses on each side of this lot.

8:15 PM Mr. George Rossez appeared RE: Acceptability of permits to erect "Wausau
Homes" in the Village..presently has a purchaser in Bordners Farnette Addition
and may lose home but is more concerned with future permits.(This matter brought
before the commission by Building Inspector at June 9th meeting)
DISCUSSION: Mr. Rossez explained to members the type of construction of the homes,
distributed a few of their brochures and answered questions of the commission
members. The home is pre-built in the factory in sections (or units) using glue
in the assembly and then the sections (or units) are put together on the site.
The question of meeting the UBC is being researched. Then UBC would allow certain
things not allowed in our present code. Mr. Rossez would like a decision as early
as possible on the question of building permits for Wausau Homes. During discussion
on the recommendation which follows T. Torseth expressed his opinion that the
Village Council should send the Building Inspector to Wausau to inspect facilities
and observe actual construction for one or two days, then report his findings back
to the Council.

8:15 PM Mr. George Rossez, Wausau Homes..continued

RECOMMENDATION: (moved by J. Evert, second by B. Folz, passed)
That "Wausau Homes" be permitted in the village (of sufficient square footage) subject to our finding that specifications have been approved by Uniform Bldg. Code (UBC) as stated by the firm in its brochures. (B. Folz to research and report his findings to the secretary for inclusion in the minutes of the meeting)

FINDINGS OF B. FOLZ AS REPORTED TO SECRETARY SEVERAL DAYS FOLLOWING MEETING:

B. Folz spoke to Ernie Kluegel, Roseville Village Guilding Superintendent. Mr. Kluegel's comments as follows:

1. He verified that "Wausau Homes" do meet the UBC.
2. Roseville sent two (2) inspectors to the plant to observe construction and facilities..their report was favorable in all regards.Meets electrical and plumbing codes.
3. Roseville has approved construction of this home within the Village. (Roseville has as their building code the UBC)
4. Roseville has one house (Glued) in the Village which is now eight (8) years old and the building is still sound in the opinion of Mr. Kluegel.
5. His personal observations:
 - a) They are ok.
 - b) Communities must face up to low cost housing.
 - c) Suggested a \$5,000. performance bond (if we have any doubts) for the community and purchaser to fall back on.

8:30 PM Mr. & Mrs. Donald Anderson appeared RE: Rezoning 3 acres (adjacent to Village of Oakdale on North side of Demontreville Road near intersection with Olson Lake Road) from agricultural to residential. (refer to minutes of earlier meeting when represented by Mrs. Hedberg, Realtor and June 9th meeting at which the Anderson's appeared)

DISCUSSION: E. Tomaljanovich commented on meeting with Oakdale Planning Commission, in that the adjacent village zoning as residential and adjacent lands to South & East are residential. Mention made again of our previous decision to wait with rezoning until we have chance to review entire communities zoning situation.

RECOMMENDATION: (moved E. Tomaljanovich, second J. Evert, passed..6 aye, 2 no)
That the three acres proposed for three residential lots be considered for rezoning from agricultural to residential by the Village Council for the following reasons:

1. The character of the area surrounding this parcel is residential.(except to the North)
2. Meeting with Oakdale Planning Commission indicates that this rezoning would be compatible with Oakdale's planning and zoning.

M. Eder commented that his negative vote related to question of "Spot Zoning" and that it may leave the subject rezoning open for a legal question.

8:45 PM Mr. Dick Schrier, Mr. Peter VanDuzarty and Mr.C. Mogren appeared
RE: Proposed Lake Jane Hills subdivision (refer to previous meetings, more specifically that of June 22, 1970)

DISCUSSION: Mr. Schrier stated that they were not interested in following the commissions recreation suggestions; the trail system and lakeshore dedication adjacent to the proposed Village Park on Lake Jane. Mr. VanDuzarty discussed his meeting with HUD officials regarding open space trails and their problems in other communities. Again reviewed lot area situation which could be worked out as previously discussed with open space limited to development when sewer and water are available. Applicants were reminded that they should submit in writing alternatives to the suggestions of the planning commission. They would at this time prefer to dedicate land in the South West corner of the plat which is adjacent to the proposed East-West thoroughfare instead of the trail way and lakeshore. On question of inner road requirement of curbs and gutter, it was suggested they go thru the council for an answer. Subdivision code requires such.

9:15 PM Mr. Walter Pechan and Mr. C. E. Milner, Surveyor appeared

RE: Preliminary Plat, Carlson's Meadow First Subdivision in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec 11
(Two lots 327.40' wide and 431.89' deep with a 50' road right of way..private
..along West property line)

DISCUSSION: Mr. Milner explained plat to members and stated that this had been submitted to the Town Board for approval in 1969 and that certain sections corner problems in the County and other factors prevented him from getting acceptance of the plat by the County Surveyor. These problems should be resolved within the next two weeks. Out-Lots now shown on the plat must now be shown as lots since it is now within corporate limits of a village according to Mr. Milner. Question of drainage through the private road-way were discussed.

RECOMMENDATION: That Mr. Milner and Mr. Pechan return to the July 27th meeting during which time the commission would study the proposed subdivision and research minutes of the previous planning commission and Town Board of East Oakdale to get the benefit of what was agreed at that time.

NOTE: Mr. Milner left with the secretary a copy of the subdivision as then proposed and a development plan for the entire acreage owned by Mr. Carlson.

9:35PM Mr. & Mrs. Eugene Strum appeared RE: Question of Building Permit on Lot 1, Fabst Lake Jane Lots, Second Subdivision (refer to Godfrey 7:50PM) potential purchasers
DISCUSSION: Mr. & Mrs. Strum were appraised of the fact that the owners were in earlier and reviewed with them the discussion and recommendation of the commission.

9:45 PM Mr. & Mrs. Ralph Oace appeared

RE: Proposed sketch of Oace Acres, 5th Addition (which would be platted over Three Lakes Farm Addition and is adjacent to Lake Jane Road on the South and the proposed Village Park..gravel pit of State..on the West)

DISCUSSION: Mr. Oace reviewed his sketch with the commission. The lots would be an acre in area. Only one new road-way would be required and that is proposed to be a culd-de-sac in the NorthWest area of the plat running South from Deer Pond Trail. All other lots would front on either Lake Jane Road or Deer Pond Trail. Members of the commission mentioned the possibility of running a road out to Lake Jane Road to provide a second way in and out of the Hidden Bay area in the event of fire, ~~xxxx~~ etc. Mr. Oace was not necessarily opposed to this. Due to terrain he suggested that be an extension of the culd-de-sac through rather than along the East edge of the proposed plat. A present 30 foot dedication on the Three Lake Farm plat would have to be vacated for this plat. It is along the East edge of this plat running North and South into Deer Pond Trail from Lake Jane Road.

RECOMMENDATION: That the sketch drawing and contours be given to Mr. Carl Dale, the Village Planner for review...for such things as the trail system, proposed park on the West, etc. without any comment to him (Mr. Dale) by commission for his independant views. D. Boorman to advise Mayor that we are requesting planners services and Mr. Oace was to leave proper sketch with contours at Mr. Dale's office. Further action deferred to the next meeting.

10:40 PM Members of the commission discussed allowed time for persons desirous of meeting with the commission. This evening the schedule went over on each and put many later than was planned on the agenda. Q. Is fifteen minutes for each sufficient. Also that in the future the chairman ask each person to state entirely first what he is before the commission about and the details. This should proceed any questioning by the commission members. We may in some case need more information submitted in advance of the meeting.

11:00 PM Members noted with appreciation that Building Inspector was present most of the evening. This the members felt was helpful for him. Minutes of the meetings will be given to Mr. Friedrich in the future so he may follow commission action..recommenda-tions with council action that follows on each matter.

RECOMMENDATION: (moved by B. Folz, second by D. Boorman, passed)
That the Village Building Inspector be named as an ~~ex officio~~ ~~ex officio~~ member of the
~~members of~~ the Planning Commission by the Village Council.

11:30 PM VILLAGE BUILDING PERMIT POLICY

DISCUSSION: W. Lundquist told members about a situation in Afton township where homes were located and built, then problems arose with installation of sewer systems due to high water table. While this is not the case primarily in the Village except for areas around the lakes, the various sub-watersheds should be of concern in the location of sewerage systems to future flooding in a total development situation.

RECOMMENDATION: (W. Lundquist moves, J. Evert seconds, passed)
That as a matter of policy, the Village Council require that applicants for a building permit must meet and receive approval of all applicable requirements of the Sewerage Disposal Ordinance (No. 104) before consideration of a building permit is given.

11:45 PM HEARING 3M Club Special Use Permit for Trap Shooting Range

DISCUSSION: It appears that it is the Planning Commission is responsible for conducting all hearings relating to Special Use Permits.

RECOMMENDATION: That W. Lundquist confer with Edna Beers of Village Office Staff about a hearing for the above and refer to the Council if necessary.

11:55 PM Meeting Adjourned.

Respectfully submitted,

Maynard L. Eder
Maynard L. Eder, Secretary