

PLANNING COMMISSION MEETING of the  
VILLAGE OF LAKE ELMO, MINNESOTA

Minutes of Meeting of September 8, 1970.

Meeting Place: Lake Elmo Village Hall

Members Present: Wm. Lundquist, E. Tomljanovich, T. Torseth, D. Boorman. M. Eder arrived at 7:45 p.m.  
Absent: J. Evert, B. Folz, and L. Kirvida. Other attending: B. Friedrich and Jess Mottaz.

Meeting Called to Order at 7:35 p.m., by chairman Lundquist.

E. Tomljanovich moved that minutes of the August 24th., meeting be approved subject to corrections. Second by Tom Torseth, motion carried-- 4 aye.

Corrections to August 24th., minutes: D. Boorman absent. Motion regarding actions taken on August 11, 1970 meeting-- motion carried.

Mr. and Mrs. Conrad Adams posed the questions as follows:

1. Driveway access on 212 across from Lake Elmo Elementary School directly across from County road 17. Purpose to build coffee shop - restaurant.
2. Considering homes to be placed on south edge of property for resale. (Wausau homes).
3. Possible multiple dwellings on property.  
Based on ordinance number 27 of the old Lake Elmo Village, this property is zoned for commercial or light industrial.  
Problems: a. Drainage and street plans relative to traffic pattern.  
b. What is the zoning to be of the Schiltgen property west of this six acre parcel. c. Should it be zoned as commercial also?  
Planning Commission recommends seeking professional assistance from Village Engineer regarding water problems and traffic pattern question.

Mr. and Mrs. Ralph Oace. Mr. Oace brought a memo he received from Carl Dale, dated 8-10-70. Memorandum indicated (1). pedestrian easement across Oace Acres Fifth Addition, to gravel pit park area for persons living to the north and east of fifth addition. (2). one acre lot size may be adequate but a check of land area should be made for percolation.

Motion made by Esther Tomljanovich and seconded by Tom Torseth for approval of preliminary plan for Oace Acres Fifth Addition, subject to the following conditions:

1. Recommend a fee settlement for the fifth addition to Oace acres for park area in lieu of property except for a parcel of land in southwest corner of proposed fifth addition plan, immediately adjacent to gravel pit where proposed county road B would go. The L shaped parcel might be considered as part of land area for park property since it borders the proposed gravel pit park location.
2. Village not ask for an access road across Oace Acres Fifth Addition along the east boundary, but that a winding road be developed across property of George Hedges when it is developed, since this property has access to Deer Pond Trail and Lake Jane Road in southwest Lake Jane area. Purpose of the road would be for access to area for fire protection purposes.

Copy of proposed plan (subject to corrections where noted is attached for reference.)  
Motion carried -- five aye.

Peter VanDusartz.

Subdivision plans for Lake Jane Hills. Motion by Tomljanovich, seconded by Eder, to approve preliminary plans subject to the following conditions. Motion carried-five aye.

1. June 22, 1970 planning commission minutes and conditions set forth therein be followed except for an alteration in the recommended park area.
2. The new recommendation regarding park area is an approximately 7 acre area in the southwest corner of proposed land area in this preliminary plan.
3. Refer to minutes of June 22 for conditions regarding road widths and minimum lot sizes.

Jim Trudeau - 1165 Eagle Point Road.

Mr. Trudeau had made application for special use permit for kennels.

1. Planning commission established hearing date for September 28 at 8:00p.m. at Village Chambers.
2. Mr. Trudeau to get names and addresses of each adjacent land holder and deliver these to village office this week.
3. Planning commission will make recommendation after hearing.

Recommendations by Ben Friedrich, building inspector.

1. That fees be raised and a minimum established which is more realistic. The fees are quite low in the village compared to other communities.
2. Maintenance projects such as painting and roofing not require a building permit. Presently roofing does require a permit.
3. Any building require a building permit. Example: Metal sheds for storage would require a building permit. Presently they do not require a permit.

Park Planning -- Jess Mottaz.

The discussion of phase one occurred with the conclusions being the establishment of a meeting for Monday, September 21, at 7:30p.m., to discuss park plans for the village. Commission members to invite other residents to this meeting to get their involvement and reactions.

Meeting adjourned 11:23 p.m.

Respectfully submitted,

David Boorman

Attachment to Office Copy of Minutes:

1. Sketch of 6.6 Acre plat now owned by Mr. Conrad Adams. (formerly owned by Leo Schiltgen).
2. Oace Acres preliminary plan for addition.