

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF LAKE ELMO
LAKE ELMO, MINNESOTA 55042

Meeting of Monday, March 22, 1971.

Meeting opened at 7:30 p.m. by Chairman Wm. Lundquist.

Members present: Wm. Lundquist, J. Evert, E. LeClair, B. Folz and T. Torseth.
" absent: D. Boorman, L. Kirvida, M. Eder, E. Tomljanovich.
Others present: Robert Watson, Councilman
Ben Friedrich, Building Inspector

Bruce Folz moved, J. Evert second, that the minutes of the March 9, 1971 meeting be approved as written.

Carl Abrahamson --2681 Shore Drive, No. St. Paul, Minn. 777-7688.

Request approval of moving a garage from East side of St. Paul into the Village at the above address.

1. Mr. Ben Friedrich has inspected the garage at its present site and found it does meet our building code.
2. The garage is larger than a two vehicle garage, and would require a variance, ref. Ord. 01 section 29--No permit shall be issued covering the construction of more than one private garage for not more than two vehicles for each dwelling to be constructed on any property, except by special permit.

Motion made by J. Evert-- Recommend approval of request subject to meeting ref. 405J-Page 31, and building inspectors approval on site. We recommend a variance on Ord. 01 section 29 for a special permit for a three vehicle garage. Second by Bruce Folz -- 5 aye 0 no.

Peter Van Dusartz -- Lake Jane Hills Development.

More discussion on this large development in our area. The problem still exists--is this a planned development? Does the plan qualify for a variance in our 1 acre minimum lot size? ($\frac{1}{2}$ acre lot size plus a special life time arrangement of another $\frac{1}{2}$ acre for sewage, or until sewer is made available.)

Motion made by Bruce Folz,-- The Village Clerk be instructed to set a date* and publish in our official newspaper (10 days prior to our hearing) a notice of public hearing on the Peter Van Dusartz--Lake Jane Hills Development. This will be done in accordance with our sub-division Regulation Index No.7/5100-1. Second by Jack Evert, 5 aye 0 no
* proposed hearing date April 5th, 1971.

Mr. Howard Walker -- 3885 Windbreak Hill, No. St. Paul, Minn.

Sale of Lake Jane Lot. -- A general question and information session took place.

Elevation of lot-- Planning Commission suggested a survey be made by a registered surveyor showing elevations.

Lot size -- 18,500 on plotted land. No portion of basement should be below 930 line. Structure should have 30' set backs. No formal requests--no action taken.

To clarify the question which arose regarding dedication of streets for public use in plats, we refer to "subdivision regulations" Section 8 Item (C) Number 11 and Section 8, Item (P) Number 1. These regulations clearly state that in a plat all streets shall be dedicated for public use and all lots shall abut by their full frontage on a publicly dedicated street. We also refer to East Oakdale Township Ordinance No. 19 which states that building permits may be issued to property that has access to a minimum of 66 foot wide public street. Building permits may be issued by special permission of the Village Council for property abutting a minimum of 66 foot private road easement.

Motion by Bruce Folz: It is the opinion of this commission that the subdivision regulations regarding public streets be strictly adhered to, with no exceptions. Furthermore, the issuance of building permits on unplatted property without direct access to a public road must be by "special use permit" as stated in section 4.04, paragraph "C" of the Model Zoning Code and should be a very rare exception rather than the rule.

Second by Jack Evert -- 5 aye 0 no.

Reviewed -- Design Integral letter, maps, and Bonestroo, Rosene, Anderlik & Assoc. Inc., report to Council. A discussion took place, but no action was requested or taken.

Motion made by T. Torseth, second by Ed. LeClair to adjourn at 11:15 p.m.

Tom Torseth, secretary