

Minutes of the Planning Commission
Village of Lake Elmo
Lake Elmo, Minnesota, 55042

Meeting held on Monday, April 26, 1971.

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

Members present: Dave Boorman, Jack Evert, Bruce Folz, Len Kirvida, Ed. LeClair,
E. Tomljanovich, and Tom Torseth.

" absent: M. Eder

Others present: Ben Friedrich, Building Inspector

Esther Tomljanovich moved, Dave Boorman second the minutes of the April 13, 1971
be approved as corrected.

Jack Johnson, 3390 Hudson Road and Mr. Carl O. Lien, President of Land Increment
Development Inc. Bowling Alley on Highway 12.

Mr. Lien showed a preliminary land use plan for portions of the Gene Peltier farm.

- a. would be a planned unit development.
- b. would have a density of 4 units per acre.
- c. would negotiate for purchase of Mr. Marty's home.
- d. recognizes the problem of access to highway when dealing with liquor.

Jack Evert made a motion that the Planning Commission instruct the Village
Clerk to hold a hearing on our next regularly scheduled Planning Commission meeting
night, May 11, 1971, contingent on Mr. Peltier ability to have formal written
request into Village Office no later than Wednesday, April 28, 1971.

Second by B. Folz --- 8 ayes -- 0 no.

A discussion followed and it was agreed that the Planning Commission would
discuss this first request for rezoning and road plan at our Road Plan Meeting,
Wednesday, April 28, 1971, with the County Planners.

Mr. Johnson asked for priorities to be given to his project as his target date
for opening was this bowling season, September 1st.
We felt this target date was unrealistic.

Raymond Pfeiffer, Naegle Advertising, did not appear.

Keith Nygren, 819 Century Ave.-- placement of Dairy Queen sign on Highway 12.

Proposed site would be on the Durow property. Has asked for permission to
install advertising sign 4'x8'.

Referred to zoning code 807-A Permitted signs. Sign advertising, page 93.

Lot Frontage, page 94 permit required page 95, permitted signs page 97 from
Model Zoning Code--

Referred to minutes of Nov. 5, 1969 --White Adv. request of move signs--

Code calls for 1 sign of 24' sq. feet per lot, with permit and inspection.

Jerry Kwosek, 1797 Stillwater Ave.

Lot located next to Bergman Addition. Register of Deeds shows it as a 2 acre
lot (232'x356') since 1952. Mr. Kwosek stated there was an 18' access to the
property. If all the facts at hand were verified, it appears to be a buildable
lot. Mr. Kwosek was asked to check existing ordinance to verify no building
problems would exist, as pertains to sewer, water, etc. Mr. Kwosek will check
further.

continued---

Marvin Anderson-- 1576 David St., St. Paul, Minn.

Dividing land located on Goose Lake, into lots. Land is now zoned Single Family Urban. This parcel contains approximately 4 acres minus roads and lake area. Land area could be plotted into two lots, but would not qualify for three, under existing ordinances. Mr. Anderson was informed of previous problems on this site as pertaining to failure to register a plot plan by Mr. Dalton. This land may not hold a marketable title. He agreed to check this out before purchase.

Clair Huppert, Lake Jane Drive --

Request a variance for a building permit to allow him to build an oversize garage, hobby woodworking shop (not commercial and products not for resale,) on his 4 acre tract.

Bruce Folz made the motion we recommend variance -- second by E. Tomljanovich--
8 aye -- 0 no.

Bruce Folz made the motion "The Planning Commission recommend to the Village Council the banning of all motors on boats over 5 hp on all lakes within the Village of Lake Elmo. We feel this would be advisable to protect the health, welfare and safety of our citizens.

Second by E. Tomljanovich-- 7 aye - 1 no

Motion made for adjournment at 10:35 p.m. by Tom Torseth, second by J. Evert.
aye 8 -- no 0/

Tom Torseth, Secy.

PLAT OF SURVEY

Part of the Southwest quarter of the Southeast quarter of Section 27, Township 19 North, Range 31 West, Washington County, Minnesota described as follows: Commencing at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27; thence North $01^{\circ} 13' 16''$ East along the west line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 450 feet to the point of beginning of the land to be described; thence East parallel to the South line of the Southwest quarter of the Southeast quarter a distance of 235.24 feet; thence North $02^{\circ} 18' 49''$ West a distance of 204.90 feet; thence North $10^{\circ} 51'$ East a distance of 303 feet; thence North $88^{\circ} 35' 55''$ West a distance of 273.21 feet to the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South along said West line a distance of 511.53 feet to the point of beginning. Excepting and reserving to the parties of the first part an easement for ingress and egress over and across the Westerly $\frac{1}{2}$ foot of that portion of the above described property which lies North of the Township road crossing the same.

Scale 1"=60'

o Denotes Iron

T. J. WELCH
Registered Surveyor
701 East 3rd Street
St. Paul, Minn. 55101
Tel. 226-2721

March 4, 1911