

MINUTES, PLANNING COMMISSION  
VILLAGE OF LAKE ELMO  
MAY 24, 1971

The meeting was called to order by chairman William Lundquist at 7:30 P.M.

The following members were present: Wm. Lundquist, Bruce Folz, Jack Evert, Marnard Eder, Ed LeClair, Len Kirvida, and Esther Tomljanovich. Also present were Fran Pott, whose appointment to the Planning Commission becomes effective June 1, and Ben Friedrich, Building Inspector.

Len Kirvida moved, seconded by Bruce Folz, that the minutes of the May 11 meeting be approved as printed. Carried.

LAKE JANE HILLS, HEARING

Pursuant to published notice, the hearing on the Lake Jane Hills proposed plat was opened. Area residents were present and asked a number of questions of Peter Van Dusartz and Mike Dahl. No specific objections were voiced so long as the acre lot requirement is met. The hearing was adjourned at 8:45 p.m.

BOB MCLAIN, TABLYN PARK.

Mr. Bob McLain appeared to inquire if Lot 4, Block 5 in Tablyn Park, which he contemplates purchasing can be built on. He was informed of the minimum requirements on platted property, but he did not have the exact dimensions of the lot, so no action was taken.

LAKE JANE HILLS PROPOSED PLAT

The Planning Commission returned to the matter of the Lake Jane Hills Plat. Bruce Folz moved that prior to final recommendation on the plat the following should be complied with: Outlot A should be 66 feet wide; the half road widths on Lake Jane Road and Lake Jane Drive must be 40 feet; A sketch plan of the area behind the platted lots should be presented to show the method of service for the back area; a legal opinion stating no legal problems with the drainage; a minimum 40 feet set back on the houses should be provided; the village attorney should determine the dollar value of the park contribution. Len Kirvida seconded the motion and it was carried unanimously. Mrs. Beers should be instructed to send a copy of the minutes to Peter Van Dusartz, so the requirements can be met by the next Planning Commission meeting. It was also noted that copies of the proposed plat be sent to the School Board, the Village Engineer, and William Schwab the County Coordinator.

VACATION OF AREA BETWEEN TOWN ROAD AND LAKE JANE ROAD

Mrs. Edna Walker and Mr. and Mrs. Harold Iverson appeared to inquire about the action taken on the request to vacate a portion of village property adjoining their lots on Lake Jane. Bruce Folz moved, seconded by Jack Evert, that we recommend to the Council that the village vacate and release that part of the Town Road and the triangular portion between the Town Road and the Present Lake Jane Road, pursuant to the petition of property owners dated May 17, 1971, subject to a definite

location of the drainage outlet to Lake Jane which should be approved by the Watershed District Engineer, and subject to a title opinion from the Village Attorney as to the ownership of the residue. Carried unanimously.

BERNARD WITZMANN, 3710 Lane Boulevard, variance

Mr. Bernard Witmann appeared to request a variance to obtain a building permit to add on to the existing home on the property. The lot is 60 feet wide by 200 feet deep. At present the house is within 4 feet of the property line on one side, and he proposes to add on to the other side to bring it within 8 feet of the line.

Maynard Eder moved that the current area of the house be determined, and the square footage to be added, and that we ask the village attorney for a legal opinion on the advisability of a variance. The motion was lost for lack of a second.

Jack Evert moved, seconded by Bruce Folz, that the request for a variance be refused as the building would not meet our side lot requirements and a larger house on a lot of this size is not in the best interest of the area. Carried, 6 ayes. It was noted that section 4.03 of the Zoning regulation provides: "Any structure or use lawfully existing upon the effective date of this ordinance may be continued at the size and in the manner of operation existing upon such date except as hereinafter specified. No structural alterations shall be made."

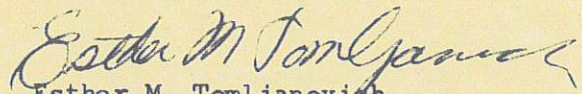
JOHN CARLSON

It was noted that Mr. and Mrs. John Carlson on County Road 15 were requested to appear before the council regarding the 4 stall garage on their property. Attention of the council is directed to the June 22 memorandum to the council, where the Planning Commission recommended that the Carlson's be issued a building permit and a special use permit for the four car garage.

Bruce Folz moved, seconded by Len Kirvida that we strongly recommend to the Council that they employ a part time recording secretary to take the minutes of the Planning Commission. Carried.

There being no further business to come before the Planning Commission the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

  
Esther M. Tomljanovich  
Acting Secretary