

MINUTES, PLANNING COMMISSION  
VILLAGE OF LAKE ELMO  
JUNE 28, 1971

The meeting was called to order at 7:30 p.m. on June 28, 1971, by acting chairman Bruce Folz.

Members Present: Maynard Eder, Bruce Folz, Len Kirvida, Fran Pott, Jack Evert, and Esther Tomljanovich. Absent: Bill Lundquist, Ed LeClair, and Tom Torseth. Ben Friedrich, the building inspector was also present.

Correction of the June 8, 1971 minutes was requested to state that Mr. Caulkins had requested permission to build on each of his three 110 feet lots, rather than that he had requested permission to sub-divide his one lot into three. With the correction the minutes were approved as submitted to the members.

JOHN BROOKMAN, 733 Lake Elmo, Road. John Brookman appeared for his parents Calvin and Ruth Brookman to request a special use permit for an in-ground swimming pool. A petition signed by the neighbors located within 250 feet of the property was presented in which the neighbors indicated no objection to installation of the pool. Jack Evert moved that we recommend issuance of the special use permit subject to the following conditions: The apron of the pool is to be at least 10 feet from the property line; there are no overhead power lines over the pool; the pool be protected by a four foot high non-climbable fence. The motion was seconded by Maynard Eder and carried unanimously.

STATE BUILDING CODE. Bruce Folz reported on the new state law which will make the state building code mandatory in all municipalities on July 1, 1972. Building inspectors will then have to be licensed by the state. Ben Friedrich recommends that the village council adopt the state building code in the winter in advance of July 1, 1972, so the code can go into effect during a slack building period to minimize the chance of a new code going into effect when a building is partially completed. Mr. Friedrich also suggests that any swimming pool ordinance also go into effect in the winter so that all pools built in any one season would be covered by the same ordinance.

LAKE ELMO BEAUTY BOUTIQUE, 3881 Stillwater Road. It was noted from an advertisement in the June 24, Stillwater Gazette, that an additional beautician has been added to the staff. The Planning Commission minutes of July 9, 1970 specifically recommend that no extra help is to be employed as a condition of the special use permit, and the May 4, 1971 council minutes indicate a beautician may be hired only during vacation time to permit keeping the shop open. Jack Evert moved, seconded by Fran Pott, that if the apparent violation of the special use permit continues, the council verify the violation and rigorously enforce the terms of the special use permit. Carried unanimously. It was noted that the year which the special use permit was granted for will expire soon.

MR. AND MRS. TED VITTORI, 3425 Hudson Road, represented by TONY FRATTO, attorney, 918 Commerce Building, and J. W. Gassner, of Groves and Sons, Co, DBA Crossroads Ford. A commercial re-zoning is to be requested for approximately 8 acres in the extreme south-west corner of the village at the intersection of I-694 and I-94 (in the SW 1/4 of the S/E 1/4 of Sec. 32) to permit construction and operation

of a Ford Agency for sales and service. The present business, Vittori's Motel is to be removed. The proposed business would involve a building of some 50 to 60,000 square feet, and the investment would be approximately \$750,000. It is the desire of the Agency to be open for the September 1972 new car showings, so it would be necessary to begin construction early this winter.

It was recommended that the proposal be presented to the Village Council not for a detailed study, but to get their reaction to the over-all aspects of this type of development.

Mr. Fratto and Mr. Gassner will present more detailed plans at the next Planning Commission meeting, and if possible the hearing on the proposed re-zoning will be held at the last Planning Commission meeting in July.

Mr. ART. O. JOHNSON, 1041 Lake Elmo Road, 777-5029 and TONY FRIEDRICH. Tony Friedrich owns Lot 3, Block 3 in Meiers Park, 3rd Addition. If the lot is to be built on it will require some fill. Mr. Johnson objects to filling any more lots, as it will make more run off onto his lot at 1041 Lake Elmo Road and he feels that the ponding on his lot already endangers his septic system.

Maynard Eder moved that the village council instruct the village engineer to review the water drainage area as it concerns Meier's Park, 3rd Addition and Mr. Johnson's land, and come up with an ultimate solution so that when a building permit is requested for Lot 3 the matter can be promptly disposed of. Seconded and Carried unanimously. One solution suggested was that Mr. Friedrich construct a berm of a sufficient size on Lot 4, Block 2, to hold the water away from Mr. Johnson's lot. It appeared that such a solution would be agreeable to both Mr. Johnson and Mr. Friedrich.

TONY FRIEDRICH, 1049 Juniper. Mr. Friedrich presented the results of soil percolation tests in connection with his proposed town-house project. Until sanitary sewer is available the number of units on the six acre tract is to be limited to 6. On that basis, it appears from the soil tests that approximately 800 feet of drainfield will be required. A copy of the soil tests will be sent to the village engineer for his comments.

MULTIPLE HOUSING. Discussion was held regarding the area required for two-family homes. The Model Zoning Regulation Code, section 4.33 (page 48) states: "In areas without public sanitary sewer, single and two-family homes shall have a minimum lot area of one (1) acre;...." This seems to indicate that a two family home could be located on a one acre lot in a single family urban area. The council is requested to clarify the matter. If a two-family home is to have two acres, perhaps the words "per unit", should be added to the end of the phrase.

There being no further business to come before the Planning Commission, Jack Evert moved the meeting be adjourned, seconded and carried.

Respectfully Submitted,



Esther M. Tomljanovich,  
Acting Secretary