

MINUTES, PLANNING COMMISSION  
VILLAGE OF LAKE ELMO  
JULY 13, 1971

The meeting was called to order at 7:30 p.m. on July 13, 1971 by chairman William Lundquist.

Those members present were: William Lundquist, Maynard Eder, Bruce Folz, Len Kirvida, Fran Pott, Jack Evert, Tom Torseth and Esther Tomljanovich. Absent: Ed LeClair. Ben Friedrich, building inspector was also present.

The minutes of the June 28 meeting were approved as submitted to the members, upon motion of Maynard Eder, seconded and carried.

The chairman stated that this was the time and place fixed for hearing on the proposed plat of the Donald Anderson Addition to the village of Lake Elmo. The chairman then read the published notice, and opened the meeting for the public hearing on the proposed plat. Donald and Inez Anderson appeared in favor of the plat, no one appeared in opposition.

The chairman then declared the public hearing to be closed.

Bruce Folz moved that we recommend to the council acceptance of the plat with the following considerations: the village engineer shall study and report on the location of driveways; building set-back be 47 feet from the platted right of way of the road; the village accept monetary compensation for the 7% park land contribution. Seconded by Tom Torseth and carried unanimously.

The matter of a permanent recording secretary was again discussed. Fran Pott agreed to explore the possibility of securing a political science student who would serve as recording secretary.

Mr. Gene HAUGEN, 1492 McAfee Street, St. Paul, appeared to discuss a Wausau home he wishes to construct in Tablyn Park. Mr. Haugen will purchase one and a half of the lots owned by Mr. Caulkins which were the subject of discussion at the June 8 meeting. His frontage will be 145 feet and the lot will then meet our minimum standards. Mr. Haugen was referred to the council in view of past procedure of requiring a \$5,000 bond on all pre-built homes. It was the feeling of the Planning Commission that a variance should be granted because the building inspector cannot follow the usual inspection procedure.

MR. AND MRS. MELVIN ANDERSON, 1576 David, St. Paul, Phone 774-7817. The Anderson's propose to plat two one acre lots on Minnehaha Road on Goose Lake, a surveyor had notified them of the cost of a survey and they felt that the village should participate in the cost since the expense was to a great extent to locate the road. The Planning Commission notified the Anderson's that the village council would probably not assist in such cost and the planning commission would not

recommend such financial participation. The question of building on the tract without platting was discussed, and the Anderson's were again informed of the prohibition of transferring less than 5 acres by a metes and bounds description. The date on which such regulation became effective was October 3, 1968, if the property existed as a separate recorded tract prior to that date a building permit could be issued. The Anderson's will check their abstract of title.

MR. FREDERICK ZWAR, ALL STATE PROPERTIES. Mr. Zwar appeared and stated that his company is now interested in speculating in investment property in the village and was interested in present zoning and our future plans as to development in the village. Mr. Zwar was given information on zoning and planning and also our requirements for subdivision development.

All State Properties has also listed for sale the approximately 12 acre tract on Meadowlark Lane, and is interested in proposing a plat for the area. This piece of property has been the subject of discussion before and the four lane county highway which is projected for the area was brought to Mr. Zwar's attention.

MR. ELMER HAASE. Mr. Haase presented a preliminary sketch plan of a proposal to plat eight one acre lots. It was noted that Lot 8 on which Mr. Haase's present home is located was below our minimum size, unless the house and present lot existed as a separate piece of property and was recorded as such on October 3, 1968 the lot would have to be brought up to the one acre minimum. It was suggested that the road could be curved to give the extra area to Lot 8. Mr. Haase was informed of the road widths required, and notified that the right of way on Minnehaha would have to be 120 feet. The pipe line easement also must be marked and identified. Mr. Haase was informed that highway right of way could not be used to compute area for out minimum size.

GENE PELTIER. Mr. Peltier appeared and stated that he has made application for a liquor license. He was informed that his re-zoning will be affected by the proposal for Freeway Corridor Zoning which will be handled within the next month. He was advised to apply for a special use permit now, since a public hearing must be held on that matter.

REZONING PROPOSALS. The Planning Commission reviewed the five rezoning proposals that were referred to us by the Council. Considerable discussion followed particularly as to No. 2: "It is proposed to amend the zoning ordinance in effect throughout the village to include the lands from the old Village of Lake Elmo under zoning classifications similar to the classifications now regulating said lands." It was felt that this was not specific enough, and perhaps a study should be made and more specific proposals, such as all "Residential land be changed to Single Family Urban"

Maynard Eder moved, seconded by Jack Evert that we set a date for the hearing on proposals numbered one and four (Approval of the Watershed District for lake shore building permits, and freeway corridor zoning), As soon as possible, and that proposals numbered 2, 3, and 5 be deferred and a hearing held on these points as soon as the Planning Commission can make specific recommendations. Carried unanimously

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The hearing date was set for August 11, in order to allow time to determine all the property owners in the proposed freeway corridor zone.

The matter of the LAKE ELMO BEAUTY BOUTIQUE at 3881 Stillwater Road was brought up and the special use permit was reviewed. Fran Pott moved, seconded by Bruce Folz, that the condition of the special use permit which calls for "No hired help" is specific, and the permission to hire temporary help during the time Mrs. Arneson was out of town on vacation should not be used to extend the working day or expand the business or to negate the specific provision of no hired help. This is a commercial use in a Residential District and the terms of the special use permit should be strictly construed and additional hired help should not be permitted. Carried unanimously.

There being no further business to come before the Planning Commission the meeting was adjourned at 11:55 p.m.

Respectfully Submitted,

  
Esther M. Tomljanovich  
Acting Secretary