

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

September 27, 1971

The meeting was called to order at 7:40 P.M. by Chairman Lundquist.

Those present: M. Eder, B. Folz, I. Kirvida, F. Pott, L. Raleigh, E. Tomljanovich,  
and Tom Torseth. Also present was B. Friedrich, Building Inspector.

A motion was made by L. Kirvida that the minutes of the September 14th., meeting  
be approved as published. The motion was seconded by B. Folz and carried unanimously.

\*Mr. Frederick Zwar appeared regarding the subdivision of a 12.65 acre tract of  
land on Meadowlark Lane (NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 14). This tract is to be sub-  
divided into 2 tracts the first being about 5 acres and the second being about  
7-2/3 acres. Platting would be required because one of the tracts would have  
less than the 300 foot frontage required for a metes and bounds subdivision.

B. Folz made a motion that (1). the Planning, Zoning Commission recommends that  
if a variance is requested that it be granted because under the existing conditions  
it is a reasonable division of the 12.65 acres into two tracts each exceeding 5  
acres. (2). A variance is necessary because Sections 4-A and 3-Q of the Sub-division  
Regulations require platting when the proposed division would result in parcels  
having less than 300 feet of frontage on a public right-of-way.

(3). Mr. Zwar - being the Sellers representative- was put on notice of the  
potential problems with the proposed land division which include:

- a). A possible County Road along the western edge of the tract.
- b). future improvement assessments could be disproportionate to the  
services provided.
- c). future resubdivision problems would be encountered.

A motion was made by M. Eder that the wording of part (1) of the above motion  
be changed from "if a variance is requested that it be granted" to "if a variance  
is requested that it be considered." Seconded by T. Torseth and carried unanimously.

The main motion was seconded by E. Tomljanovich and also carried unanimously.

Mr. & Mrs. Frank Hoffman appeared regarding the buildability of a one hundred foot  
lot on Dusty Lane. B. Folz advised that he and F. Pott had visited the location and  
a serious drainage problem might exist on the lot in question. Chairman Lundquist  
suggested that the Village Engineer be requested to look into the drainage problem  
and report on same within 30 days. The Planning and Zoning Commission will also  
review all vacant lots in the area and decide on the buildability of all lots at  
one time. B. Folz will contact the Village Engineer.

Mr. Gene Peltier appeared regarding a proposed subdivision in the SE $\frac{1}{4}$  of Section 35.  
He was advised that platting would be required and he should get a copy of platting  
requirements from the Village Office.

Mr. Walter Coppersmith appeared regarding 8 $\frac{1}{2}$  acres he had recently purchased on the  
north side of 11th. Street (SE $\frac{1}{4}$  of Sec. 13). He was advised that one building permit  
could be issued for the tract prior to platting, but it was recommended that he have  
a tentative plan for the entire tract which was compatible with the surrounding land,  
prior to requesting a building permit. No further action taken.

continued--

Mr. Munson appeared regarding a building permit in the N<sup>1</sup> of N<sup>1</sup> of Sec. 24. This matter had been discussed at the September 14th, 1971 meeting and the questions about the access to this property had been answered. Mr. Munson stated that the access off of 11th. Street was 40 foot wide-- 20 foot by easement and 20 feet by fee title. Mr. Munson was advised that the Planning Commission could not take further action on this matter because the requested road plan for the adjacent area had not been received. B. Folz will check with the Village Engineer regarding status of road plan.

Mr. Curtiss Johnson appeared regarding building permit on unplatted lot on Minnehaha Street near Goose Lake. A motion was made by E. Tomljanovich that the minutes show that the Planning & Zoning Commission does not wish to reconsider its position on requiring plats for new parcels of land of less than five acres as required by the Subdivision Regulations. Motion seconded by F. Pott and carried unanimously.

- \* Ben Friedrich stated that Mr. Harold Riemenschneider had asked him about a building permit for 2 additional dwelling units on his property on Highway 212. Chairman Lundquist indicated that the Planning, Zoning Commission would consider this matter at the October 12th. meeting.

There was a brief discussion of the Public Hearing held on September 20th., regarding the Freeway Corridor. Chairman Lundquist requested that the minutes show that it is the opinion of the members of the Planning, Zoning Commission that those present at the Hearing were generally receptive to the rezoning as purposed, and the only significant question raised was in regard to possible tax increases due to the rezoning. E. Tomljanovich will draft a letter to the County Assessor requesting a written commitment from him stating that assessed valuations will not be increased solely because of the rezoning to "Freeway Corridor".

Fran Pott agreed to tabulate all sections of the Zoning and Subdivision Regulations that pertain to minimum lot width so that they will be discussed at the next regular meeting.

A motion for adjournment was made by E. Tomljanovich, seconded by L. Raleigh and passed unanimously at 11:35 P.M.

Respectfully submitted,

F. J. Pott

- \* Sketches attached Office Copy, Chairran and Secy.