

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF LAKE ELMO
October 12, 1971.

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

Those present: Chairman Lundquist, M. Eder, R. Folz, L. Raleigh, E. Tomljanovich, and
Tor Torseth, Fran Pott

Absent: L. Kirvida

A motion was made and seconded to approve the minutes of the September 27th., meeting as published. Carried unanimously. The secretary advised the members that he had been contacted by Mr. Art Johnson regarding the published minutes of the September 20th. public hearing. Mr. Johnson requested that the minutes show that he was concerned about the proposed minimum lot size as it applies to his property. The secretary suggested that the minutes be amended to include Mr. Johnson's comments. A motion was made and seconded that the minutes of the September 20th., meeting be approved as amended above. Carried unanimously.

Chairman Lundquist opened the public hearing for the Special Use Permits for Mr. & Mrs. T. A. Hilpisch (Rose Ave and Highway 212). Interested parties present were Mrs. Hilpisch and Mr. L. Schiltgen. No objections were voiced and the following motions were passed.

- 1). A motion was made that the Planning & Zoning Commission recommend to the Village Council that a Special Use Permit be granted to permit a barn to be moved onto the Hilpisch property and placed on blocks until spring. This building must be installed on a permanent foundation by July 1, 1972. The motion was seconded and carried unanimously.
- 2). A motion was made that the Planning & Zoning Commission recommend to the Village Council that they issue a Special Use Permit to keep 1 sheep and two horses on the Hilpisch property. Duration of the permit is to be one year. The recommendation to approve the special use permit is based on the fact that no objections were voiced by the surrounding property owners, and the requested use is a good use for this isolated 7 acre parcel of rugged land. The motion was seconded and carried unanimously.

The hearing was closed at 8:05 P.M.

Mr. E. Beaubien appeared regarding a building permit for a 34 acre tract on the West shore of Sunfish Lake. The Planning & Zoning Commission advised Building Inspector Friedrich that there were no apparent problems with a permit for the proposed site, if the 66 foot roadway easement was properly recorded. The proposed site is well above the flood plain and the proposed set-back from the existing lots on the westerly boundary of the tract, is sufficient to permit future subdivision of the 34 acres.

Mr. Ronald Kane and Frank Meyer appeared regarding a 5-acre parcel in the South $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 3. They were asked to consider the dimensions of 330 ft. frontage and 660 foot depth as the best dimensions for the parcel to be subdivided.

Mr. Mel Barutha appeared regarding a permit for a Tropical Fish Store at 3895 Hudson Road. He was advised that the Planning Commission is not opposed to the suggested use at this time, but a public hearing would be required on the matter. Also, he was advised to look into the building code requirements for signs, off-street parking.

The matter of the newly built foundation on highway right-of-way near the Hilpisch property was discussed briefly. A motion was made that the Village Attorney reaffirm to Mr. Hilpisch the Village's position on the removal of the foundation. Seconded and carried unanimously.

continued--

*Mr. Earl Friedrich appeared at the request of the Planning & Zoning Commission, to discuss the lots in the Dusty Lane area. He informed the members of the following:

- 1). He retains ownership of a vacant lot lying between the J. Trombley and R.A. Johnson lots on Hi-View Drive. This lot is approximately 100 ft by 250 ft. Mr. Trombley is considering the purchase of this lot with full understanding that it is not buildable.
- 2). Mr. Friedrich also retains ownership of a lot south of the Johnson lot which is also 100'x250'. This lot is part watershed and part former dump and is also not buildable.
- 3). On Dusty Lane, Mr. Friedrich owns a parcel (adjacent to the Toetschinger lots which is about 200'x200'. This land if developed will require a drainage easement and would permit one lot with one house. Mr. Friedrich agrees with these specifics.
- 4). All lots owned by Mr. Friedrich are not separate parcels, but rather, an integral part of his "farm" tract.
- 5). The tract on the west side of Dusty Lane, owned by Mr. F. Hoffman was sold to him after Mr. Kline and Mr. Hoffman approached Mr. Friedrich to buy and split the lot because it was not buildable.

A motion was made that the Planning & Zoning Commission recommends to the Village Council that they take the following position on the lots in the Dusty Lane-Hi-View Drive area:

- 1). The Canfield lot is unbuildable prior to the availability of water and sewer utilities.
- 2). The F. Hoffman tract, due to the character of the land and the existing conditions is unbuildable until sewer is available.
- 3). All remaining tracts owned by E. Friedrich must be platted prior to any building permit approvals.
- 4). The three-100ft. lots owned by Mr. Nierson should be split into 2 equal lots before permits are issued.

The above motion was seconded and carried unanimously.

It was also recommended that : upon acceptance by the Village Council, the people named in the above motion be sent copies of the minutes of this meeting.

A motion to adjourn was made, seconded and carried at 11:18 P.M.

Respectfully submitted,
F.J. Pott

* --On October 3, four members of the P.Z.C., toured the unimproved tracts in the Dusty Lane -Hi-View Drive area. The request to Mr. Friedrich, was a result of this tour.

