

VILLAGE OF LAKE ELMO
PLANNING COMMISSION
February 28, 1972

The meeting was called to order at 8:00 P.M. and Chairman Lundquist opened the Public Hearing for the Special Use Permit request by Orrin Thompson Homes, for two signs on Highway 36. Those present were Chairman Lundquist, M. Eder, F. Pott, L. Raleigh and T. Torseth. Also present were: Mr. W. C. Rambo, Mr. Ray Harold, Mr. Robert Ziertman, and Mr. & Mrs. A. Bergmann--interested property owners, and Mr. Bill Fierke and Robert Steindorff representing Orrin Thompson Homes. Mr. Fierke explained the request for two signs (each about 150 square feet in size), one to be installed at Highway 36 and County 37 and the second at Highway 36 and Kurt Drive. Mrs. Bergmann stated that there was presently a serious traffic problem at the intersection of Highways 36 and 37 and she was opposed to any additional signs in the area because they would increase the apparent confusion of motorists at the intersection. The question was also raised as to what the State Laws were pertaining to signs along state highways. Mr. Fierke indicated he had talked to the State Highway Department and the proposed signs are permissible. Chairman Lundquist then stated that the Planning Commission would 1.) determine what the State laws are which pertain to the proposed signs and 2.) Discuss the traffic problem on this intersection with the County Highway Department to determine if another sign would be a traffic hazard. There was no opposition to the proposed sign at the Kurt Drive site. The Public Hearing was adjourned at 8:37 P. M.

Mrs. John Sarff and her attorney Mr. George Roeddler appeared regarding a building permit for Mrs. Sarff property in Government Lot 1 in Section 24. Mrs. Sarff was advised that a building permit could not be issued because of substandard access to the property and also the 2-2/3 acres which she has title to is a part of an illegal subdivision of an approximate nine acre tract. Mrs. Sarff indicated that the Realtor (Mr. Munson) is still holding the money paid to him to build a house on this site--the house order, however, has been cancelled because a permit could not be obtained. A motion was made and seconded that the PZC recommends to the Village Council that legal action be initiated against all parties involved (with the exception of Mr. & Mrs. Sarff because of their willingness and interest to solve the problem). The motion was carried unanimously.

Mr. Peter Dupuis appeared regarding a building permit for the Springborn tract in Section 12. After some discussion and a review of the property description, a motion was made and seconded that the PZC recommends that a building permit be issued based on the following considerations: 1.) the tract and access existed prior to the Subdivision Regulations.
2.) Owner must prove that a minimum easement of 30 feet in width exists from the subject parcel to Highway 212.

Mr. R. Lambert appeared regarding a Special Use Permit for a Pet Cemetery and Caretaker's Quarters on his property in Section 16. This matter will be discussed at the next meeting, after an opinion is obtained from Counsel Raleigh regarding the permissibility of Caretaker's Quarters in a "Limited Industry" zone.

Mrs. Dorothy Lyons submitted a letter from their attorney stating that he would like to be notified in advance of any meetings where the proposed Gravel Ordinance would be discussed. She was advised that the PZC had submitted their final draft of the ordinance to the Village Council.

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A letter was received from the County requesting an additional easement for road purposes over the North 25 feet of Lot 1, Block 1. The PZC will request Counsel Raleigh to determine if this should be an easement or a dedication.

The Orrin Thompson signs were again discussed. A motion was made and seconded that, since no objections were raised regarding the sign at Kurt Drive and Highway 36, the PZC recommends that required permits be issued for that sign. Because of the questions raised regarding the second location, no recommendation can be made on that sign until the March 14th. meeting.

The minutes of the January 31st. meeting were discussed and approved.

The meeting was adjourned at 11:35 P. M.

Respectfully submitted,

F. J. Pott,
Secretary