

VILLAGE OF LAKE ELMO

Planning Commission

Minutes of the February 8, 1972 Meeting

The meeting was called to order at 7:55 P.M. Those present were: Chairman Lundquist, M. Eder, B. Folz, F. Pott, L. Raleigh. Also present was Ben Friedrich - Building Inspector.

Mr. J. Franklin of 3M - National Advertising appeared regarding placement of a 10 x 40 foot sign on the Bloomquist property on Highway 12. He was advised that the PZC is presently reviewing all signs in the village and could not comment on his request until the review is completed. Mr. Franklin indicated that he would like to help the PZC by providing a map with all the sign locations indicated and also provide sample sign ordinances from neighboring communities. The PZC appreciated this offer from Mr. Franklin and provided him with a map of the village which could be used to show the sign locations.

Mr. Fierke and Mr. Steindorf once again appeared to discuss the placement of two "Orin Thompson" signs on Highway 36. In view of the facts that the signs were 1) temporary in nature, 2) had aesthetic design and 3) would not exceed 150 square feet, the PZC agreed to hold the required public hearing at 8:00 P.M. on February 28th. The matter will also be discussed with the Village Council so that a decision could be reached as soon as possible.

Mr. Peter Dupuis appeared regarding a building permit for the Springborn tract in Section 12. He was advised that 0.77 acres was below the present minimum lot area but since this lot was platted prior to 1958, a variance could be issued. There is an easement across the property which appears to be a pipeline. A legal description of the property - including the easement - must be submitted before a permit could be issued.

Signs were again discussed by the Commission members and it was agreed that the following guidelines would be used on an interim basis; 1) In agricultural zones, signs of one square foot per foot of frontage up to a maximum of 300 square feet per property owner would be permitted, 2) In residential zones, paragraph q.1. on p. 100 of the Zoning Ordinance applies and a Special Use Permit is required.

Ben Friedrich requested an opinion from the PZC regarding additional building on the Lake Elmo Hardware Lumber Company property. Mr. Friedrich indicated that the owner would like to build "up to" the South and West property lines of lots 14, 15, and 16. It was the opinion of those present that a variance to Section 27 of Ordinance 21 would be required. In addition, any request for a building permit with less than a 5 foot set-back should be accompanied by an accurate survey of the lots.

A letter to Mayor Brookman from E. Tomljanovich regarding the "Corridor" rezoning was read and filed.

The Ellman Plat and adjacent tracts abutting Geranium Street south of Eleventh Street were discussed. A motion was made and seconded that the PZC recommends to the Village Council that no building permits be issued for these tracts until the owner has shown, bu percolation tests, that an adequate sewage system can be installed on the lot. This requirement is appropriate due to the slope of the land, the small lot areas, and the high water table to the West of the lots. Carried.

Chairman Lundquist advised that all of the plats in the Village, with the exception of those in the Tri-Lakes area, have been evaluated, and a summary report will be sent to the Village Council as soon as the Tri-Lakes plats are reviewed.

The meeting was adjorned at 10:55 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'F. J. Pott', written in dark ink.

F. J. Pott