

VILLAGE OF LAKE ELMO
PLANNING & ZONING COMMISSION
MINUTES OF THE MARCH 27, 1972 Meeting.

The meeting was called to order by Chairman Lundquist at 7:45 P.M. Those present were: W. Lundquist, B. Folz, F. Pott, L. Raleigh, and E. Tomljanovich. Also present were Councilmen Watson and Shervheim and Building Inspector-Ben Friedrich.

Mr. Watson introduced the newly appointed member -- Mr. John Raisanen, of 318 Cimarron-- to the Planning Commission.

There was a brief discussion of the Village Parks Committee and the Village Sewer Study Committee, after which Councilmen Watson recommended that the PZC send a letter to the Council explaining how they would like these committees to interface with the PZC.

The Mel Friendt file and preliminary plat was reviewed. No action can be taken until the Village Engineer reviews the road plan for that area (Sec. 24). Mr. Bonestroo will be out of town until April 4th.

Mrs. Audrey Hedberg appeared before the PZC regarding the platting of the third lot in the Donald Anderson Plat. She was advised that the required hearing would be held at 8:45 P.M. on April 11th.. B. Folz will contact D. Raleigh on this matter.

Mr. Eder arrived at 8:35 P.M.

Mrs. Louise Bahneman appeared regarding a S.U.P. for a Gift Shop in her residence on Highway 12 (Sec. 33). She was advised that someone else had appeared before the PZC with regard to establishing a business in the same building. She should review the Ordinance with regard to signs and parking area. Mrs. Bahneman will apply for a S.U.P. and the hearing will be set for 9:00 P.M. on April 11th..

The Eder Pine Ridge Acres Plat was discussed, and a motion was made, seconded and carried unanimously to approve final version of same.

The minutes of the March 11th meeting were approved subject to the following corrections:

- 1). In paragraph 3, line 5, the words --"along Hgwys 36 and 12", should be corrected to "along Hgwys 36, 12, and 212."
- 2). In paragraph 1, line 4, page 2, the words "four entrances and exists" should be corrected to "four entrances and exits"

The J. Starway set-back problem was discussed. This is the W $\frac{1}{2}$ of Lot 12 of the Three Lakes Farm plat. B. Folz, M.Eder, and L. Raleigh inspected the site on March 15, and after consulting with Ben Friedrich and Don Raleigh, all agreed to a 135 foot setback. This setback is reasonable because of the lay of the land in spite of the fact that this setback is 50 ft. greater than the foundation on the E $\frac{1}{2}$ of Lot 12. Bldg. Inspector Friedrich is to advise the latter property owner that the outfall of his septic system must be at an elevation of 932 MSL or higher.

Since Lot 12 of the Three Lake Farm Plat was subdivided into two smaller lots without regard to the Subdivision Ordinance, a motion was made and seconded that the Village Council initiate legal action against the realtor-Sunray Realty-- and the former owner-Homes Inc.-- for this violation. The motion was carried by a 5 to 1 vote.

continued--

The zoning of the $\frac{1}{4}$ mile strip of land from County 68 to the Soo Line right of way was discussed. It was concluded that this area has never been zoned by Lake Elmo, and if possible, a public hearing on this matter will be scheduled for 8:30 P.M. on April 11th.. Chairman Lundquist will check with Oakdale to see how they had zoned this land and then contact Counsel Raleigh to determine the legal implications of that zoning by another municipality.

The fee schedule for building permits was discussed. A motion was made, seconded and carried unanimously that the PZC recommends adoption of the Standard U.B.C. fee rate schedule. Also this schedule should be adopted with the understanding that plumbing, gas, sewer,--permit fees will be required in addition to this.

A ninth member for the PZC was discussed. Mrs. E. Peltier and Mrs. Dorothy Lyons were suggested. Mrs. Lyons, who attended the meeting, asked to consider the matter before she was appointed.

Nominees for the Parks Committee were discussed. The PZC recommends that the entire former Park Study Committee (J.Mottaz,Ruthmary Logue,D.Graham,J.Labarre and W.Revoir) be appointed to the new Committee. If these people are unable to participate, D. Morris, R. Novak and T. Torseth should be appointed to the Committee. Nominees for the Sewer Study Committee are M. Klohn and a resident civil engineer. Chairman Lundquist will contact Mr. Klohn and B. Falz and F. Pott will attempt to find a resident engineer. If these nominees are not available, Mr. Wm. Wacker and Mr. H. Allan should be appointed to this Committee.

The secretary was directed to forward the proposed Swimming Pool Ordinance to the Village Council for their approval.

The Thomas Benson lot on Hgwy. 36 (Section 2) was discussed. The conclusion of the PZC was that if this parcel was subdivided before October 3, 1968, a building permit could be issued.

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

Respectfully submitted

F.J.P.- Secretary