

VILLAGE OF LAKE ELMO
PLANNING & ZONING COMMISSION
MINUTES of the APRIL 11, 1972 MEETING

The meeting was called to order at 7:30 P.M..
Those present were: Chairman Lundquist, B. Folz, F. Pott, L. Raleigh, and J. Raisanen.
Also present was Village Councilman R. Watson.

Chairman Lundquist opened the public hearing for two Special Use Permits for improvements at the R. Lambert Dog Kennels in Section 16. About 13 people were present-- 11 of whom signed the attached roster. Mr. Lambert introduced the matter by explaining the proposed improvements-- 1). A pet cemetery, 2). living quarters on the premises for a caretaker, and 3). 58 new dog runs which would be a duplicate of the present runs. All of the comments from those present pertained to excessive noise coming from the present kennel. Mr. Lambert stated that the dogs are locked in the building from 8:00 or 9:00 P.M. to 7:00 A.M., so any dog barking heard during these hours is likely to be neighborhood dogs. Mr. Lambert also provided those present with his home phone number and that of the kennel, so that they could call if they heard excessive noise coming from the kennel. Everyone agreed that no complaints on the noise had been made to either the owner or the village office. The hearing was closed at 8:15 P.M..

The minutes of the previous meeting were approved as published, with the exception of a typographical error on page two.

Chairman Lundquist stated that the Village Council did not want to appoint all five members of the previous Park Committee to the committee now being formed. The PZC therefore recommended J. Mottaz and Rosemary Logue for the new committee.

The hearing for rezoning of the land recently acquired from Oakdale (Section 5) was not held because registered letters had not been sent to the landowners.

Mrs. Hedberg and Mr. & Mrs. Donald Anderson appeared for the public hearing on their 2nd. Addition plat. No other citizens appeared for the hearing. A motion was made, seconded and carried that the Planning & Zoning Commission recommends that the plat be approved subject to the rezoning which is imminent. Another motion was made and seconded that the Planning & Zoning Commission recommends to the Village Council that this parcel (Lot 1, Block 1 of D. Anderson's 2nd. Addition) be rezoned to Single Family Urban or if this is not possible than a variance be granted so that this parcel can be used as a residential lot. Carried unanimously.

Chairman Lundquist opened the public hearing for a gift shop on Highway 12 in Section 33. Only Mrs. Bahneman was present. After some discussion, a motion was made that the Planning & Zoning Commission recommends that a Special Use Permit be issued subject to the following conditions: 1). Operating hours will be limited to 1:00 P.M. to 6:00 P. M. daily, and 2). any signs will conform to the Zoning Ordinance and be no larger than 8 square feet. (Mrs. Bahneman indicated that this size is satisfactory.) The motion was seconded and carried.

Mr. Dennis Opland appeared regarding the building of duplexes in the Village. He was advised that the general guidelines in the Residential Zones was one acre and 1150 square feet (living space) was required per dwelling unit--single or duplex. In Agricultural Zones, 5 acres per dwelling unit is required.

Mr. & Mrs. Melvin Anderson appeared regarding a possible subdivision of about 4 acres on the northwest edge of Goose Lake (Section 27). He was advised that the flood plain for Goose Lake, which is being established by the Watershed District, will greatly affect this parcel and no building or subdividing should be done before the flood

continued--

continued--

Page 2.

Minutes of April 11, 1972
meeting of Planning Commission.

plain elevation is established. Mr. Anderson will contact the Watershed District.

M. Eder advised that the Engineer for the Watershed District had made some preliminary comments regarding the proposed gravel-mining of the Hammes property near Goose Lake. First, the proposed plan would bring additional run-off into Goose Lake resulting in a higher lake level. Second, settling areas should be provided throughout the construction period so that the expected mud and silt will not wash into the lake. The engineer is preparing a complete report to be available soon.

The Special Use Permits for Mr. R. Lambert were again discussed. A motion was made and seconded that the Planning & Zoning Commission recommends that a Special Use Permit be issued for a Pet Cemetery and Caretakers Quarters*- subject to the following: 1.) An escrow fund be established to provide for maintenance of the grounds for a period consistent with the lease periods on the cemetery plots. 2.) The exterior of the caretaker's quarters shall be such that it matches the other buildings. It shall not give the impression of a house built in the midst of a business complex. A motion was made and seconded and carried that the Planning & Zoning Commission recommends to the Village Council that a Special Use Permit be issued for an additional 58 runs, on the condition that an effort be made to landscape the area for noise abatement. This recommendation is based on the following: 1.) Although there were complaints about noise at the present kennel, none of the complaints were specific enough to prohibit issuance of the permit. 2.) There is no record of complaints directed to the Village Office or to Mr. Lambert regarding noise, and 3.) there is no record of violation of the provisions of the existing permit.

* Caretaker's quarters could also be permitted by variance--Village Council should decide whether Special Use Permit or Variance is most appropriate.

The meeting adjourned at 10:53 P.M.

Respectfully submitted--

F. J. Pott, Secretary

Attendance at Public Hearing for S.U.P. for
expansion of log tunnels. 4/11/72 JMB

Richard J. Lambert	3885 Hidden Bay Rd.
Barbara Q. Lambert	3885 Hidden Bay Rd.
Agnes McGrath	2417 Stacken
Howard Michels	4045 Stillwater Rd
Bernice Ranallo	4000 Stillwater Rd.
Fred Ranallo	4000 Stillwater Rd
Ed Deutel	4105 Stillwater Rd
Ken Solberg	8464 Stillwater Blvd.
Ann Sun	8404 Stillwater Blvd.
Karen A. Joh	Stillwater Blvd
Mrs Howard Michels	4045 Stillwater Rd.
Mrs Dorothy Lyons	Rt #1 Lake Elmo, Minn
Mrs William Hammes	" "