

LAKE ELMO PLANNING COMMISSION

APRIL 24, 1972

The meeting was called to order by Chairman William Lundquist at 7:30 p.m.. Those present in addition to the chairman were, Leo Raleigh, Maynard Eder, Dorothy Lyons, Bruce Polz, John Raisanen, Tom Torseth, Esther Tomljanovich, Councilman Robert Watson and Building Inspector Ben Friedrich.

At 7:30 p.m., the chairman opened the hearing on the proposed rezoning of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 5 lying southerly of the railroad and that part of government lot 7 adjacent to and Westerly of Donald Anderson's first addition, which was received from Oakdale in the recent clarification of the boundary between Oakdale and Lake Elmo, approximately 80 acres.

Mrs. Veronica Crombie appeared and objected to the proposed rezoning as agricultural. Under an agricultural zoning, a five acre minimum lot size would be required and Mrs. Crombie stated this would cause considerable financial hardship in developing the land. It was suggested that perhaps 20 acres in the SW corner could be zoned Single Family Urban; this would permit one acre lot development which would be in keeping with the character of the area. Mrs. Crombie indicated that she would like to bring in preliminary development plans for the 20 acres at the next meeting.

Maynard Eder moved that action on the rezoning be deferred to May 9, seconded and carried.

The hearing was declared closed at 8:20 p.m.

Mr. Joe Lenz appeared regarding platting of Kenridge Addition, Plat 2. It appears that preliminary approval was given for the plat in 1968 for lots which are 125' by 150' which are substandard in size under the present ordinance. The final plat which was never officially approved, has been located in the village office basement and Mr. Lenz now wants final approval.

It was recommended that Mr. Lenz have the plat redrawn to combine 2 lots into one to make lots of approximately 5/6 of an acre, which in view of the circumstances should be acceptable. It was noted that the dead end streets should be eliminated and the streets be connected to permit better access.

Mr. Lenz was requested to bring in a more definite proposal in line with the discussion.

Milton Hewitt, 126 Cimarron, appeared and requested a dog kennel special use permit for his residence. He was informed that a dog kennel business would not be permitted in Cimarron in accordance with their special use permit.

Building inspector Ben Friedrich stated he had received a request to issue a permit for a Modular home, manufactured by Tri State Homes, Mercer, Wisconsin. The State building inspector had noted the areas in which the home did not comply with the state code and the company had agreed to correct these problems. Mr. Friedrich was instructed to submit requests for modular homes to the State Building Inspector and if they comply with the state code, to issue the permit.

continued--

Mrs. Robert Pitzl appeared regarding a piece of property she owns on DeMontreville Road. The land is a 2½ acre parcel on the South West corner of Bergman's Addition. It appears the land has existed as a separate parcel since 1947, and therefore unless there are other problems such as elevation or drainage, a building permit could be issued.

Mrs. Alfred of 2660 Shore Drive has inquired of Mr. Friedrich about constructing a garage on her lot. Because the house is set back on the lot nearer the lake, it would be necessary to construct the garage between the road and the house. It was noted that the lot is substandard in size being 87 feet wide at the road and 37 feet wide at the lake. The Planning Commission recommends that Mrs. Alfred bring in a sketch showing the plan.

The proposed development of Minnehaha Avenue was reviewed. Leo Raleigh moved that no access to Minnehaha between 694 and the new north south county road that connects to the 12-94 interchange, be permitted. The motion was seconded and carried.

The proposed plan for highway 94 through the village were reviewed, the proposed interchange at County Road 19 was discussed. Bruce Folz moved that we recommend to the Council that no change be requested in the location of the proposed County Road 19 interchange, since that location best suits the needs of the village, this interchange provides good spacing of interchanges within the village, if the interchange is to be moved it is possible it would not be redesigned in time to be included with the Highway 94 construction, and the economic problems of land acquisition are not peculiar to this site but would be present at any alternate site. The Motion was seconded and carried.

The proposed gravel ordinance was discussed. It was decided to defer action until the next meeting, when some of the interested parties would like to be heard.

The minutes of the previous meeting were reviewed. Correction requested of the spelling of "cemetery" in the second paragraph on the first page and in the 3rd. paragraph on the second page. Bruce Folz moved that the minutes be approved as corrected, seconded and carried.

Mr. James Schultz appeared. He is interested in purchasing part of Lot 4, Block 3 in Lake Elmo Park. It was noted the lot is 85 feet by 250 feet. Mr. Schultz would like to locate his house on the narrow part of the lot. It was noted it would then face a 40 foot street, which does not allow for location of sewer. It was recommended that Mr. Schultz explore the possibility of purchasing additional property to the rear of the lot to give it the proper depth. It was noted that the new lot should be platted.

There being no further business to come before the Planning Commission the meeting was adjourned at 11:20 p.m.

Respectfully Submitted

Esther M. Tomljanovich
Acting Secretary