

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MAY 22, 1972

The meeting was called to order at 7:40 P.M.

Those present: Chairman Lundquist, B. Folz, D. Lyons, F. Pott, L. Raleigh,
J. Raisanen, T. Torseth.

The minutes of the May 9th., meeting were approved as published.

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Mr. Tony Friedrich, representing Lead Inc., appeared regarding a proposed plan for building a 6-unit condominium complex on 30th. St. N. in Section 13. A motion was made and seconded that a Special Use Permit be granted, after a favorable public hearing for the construction of this complex. This development would be limited to six units until central sewer is available and a properly surfaced public road (or suitable bond for same) be provided from 30th., St. N. to the north property line. The motion was seconded and carried. Deputy Clerk will schedule public hearing for next Planning and Zoning Commission meeting.

Mr. Coppersmith was present to discuss a building permit for the 8.4 acre parcel immediately East of the Lead Inc. parcel. He agreed to a joint-venture with Lead Inc., in building the street described above, and that access to the dwelling in the SW corner of the 8.4 acre parcel, would be off of that street and not off of 30th. St. N. A motion was made, seconded and carried, that the Planning and Zoning Commission recommends that the permit for this property be issued.

Mrs. Robert Pitzel appeared regarding a 2 acre tract in the SE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, which she intends to sell to Mr. & Mrs. Frank Leier. A motion was made and seconded that a permit be issued for a dwelling and garage because the Register of Deeds has identified the access to this property. This permit should be subject to the condition that the unsealed portion of the septic system is installed at an elevation of 4 ft. above the water table which appears to be very high on this property. Carried unanimously.

Mr. & Mrs. Melvin Anderson appeared with a contour map of their parcel on Goose Lake. Since there is only one acre of land above the 931 MSL flood plain elevation established by the Watershed District, the Planning and Zoning Commission recommends that this parcel not be subdivided and that a permit be issued for one dwelling in the area above the flood plain. The Anderson's will petition the Village to assess the remainder of the parcel at a minimal value because it is unbuildable.

Mr. William Flanagan appeared regarding the parcel of land in Gov't. Lot 1-Section 24, formerly owned by Mr. Norman Schwartz. He explained that he was interested in finding a solution to this situation. He as advised that three possibilities exist:

- 1). the land could be platted.
- 2). The Flanagan's could buy the Sarff's interest in the parcel and build one dwelling.
- 3). The Sarff's could buy the Flanagan's interest in the parcel and build one dwelling.

Mr. Flanagan will discuss the matter with the parties involved.

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The proposed changes to Mr. Earl Goerss' bulk tanks were discussed. A motion was made and seconded that the Planning and Zoning Commission recommends issuance of the permit on the condition that the State Building Code be complied with in regard to dikes and other safety considerations be complied with. Carried unanimously. This is a permitted use under the current zoning for this property.

Building Inspector Friedrich arrived.

The R. F. Anderson permit at 4655 Olson Lake Trail was discussed. A variance would be required to build the detached garage in front of the house. It was the opinion of those present that the Building Inspector should inspect the site and get the approval of the adjoining property owners before he requested a variance from the Village Council.

The sign permit for Crossroads Ford was discussed. A motion was made and seconded that the four proposed signs be approved subject to the following:

1). The top of the "roof sign" is not to be more than ten feet above the building.

2). The pedestal for the "Ford" sign is not to exceed 25 feet in height.

(Both of these conditions are per the Zoning Ordinance.)

Seconded and carried unanimously.

Chairman Lundquist read a memo from the Village Council regarding the Planning and Zoning Commissions recommendation on the proposed plan for the V. Crombie property in Section 5. After some discussion, it was concluded that:

1). The Village Council should get a profession opinion on the size and other requirements for the "rearing pond", and

2). Mrs. Crombie should submit a preliminary plan for the proposed use, which includes lot dimensions, percolation test results and the other requirements outlined in the Subdivision Regulations.

The meeting was adjourned at 11:30 P.M.

Respectfully submitted
F.J. Pott, Secretary