

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF AUGUST 28, 1972

The meeting was called to order at 8:00 P.M.

Those present were: Chairman Lundquist, D. Lyons, F. Pott, J. Sovereign and T. Torseth.

The minutes of the July 24th meeting were approved as published. The minutes of the August 8th. meeting were approved subject to the following addition: Add the following words to the last line of paragraph two--"to make better use of the land."

Fran Pott read a letter that had previously been received from Western Sign Co. in Omaha, Nebraska. The letter requested a permit from the Village for an advertising sign on Highway 12, (Peltier property in Section 35). In a recent telephone conversation, Western had been advised that the copy could be changed but the permanence of the sign structure itself was in question. After some discussion, a motion was made and seconded that a letter be sent to Western stating the following:

- 1.) The entire sign program in the Village is being evaluated for conformance to Village and State laws.
- 2.) The State sign law does not permit the number of signs we now have.
- 3.) Western's sign may be one of those which must be removed.
- 4.) The copy on Western's sign may be changed but no long term permit for the sign is implied.

The motion was seconded and carried unanimously.

There was a brief discussion about the building permit recently issued for Lot 3, Block 1, of the original Kendridge Plat. Since this lot is well under $\frac{1}{2}$ acre (0.43) it was the opinion of one member that this permit does not fit well with the one-acre minimum now in force. It was concluded that only a very few of these previously platted substandard lots exist and therefore it is not a serious problem.

Sewerage problems recently encountered in the Village were discussed and a motion was made and seconded that the attached recommendation be made to the Village Council. Seconded and carried.

A motion was made and seconded that the PZC recommends to the Villare Council that all Village Ordinances be printed in a uniform format and kept in loose-leaf form at the Village Office. Copies should be made available for sale to the public. Woodbury's recent action in this regard should be used as an example. Seconded and carried.

Chairman Lundquist reported that the County is considering a new soil map for the entire county. The present map was made in the mid-1940's. Present technology could produce a much better map. The cost of a new soil map is estimated at \$120,000.00. The Federal Gov't. would contribute \$60,000, the County \$30,000 and the balance would have to come from other sources. Chairman Lundquist will approach the Valley Watershed District for some help on this project.

Mr. McCline (Nordquist Sign Co.) and Mr. Anderson (Lawrence Sign Co.) appeared to discuss Sign Ordinances of the various municipalities in the Metropolitan Area. They indicated that many of the Ordinances are currently being revised--including those of St. Paul and Minneapolis. They presented slides and taped narration prepared by the National Electric Sign Association. Some of their suggestions were:

- 1.) Set an installation fee (\$10.00 to \$25.00) and an annual inspection fee (\$5.00 to \$10.00).
- 2.) Sign size should be proportional to several factors: Building size, building frontage, lot frontage.
- 3.) All wiring to the signs must be concealed.

continued--

- 4.) Shopping Centers should have one large pylon sign--all other businesses should have facia signs only, which identify with the "pylon".

Freeway signs are controlled by the Federal Beautification Act.

Ben Friedrich, Bldg. Inspector, appeared to discuss Section 4.27 of the Zoning Regulations. That section requires a Special Use Permit for storage of flammable liquids in quantities greater than 200 gallons. It was the opinion of those present that this was an error and should read "2000 gallons" as it does in the new County Zoning Regulations.

The meeting was adjourned at 10:45 P.M.

Respectfully submitted,

F. J. Pott
Secretary

Resolution: PZC-72-8

In view of recent problems with drain fields, we wish to urge the Lake Elmo Village Council to enforce Ordinance 104, as it is written.

This ordinance requires that percolation tests be run before a drain field is installed. In order to put first things first, the Sanitary permit should be issued following percolation tests before a building permit is issued. Washington County is now following this procedure in all unincorporated areas. (See the excerpt from the current County Ordinance.)

If it is desired, help can be obtained from the Washington County Building Inspector for running percolation tests or for training Lake Elmo personnel in running these tests.

In cases where no satisfactory percolation is possible, in accordance with Ordinance 104, no drain field should be permitted.

In any situation where drain field effluent is discharged to the ground surface etc., as in section 1c page 10 of the State Code, rectification should be required within 90 days following written notice, and all of the Ordinance procedures including new percolation tests by a responsible person should be followed.