

VILLAGE OF LAKE ELMO  
PLANNING & ZONING COMMISSION  
MINUTES OF THE MEETING OF AUGUST 8, 1972.

The meeting was called to order at 7:35 P.M.

Those present were Chairman Lundquist, B. Folz, D. Lyons, F. Pott, L. Raleigh, Tom Torseth and Jan Sovereign.

Tom Torseth reported that the owners of most of the outdoor advertising signs in the Village will appear at any meeting we schedule.

Tom Torseth also said that he looked at the "20th. Century Homes" lot on Highway 12, and except for some weeds that need trimming, he therefore suggests that the PZC recommends to the Village Council that a Special Use Permit be issued.

Mr. Ernie Nordling appeared regarding the lots owned by the "Top 20" in Lane's Demontreville Plat. Mr. Nordling presented a ten foot contour map and requested that the village owned street on the north of the property be developed. They will redraw the lot lines--attempting.

Mr. Bob Hoffman of Lampert Bldg. Center appeared regarding an office building to be added to the present storage building. The present office building on Highway 12 will be removed. He was advised that the current plan for that area would bring the access to the property in from the North. He said the proposed construction would maintain a 142' set-back from the present right of way. A motion was made and seconded that the PZC recommends to the Village Council that the plan for the Lampert Bldg. Center be approved as presented because it should be an asset to the area and is well planned. Seconded and carried.

Mr. Solseth appeared regarding lots 1 thru 7\* in Block 1 of Tablyn Park. He was advised that the PZC recommended to the Village Council (Jan. '72) that these lots be considered unbuildable as platted. It was suggested that lots 1 thru 6 be split into four lots. A motion was made and seconded that the PZC recommends to the Village Council that the subdivision be at the option of the owner but subject to the following conditions: 1.) all lots must have a frontage of 125 ft. or more and 2.) no substandard "residue lots" will be generated. Seconded and carried.

Mr. Dick Nelson and Mr. Herb Riebe appeared regarding the zoning of seven acres in Section 16 facing County 13. They would like to use this property in 5 to 7 years for the construction of a new Hayden Heights Baptist Church. They were advised that the area is now zoned SFU. They were also advised to contact Oakdale Village to determine what the zoning was on the West side of County 13. They asked whether they could get written assurance of being able to build a church on the property five or more years hence. They were advised that this would be difficult but also this sort of guarantee should not be necessary for building a church because approval for a church should not be difficult to obtain at that time. It was suggested that they discuss the matter briefly with the Village Council.

The secretary advised that the minutes of the previous meeting were not yet typed.

*Edna*  
The new Model Washington County Subdivision Regulations were discussed. A motion was made and seconded that the PZC recommends to the Village Council that they be adopted as published and that the present Subdivision Regulations be voided entirely, except for the first and last sentences of Section 3-E (Absence of Utilities) on page eleven. These two sentences should be incorporated into the new regulations per the recommendation of Counsel Raleigh. Also, paragraph 302.04 should be amended to show that all property owners within 250 feet will be notified by certified mail (or equivalent). Seconded and carried.

minutes continued--

\* Lot 7 is presently occupied by Mr. Solseth.

The sign situation was once again discussed and Tom Torseth stated that he could invite people from the Lawrence Sign Co., to the next meeting, to discuss the sign regulations of neighboring municipalities. It was agreed that this would be worthwhile and should be scheduled for 9:00 P.M. if possible.

The meeting was adjourned at 10:50 P.M.

Respectfully Submitted  
F. J. Pott  
Secretary