

VILLAGE OF LAKE ELMO
PLANNING & ZONING COMMISSION
MINUTES OF THE MEETING OF OCTOBER 23, 1972

The meeting was called to order at 7:45 P.M. Those present were Chairman Lundquist, M. Eder, B. Felz, F. Pett, L. Raleigh and J. Sovereign.

There was a brief discussion of space requirements for adequate septic systems. It was pointed out that the County Bldg. Inspector can provide information on performing percolation tests and can also train the Village Sewer Inspector to conduct these tests. Also, the U. of M. will conduct a three day seminar on septic systems in January or February. B. Felz will advise Village Council of exact dates. A motion was made and seconded to reaffirm to the Village Council the motion (PZC 72-8) of August 28th., regarding enforcement of the Sanitary Sewer Ordinance (copy attached. Carried unanimously.

A motion to accept the minutes of the last meeting as published, was seconded and carried.

Dorothy Lyons arrived at 8:25 P.M.

Mr. Lightbody appeared to discuss the conversion of a residence (5055 Highway 12) to an antique shop. This house, located west of the Vali-Hi theatre and east of County 17, is presently owned by Mr. & Mrs. Donald Stockwell. Mr. Lightbody stated that he would like to be able to convert the antique shop back to a residence and sell the property if the venture was unsuccessful. He was advised to present detailed plans to the Village Council at their next meeting stating a time limit on the reconversion of the antique shop back to a residence.

Maynard Eder will send a memo to the Village Council giving details of two instances where old cars are being stored and/or dismantled in the Village. It was stated that the MPCA is currently paying \$27.50 for the removal of any junk cars. Also, Washington County has recently conducted a \$3,000 survey of junk cars in the County. Both of these matters may be of interest in deciding a course of action for the Village.

Advertising signs were discussed. It was noted that two or three signs have been erected illegally along Highway 36 in the past year. A motion was made and seconded that the PZC recommends to the Village Council that they adopt a policy permitting only one advertising sign (24 sq.ft. max.) per parcel of land in agricultural and residential areas. This policy would be consistent with the Zoning Regulations (Page 77).

Mr. Richard Lehmer appeared regarding an advertising sign on the NSP property on Highway 36. He presented a permit which he had obtained from Mr. Mel Howe at the District Office of the State Highway Department. He was advised that the maximum sign size was 24 square feet and there is only one advertising sign permitted per parcel of land. A motion was made and seconded that the PZC recommends to the Village Council that the Village Attorney be instructed to send letters to record land owners of all non-conforming signs giving them sixty days to remove the signs. The letter should identify the zoning of the owners land and cite Sec. 8.07-D of the Ordinance which restricts advertising signs to one per parcel with a maximum of 24 square feet per sign. The motion was seconded and carried. It was suggested that the letters to owners in Agricultural and Residential Zones be sent according to the following priorities: 1st.--Highway 36, 2nd.--Highway 212, 3rd.--Highway 12, 4th.--County State Aid Highways, and 5th.--County Roads.

Mr. Lehmer was advised to request a time on the Village Council agenda of Nove. 8th., if he wished to pursue this matter with the Council.

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A motion was made and seconded that the PZC recommends to the Village Council that Mr. Lehmer's request be denied because a variance would be required. This variance is not appropriate because:

- 1.) the proposed sign is a non-conforming use.
- 2.) The PZC is currently recommending that all non-conforming signs in that area be removed, and
- 3.) the land is presently agricultural in nature and the future use is planned to be agricultural

The motion was seconded and carried unanimously.

Councilman Watson was asked about the new Bike Trail and the progress on the sidewalk for the Lake Elmo Elementary walking line. He advised that on a recent Saturday afternoon, 927 bicycles passed his house between 1:00 P.M. and 5:30 P.M. There was no indication of discourteous or inappropriate activities by any of the riders.

The Village Council is working on a solution to the sidewalk problem for the walking line. It is possible that the children can be directed across the highway and down a private driveway to 36th. St. N., thereby avoiding the walk along Highway 212, and the crossing of the highway at the intersection of 212 and County 17. The details have not yet been resolved with the owner of the private drive.

Mr. Watson advised that the Village Council will meet beginning at 4:30 P.M. on the 3rd. Tuesday of each month to discuss the matters which could not be handled at the regular meetings in the past. He suggested that the PZC reorganize their agendas to give more attention to detailed planning and one of the goals for 1973 should be to review all ordinances pertaining to development, recommending changes which are necessary to eliminate inconsistencies and duplications. Several members requested that the Village Attorney be asked to assist in this matter. Councilman Watson will bring this request before the Council.

Fran Pott reminded the members that they should appoint a new secretary and a representative for the I-94 Corridor Planning Group. Councilman Watson recommended that the part-time secretary for the Village be hired to record the minutes of the PZC meetings. Chairman Lundquist asked if there were any volunteers for the position of Secretary. There being no volunteers the Chairman asked Councilman Watson to request the Village Council to provide a Recording Secretary for the PZC.

The possibility of a County Park on Mrs. Crombie's property in the NW corner of the Village was discussed. It was stated that she would like the County to buy the property but there were two developers interested in the property also. Councilman Watson stated that he thought the Village Council would be receptive to an 80-acre plat in that area. High density use would not be appropriate since Lake DeMontreville could not support the associated recreational use.

The meeting was adjourned at 11:03 P.M.

Respectfully submitted

F. J. Pott, Recording 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.