

V I L L A G E O F L A K E E L M O
P L A N N I N G C O M M I S S I O N

Meeting Date: November 17, 1972 Lake Elmo Village Hall

Members Present: W. Lundquist, Chairman, B. Folz, T. Torseth,
and D. Lyons.

The meeting was called to order at 7:30 PM by W. Lundquist.

7:35 PM REQUEST - Possibility of a special use permit for a
family business in an agricultural zoning.

Wm. Andrick - 3277 Milbank, Oakdale
Mr. Jack Lux - Swager Bros Realty Co.
W. C. Rambo - Current Owner

The property in question is located in the Northwest quarter
of the Northeast quarter of Section III.

Street address 9591 - 60th Street North - Mr. Rambo's property.
The property consists of approximately 28 acres.

At the present time a cermic shop is operated on the premises
in a separate building. (It was noted by the Planning Commission
that it has operated for 12 years without the benefit of proper
zoning or a special use permit.)

If the property changes hands, the new owner, Mr. Andrich
would like to operate a retail sales and repair shop for motor-
cycles and snowmobiles.

He stated that the hours of operation would be 9 a.m. to 6 p.m.
two days a week, 9 a.m. to 9 p.m. three days and Saturday 9 a.m. to
4 p.m.

Mr. Andrich further stated that all equipment, new and used,
would be under cover.

The planning commission would not recommend spot zoning.
The business in question would not qualify as a family home occup-
ation.

The only alternative would be a special use permit on a year-
ly basis. Even a special use permit is questionable in an agri-
cultural zone.

It was suggested that further study be made and more infor-
mation brought in.

1. Layout of buildings etc. in relation to surrounding homes and boundary lines.
2. Type and size of sign required.
3. A signed statement of surrounding property owners stating their approval or disapproval.

No Action Taken At This Time.

Mr. McDermaid - Appeared for general information in reference to Mr. Ed Beutel property South of County Road 6.

A prospective buyer would like permission to keep horses on this property if purchased. The Planning Commission felt it would be a reasonable request if it were a one family owner of 20 acres or more. (The land is presently zoned Single Family Urban and consists of 32 acres.)

No Action Taken.

Mr. Kenneth Keister - 363 Maple Mahtomedia
Mr. Lester Hagger - Conway Street St. Paul
Mr. James Myers - 426 East Minnehaha St. Paul

DBA - JLK Imperial Builders

Presented a very rough pencil layout of a proposed lot plan showing 35 houses on 42 lots. The property is presently known as "The Carlson Property" It is located in the South Half of the Northwest quarter of Section 11 (Eleven)

The present zoning is single family urban.

The Planning Commission advised them to do further study and come in with more detailed and accurate information.

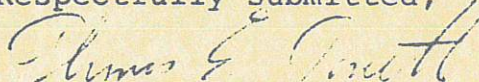
Type of soil, location of roads etc. (Suggested they contact surrounding property owners as to their intention for future development. This would enable them to create a better road plan for the entire area.

The Planning Commission would like to recommend to the Council and immediate review of the present zoning of all the land lying North of a line drawn from the Tri-Lakes area to the Lake Elmo flats.

Taken^{ing} into consideration our sewer plan and growth projection.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,


Thomas E. Torseth