

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING FEBRUARY 26, 1973

Meeting called to order at 7:40 P.M. Members present: Chairman Wm. Lundquist, B. Folz, M. Eder, D. Lyons, L. Raleigh, J. Sovereign.

Minutes of January 22 meeting were approved as submitted.

Paragraph #8 of February 13 minutes was amended to read: "A copy of sign permits granted by the Village Council should be sent to the State Highway Department for their approval." Minutes approved as amended.

Mr. Holt of Masey Sign Co. failed to appear.

Conrad Adams, 8903 Jane Rd. No., appeared regarding a building permit for restaurant. Mr. Adams previously appeared before PZC on September 8, 1970; February 22, 1971; March 9, 1971. The March 9, 1971, minutes of PZC show that PZC recommended approval of the general concept of a restaurant business being developed in this area. This is compatible with present zoning (commercial). The present proposal differs from the original proposal in that it does not cater to the drive-in business, but is closer defined as a restaurant; thus, it will not cater to the school children. The previous proposal was OK'd in February, 1971, in concept by Mr. Lobitz, principal of the Lake Elmo School.

Motion by B. Folz, seconded by L. Raleigh, to recommend that Village Council approve the plan for the restaurant business, subject to the following considerations:

1. That the Village Engineer approve an acceptable access plan;
2. That an acceptable solution to the drainage problem be provided;
3. That percolation tests be taken at the site of the proposed septic system and an acceptable sewer plan be presented to the building inspector which meets all village ordinances;
4. That compatibility between the proposed development and the proposed walkway be provided;
5. That this proposal be made to the school board and their comments be submitted to the Council before final approval.

Motion carried unanimously.

A further motion was made by D. Lyons, seconded by J. Sovereign that the location of the building with respect to a potential future road along the west boundary should be taken into consideration. Motion carried unanimously.

Carl Rudeen, 7718 Hudson Blvd., appeared regarding a building permit to move his house back on his property and the possibility of sewer being provided to him. PZO recommended that he approach the Village Council as to when sewer might be provided to him.

Larry Hanson, 3621 Hudson Blvd., was in to inquire about moving his house to SW $\frac{1}{4}$ of Section 14. He was advised to come in with a proposed plan showing where he would put his house and showing plan for possible future development of the property.

Sewer Study Committee joined the meeting. The following recommendations were made:

1. Sewering the Old Village is the first priority. An engineering study is recommended immediately. The study can include all the land east of the lake down to Tartan Park. A packaged interim plant could permit faster action.
2. The corridor area should be sewered as soon as possible, preferably by 1976, when highway I-94 is completed, and no later than 1978.
3. Public sewer in the Tri-Lakes area should be provided only when needed and should preferably go west into the WONE district. The diagonal main from Tri-Lakes to the south end of Lake Elmo should be deferred as long as possible.
4. Further development in the Tri-Lakes area which will increase the need for public sewerage in that area and development in all other areas which will precipitate the premature need for public sewer should be discouraged. Methods for accomplishing this will be a part of the proposed plan for rezoning the Village to be completed later in 1973.

Meeting was adjourned at 11:30.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary