

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING MARCH 13, 1973

Meeting called to order at 7:50 p.m. Members present: Chairman Wm. Lundquist, B. Folz, D. Lyons, J. Sovereign. M. Eder arrived at 8:15.

Minutes of February 26 meeting approved as submitted.

Mrs. Veronica Crombie and Brian Crombie, Box 108, Lake Elmo, appeared. PZC reviewed Mrs. Crombie's proposed Registered Land Survey. The following questions should be answered prior to final Council approval:

1. The present zoning of that land is agricultural, requiring a minimum five-acre lot size for building, to which the proposed Registered Land Survey does not comply.
2. A preliminary map is to be submitted, showing the present water elevation and the flood plain elevation as established by the Water Shed District in relation to the proposed boundary lines.

Prior to approval of a plat, if the intent is building, soil or percolation tests should be taken to determine the feasibility of granting a permit for a septic system that will comply with the ordinance.

Lowell Rieks, 2035 - 7th Ave., No. St. Paul, appeared regarding development of 35 acres in the S $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 11 (Carlson tract). This land was proposed for development a few months ago. This agricultural use relieves PZC of any confrontation at such time that we wish to rezone this land to agricultural.

Mr. Rieks proposes to put one home on the 35 acres and to have approximately 20 beef stock on the 35 acres. He is in agreement with agricultural use and zoning.

Mr. & Mrs. Tingstad appeared regarding obtaining a building permit in the Lake Demontreville area.

Motion by B. Folz, seconded by J. Sovereign that PZC recommend that they be permitted to build on the 80-foot lot providing the following provisions are met:

1. The title must include lots 465, 466, 467, 468, 669, 670, 671, and 672 of Lane's Demontreville Country Club, and must, in addition, include either lots 675, 676, 461, and 462, or lots 463, 464, 673, and 674. The intent of this is to include 120 feet of the 160 feet to allow only one structure on the entire 160 foot tract. (See attached drawing.)

2. Percolation tests must be taken at the site of the proposed septic system and must meet village ordinance requirements. Also, the minimum building setback from the flood plain elevation established by the Watershed District must be 75 feet, in compliance with the State Shoreline Management Act, unless said setback is inconsistent with existing building lines.

Motion passed.

NOTE: It is suggested that the septic system be on the roadside of the structure.

Ronald Colosimo, 101 Lyon St., St. Paul, appeared regarding a building permit on lots 3 and 4 of Berschens Shores. It was recommended that he submit the following information to the Valley Watershed Board of Managers and also to the Village Council:

Map showing the present water location and elevation, the 928-foot elevation in relationship to the property boundaries (this should include elevations at the proposed building and septic system locations), and proposed final contours supplemented by final cross-sections (road through building) to determine the volume of fill and the location said fill is to be placed.

This matter will be handled by the Valley Watershed District and the Village Council.

Walter Witzel, 3220 Century Ave., White Bear Lake, appeared to inquire about building on Carl Olinger land for a woodworking shop. The building he presently occupies has been sold and he has two months in which to vacate said premises. PZC recommended that he try to get land that is already zoned industrial such as the land between 212 and the railroad tracks west of the viaduct or the land immediately east of the old village.

Bruce Kalcinski wants a Special Use Permit for a small kennel before he will buy Jamieson land. Either a hearing date will be set or, if applicant gets written permission from land owners within 250 feet, the hearing may not be required. The S.U.P., when granted, may be allowed only until the area develops sufficiently to force its discontinuation.

Carl Berwald, North Country Ski Shop, must get dimensions of the proposed sign before final action can be taken.

Ray Salus is requesting permission to move a mobile home onto the remaining portion of his land (Minn. State Highway Department is in the process of acquiring part of his land), and reside there for up to six months or until suitable replacement farm is found. A hearing date will be set, or if Mr. Salus gets written permission from land owners within 250 feet, the hearing may be waived.

Sign Ordinance, as it exists, will be enforced. People requesting information on signs should be given copies of the appropriate ordinance, (page 97, 98 of Model Zoning Regulation Code for Communities in Washington County).

A continuation of the discussion on signs will be held at the next PZC meeting.

Respectfully submitted,

Sandy Phernetton  
Rec. Secretary

March 13, 1973

Telephone conversation between Maynard Eder and Carl Erickson, County Administrator (Washington County) 439-3220

Q. Should land areas northerly from the landfill be reduced in grade to the final landfill grade?

C.E. It is not necessary that this be done, but I do understand materials are being removed on Olinger property which will ultimately result in lowering present topographical conditions to the North, the degree of which is unknown to him.

Changes planned or undertaken in the areas adjacent to the landfill property should be accomplished in a manner which will not contribute drainage to it.

Present plans, upon completion of the landfill operation, call for the county to change the contour adjacent to the filled areas by constructing a valley (slight ditch) to provide drainage to the pond to the Northeast which lies entirely within the landfill property. This will prevent any external drainage into the filled area. The filled in portion should only accept water that falls upon it.

Q. When do you anticipate the present landfill operation to have consumed all available fill area?

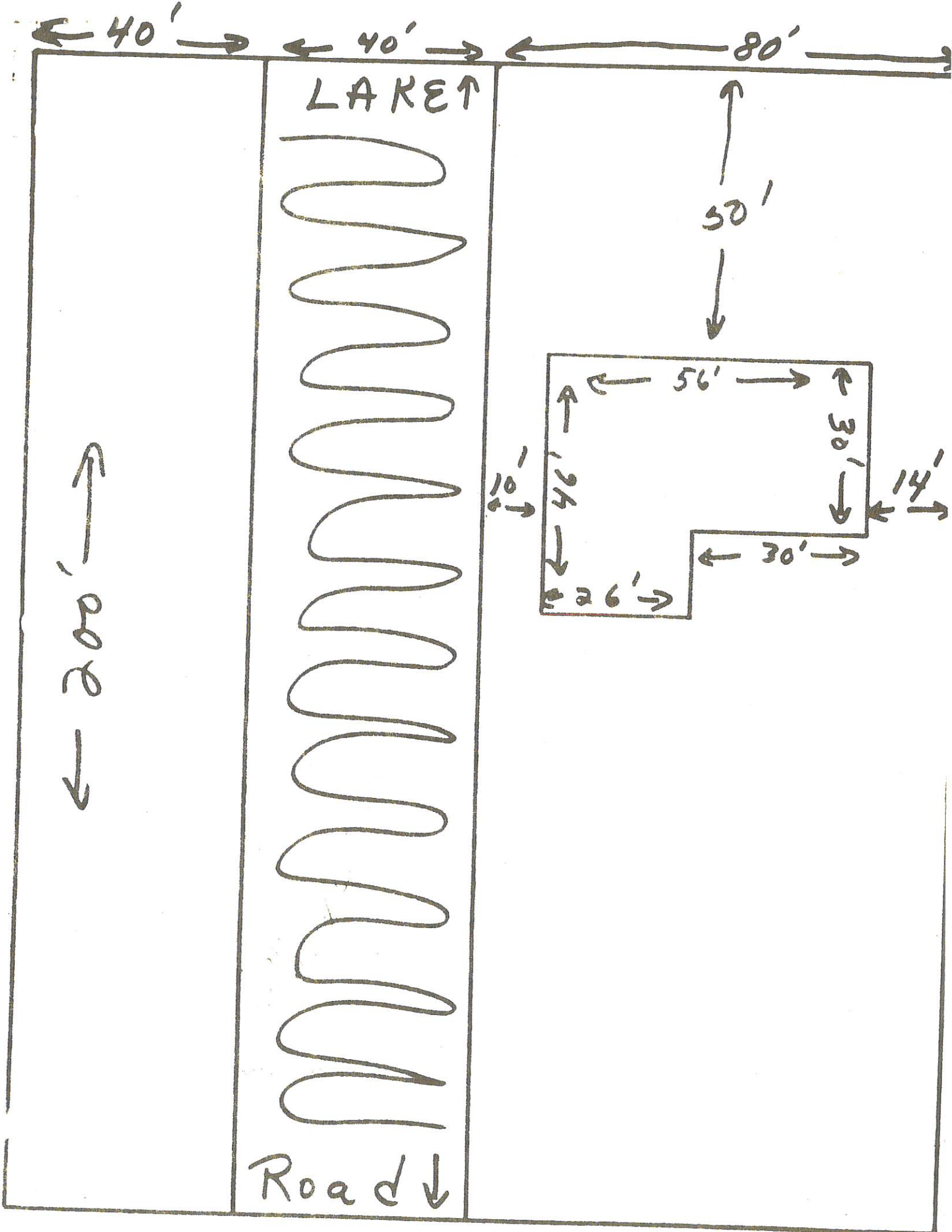
C.E. A site is presently under consideration in Blaine which would lessen the volume of material being delivered to the Washington County site.

Without the Blaine site, it appears the Washington County landfill could not accept material beyond Spring 1974.

Q. Does the county plan to develop the landfill as a park?

C.E. This has not been decided. The county intends to review the matter with the Village of Lake Elmo, after completion of the landfill operation.

(At one time it was indicated by Lake Elmo that a water tower be erected on one high point within the site.)



40'

40'

80'

LAKE ↑

50'

← 200 →

Road ↓

← 56' →

↑ 30' ↓

10' ↓

← 26' →

← 30' →

14' ↓