

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

Meeting called to order at 7:00 p.m. Members present: Chairman Wm. Lundquist, B. Folz, D. Lyons, L. Raleigh, J. Sovereign, T. Torseth, J. Zignego.

Minutes of the March 13 meeting were approved as submitted.

HEARING, Bruce Kalcinski -- Regarding breeding kennel. Hearing was opened at 7:00. In attendance were Mr. & Mrs. Willis Hutchinson and Bruce Kalcinski.

Mr. & Mrs. Hutchinson were concerned that the kennel could become a nuisance when the area is built up. It was the opinion that when a nuisance developed, the kennel license would be revoked. Mr. Kalcinski thought that 5-10 years use would pay off his investment, although he thought he would want to keep dogs for much longer.

Motion was made by B. Folz, seconded by L. Raleigh, to recommend to the Village Council that a Special Use Permit be granted to provide Mr. Bruce Kalcinski with a private dog kennel permit on the proposed ten-acre site. Up to ten dogs will be housed in the barn, with attached exercise runs; dogs will not be permitted to run loose. Motion passed unanimously.

HEARING, Ray Salus -- Move mobile home onto 404 Lake Elmo Avenue North. In attendance were Mr. Salus and Mr. Hurvitz (Minnesota Highway Department).

Motion was made by T. Torseth, seconded by L. Raleigh, to recommend to Village Council that a Special Use permit be issued to place Mr. Salus' mobile home on the remaining 24 acres for a period not to exceed eighteen (18) months (October 1, 1974), to give him time to find a suitable farm, for the following reasons:

1. Displacement of his present home by the new Interstate 94;
2. Septic system and well are adequate and available;
3. Mobile home will be well screened by the existing trees and buildings.

Motion passed. B. Folz abstained.

Sign Ordinance Discussion was attended by Lehmann Mushroom Co.; Brede, Inc.; White Advertising; Meehan Bros. Nursery; School Children's Shelters, Inc.; 3M National Advertising. The sign ordinance, which has been in effect since January, 1968, was reviewed. Discussion on reasonable sign size and spacing ensued.

Don Durand, Lake Elmo, appeared regarding road easement and zoning of Peter Durand property on Lake Elmo Avenue. He was advised to submit a copy of the proposed layout of the development to the Village Engineer.

Tom Schwartz, 9515 - 10th St. Lane No., appeared regarding moving his house from the present address to 2069 Lake Elmo Avenue.

Motion by B. Folz, seconded by T. Torseth, that the Village Council notify the building inspector that PZC has no objection to the relocation of Tom Schwartz's house, providing the house meets the building code. Mr. Schwartz has been notified and future

development of the lots has been discussed. Motion passed unanimously.

Mr. Schwartz has no definite plans at the present for future subdivisions; however he plans to retain about two acres of the land which will not affect the development of said land.

Walter Witzel, 3220 Century Avenue, White Bear Lake, appeared to ask for consideration of lots 5 and 6, Block 2, Elmo Park, as a construction site for his woodworking shop. The lots are 50' x 100' each and are zoned industrial. Mr. Witzel proposes to construct a 32' x 88' steel pole building, with off-street parking on the west side of the building (proposed building would abut east property line). Set-back may be a problem. Mr. Witzel was advised to get on the agenda of the Village Council next week. B. Folz and T. Torseth will examine the property.

Charles O. Georgi Company (surveyor) submitted plans in behalf of R. J. Garrity Co. for development of NW 1/4 of Section 21. It is recommended that Mr. Georgi pursue this development by submitting a more detailed plan to include 4' contour intervals, one general concept utilizing north/south street patterns with lots ranging from 2-4 acres, with the thought in mind for maximum future subdivision (1/2 acre lots, more or less), also allowing ten acres in the northwesterly corner for park land. No access on County Road 6 on the east 1/2 of the NW 1/4 of Section 21.

NOTE: A copy of these minutes should be sent to Charles O. Georgi Company.

Motion by F. Folz, seconded by L. Raleigh, to accept recommendations noted in the minutes. Motion passed unanimously.

Gil Swanson's proposed Registered Land Survey on Lot 1, Block 2 of Lake Elmo Park was reviewed. From memory, we believe that the village attorney and property owner agree that tracts D & E should be changed to be one lot. No action will be taken until this matter is clarified.

Mrs. Veronica Crombie's proposed Registered Land Survey was reviewed. PZC is opposed to this lot because it is less than the 5-acre minimum lot size required. PZC respectfully recommends that Village Council read Section 8, Subdivision P-2 on page 20 of Subdivision Regulations for Lake Elmo (orange book). Note recommendations of our last meeting. Without further answers to these questions, no further action can be taken.

Meeting adjourned at 12:20.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary