

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING APRIL 10, 1973

Meeting called to order at 7:45 p.m. Members present: Chairman Wm. Lundquist, B. Folz, D. Lyons, L. Raleigh, J. Sovereign, J. Zignego, M. Eder.

Minutes of March 26 meeting were corrected as follows:

Page 1, paragraph 7, no. 2 should read, "Existing septic system and well are adequate and will not be destroyed by the construction of I-94."

Page 2, paragraph 5 should read, "Motion by B. Folz...."

Minutes approved as corrected.

Dick Lambert, Animal Inn, Hwy. 212, desires to expand the obedience training school and build 80' x 100' insulated metal pole building. The building would be set up for rental to people for breed shows and obedience shows. Parking facilities would be available for up to 100 cars. The building would set directly north of the present kennel. A copy of the plans are to be sent to Village Engineer and Building Inspector to be sure the building meets the codes. Mr. Lambert would need to file application for a Special Use Permit. Hearing date was set for April 23. Notices will be sent to abutting property owners.

Dr. Paul Holmberg, 5410 Lake Elmo Ave. No., wishes to obtain a Special Use Permit for a swimming pool at above address. Motion by B. Folz, seconded by L. Raleigh, to recommend to Village Council that a Special Use Permit be issued for a 20' x 40' swimming pool on Lot 2 of Arvold's Acres, with the following stipulations:

1. Signed approval of all abutting property owners within 250' must be submitted to the village office;
2. Building Inspector must approve the pool;
3. No electrical wiring must be within fifteen (15) feet of the pool;
4. The pool must be at least ten (10) feet from any property line;
5. Pool area must be enclosed by a four-foot non-climbable fence;
6. Pool must otherwise comply with the proposed pool ordinance not yet adopted.

7. Refuse Business season sign must be removed also R.W. J.L.
Motion passed unanimously.

If the signatures of abutting property owners can not be obtained, a date for a public hearing will be set.

Mrs. Veronica Crombie is asking for a variance on her proposed Registered Land Survey. It is acknowledged that this is a separate and distinct parcel because of the divisions of Government Lot 2 and County Road 13. The land to the east may not be readily divided because of the Jesuit retreat.

Motion by B. Folz, seconded by L. Raleigh, to recommend that the Village Council grant a variance from a five-acre tract requirement in view of the agricultural zoning of the land, and approve the Registered Land Survey subtract A, subject to the following conditions:

1. That there be enough land that is at least four (4) feet above the 930' contour or the ordinary high water mark (present elevation of the lake is approximately 925');
2. That percolation tests must be taken and proven satisfactory to allow a building permit for Tract A prior to approval of creating a separate parcel;
3. That the land will be viewed this week by M. Eder and J. Sovereign and they will verify that the geographic conditions of the land are as were verbally submitted; they will look at the feasibility of where a driveway might be put in. Due to the curve in the road and the incline, Chuck Swanson will recommend possible locations for placement of a driveway.

Motion passed unanimously.

Motion made by B. Folz, seconded by J. Sovereign, to recommend to Village Council that Tract B be deleted due to the following conditions:

1. That Tract B is unbuildable in the opinion of PZC and it is the consensus that an unbuildable lot should not be created. Mrs. Crombie concurred with the deletion of Tract B and said that it is unbuildable.

Motion passed unanimously.

Conrad Adams appeared regarding a permit for a 26' x 40' metal pole building (green in color), which would be a temporary structure with no permanent foundation. A variance would have to be granted from Ordinance 1, Section 29 of the Township Ordinances and a variance from Section 4.05-A in the Model Zoning Regulations since the building would be constructed on a separate five-acre parcel (Plate No. 37009-0090) across the road from Mr. Adams' permanent residence (Lot 4, Krause's Addition, Plate No. 37425-2200), near currently undeveloped land.

Motion by D. Lyons, seconded by L. Raleigh, to recommend to Village Council that in view of the fact that there is no house on the five-acre tract and that Mr. Adams' residential lot is across the road, this be treated as a Special Use Permit and that the permit cease if the two parcels do not stay in a single ownership. Written permission must be obtained from all property owners within 250' of Mr. Adams' property line; a date for a public hearing will be set if written permission is not obtained. Motion passed unanimously.

Carl Berwald, North Country Ski Shop, appeared regarding a 140 sq. ft. lighted metal sign, 25' high and 12' wide, in front of the ski shop. Motion by B. Folz, seconded by J. Sovereign, to recommend to Village Council that a Special Use Permit be granted to North Country Ski Shop to place a business sign of approximately 140 sq. ft. in size with the following requirements:

1. That the sign be at least a minimum of ten feet away from the property line;

2. That no part of the sign shall exceed 25 feet in height;
3. That any lighting must be shielded so as not to be visible from Hwy. 12.

At their discretion, the Village Council may modify the existing Special Use Permit to allow for this sign. Motion passed unanimously.

The primary reason for approval is that Mr. Berwald does have a permit for his business and needs a business sign.

PZC recommends that the Village Council pursue the matter of engaging a planning consultant to:

1. Develop a plan for the business district of the old village of Lake Elmo;
2. Review plats and other planning matters that regularly come before PZC meetings;
3. Review the various Dayton proposals;
4. Revise the comprehensive plan for land use and roads by the end of 1973;
5. Help with park and sewer proposals.

PZC requests participation in the selection process.

Meeting adjourned at 11:40 p.m.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary