

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING JUNE 12, 1973

Meeting called to order at 8:35 p.m. Members present: Chairman Wm. Lundquist, D. Lyons, T. Torseth, J. Zignego.

Lyle Slawson, John Kleis requested information regarding whether a mobile home would be allowed on a working farm for an immediate member of the family on a Special Use Permit. PZC advised that they would probably be able to get a Special Use Permit since Mr. Kleis is now living alone, and his daughter would then be able to take of him. They also explored the possibility of subdividing five acres and building another home on the property. No action requested or taken.

Earl Nelson, Wheelock Parkway, St. Paul, appeared along with his contractor Richard Anderson, regarding a building permit in the northwest corner of Lake Jane. Plans appeared to be in order, so no action was required. The building permit was approved by the Village Council at their June 5 meeting.

Gene McCoy, All-State Properties, a real estate agent representing Mr. Theissen of 1514 Hartford, St. Paul, inquired about the buildability of lots now owned by Mr. Theissen, who wants to build a home. He owns eight lots on Lake Demontreville, numbers 629, 630, 631, 632, 507, 508, 509 and 510, each of which are approximately 80 feet wide and 200 feet deep. The abutting property owner is Mr. Zabrok who owns lots 621, 622, 623, 624, 625, 626, 627, 628, 511, 512, 513, 514, 515, 516, 517 and 518, approximately 160 feet of frontage and 200 feet deep. Mr. McCoy was of the opinion that Mr. Theissen could purchase 40 feet or four lots from Mr. Zabrok. Then Mr. Theissen and Mr. Zabrok would each have approximately 120 feet of frontage and approximately 24,000 sq. ft. The PZC would recommend that these two 120-ft. lots should be considered buildable sites by the Village Council. Mr. McCoy will approach Mr. Zabrok to see if the 40 feet can be purchased and will appear before the Village Council before the actual purchase is made.

Bob Garrity (Realtor) presented a preliminary plot plan for the PZC's consideration and review. PZC will note recommended changes and distribute copies to the following:

Village Engineer  
Village Attorney  
Park Committee  
Village Council -- two copies  
Washington County Planning Commission  
Appropriate School District.

PZC would like to report back to Mr. Garrity within 30 days.

Mr. & Mrs. Frank Leier, 8490 Demontreville Trail No., confirmed that their drainfield and well location had been approved by M. Eder and Mr. Wier. They are proposing to build a separate 24' x 28' accessory building for a workshop. The building has been started. PZC recommends a variance to permit the workshop to be completed. Further, PZC recommends that the workshop be allowed nearer the lot line than the house for the following reasons:

1. Large set-back from the road;
2. Because of the angle, the workshop is probably further from the road than the garage.
3. House, a tached garage, and workshop will appear as one unit.

The distance from the workshop to the garage is approximately 20 feet. Mr. Leier was advised to bring appropriate pictures and sketches of how the finished buildings will look when they appear before the Village Council.

NOTE: Mr. Leier is an assistant building inspector in Roseville.

Mr. & Mrs. Dean Hedberg -- Ordinance 37 governing subdivision of land was adopted September 12, 1968. Hedberg's land was subdivided in July, 1969. It was the opinion of the Village Attorney that any subdivision governed by Ordinance 37 which did not go through the procedure of platting as regulated by Ordinance 37 is not recognized. Therefore, Mr. & Mrs. Hedberg's subdivision did not create buildable sites.

Meeting adjourned at 11:50 p.m.

Respectfully submitted,

Sandy Phernetton  
Rec. Secretary