

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING JUNE 25, 1973

Meeting called to order at 7:40 p.m. Members present: M. Eder, B. Folz, D. Lyons, J. Sovereign, J. Zignego.

Minutes of May 29 were corrected as follows:

Page 3, paragraph #5 should read, "...examples of building permits that have been approved, at about the same time they were turned down, on smaller lots than their's. Hedberg's lot was created by a split of Tract A, Registered Land Survey 46, in July, 1969...."

Minutes were approved as corrected.

Minutes of June 12 were corrected as follows:

Page 1, paragraph #4 should read, "...eight lots on Lake Demontreville, numbers 629, 630, 631, 632, 507, 508, 509 and 510, each of which are approximately 20 feet wide and 100 feet deep...."

Minutes were approved as corrected.

Walter Witzel, presented a plan for an addition to existing woodworking shop on Upper 33rd Street North, Lake Elmo. A 12' x 20' addition is proposed for a paint spray booth on the westerly side of the building, 12' north of the SW corner. He proposes to put in a concrete loading dock on the southerly edge of the property. This is a commercial building on commercial property and set backs are adequate. Mr. Witzel was informed to contact the Building Inspector for a building permit, providing that he recognizes that he can not park delivery vehicles on the street right-of-way while loading and/or unloading.

HEARING, Brookman Motors -- In attendance were Dale Brookman, Brookman Motors, and Bob Miller, Supt. of Schools. Mr. Brookman explained the proposal to install a 6,000 gallon fuel oil storage tank, which would be above-ground and located in the rear of the present building, north of the main building, east of the paint spray section. The tank will be screened from the road by the present building. It will be painted white like the back of the present building. Electrical power enters the building in the SW corner.

Motion by M. Eder, seconded by D. Lyons, to recommend that the Village Council approve a Special Use Permit for a 6,000 gallon fuel oil storage tank for Brookman Motors subject to:

1. Stipulations in the Model Zoning Regulations Code book;
2. Approval of the state fire marshal relative to the state laws regarding fuel oil storage tanks;
3. Diking of the tank for 115% capacity;
4. Verification by insurance underwriters of their approval of the installation.

VILLAGE COUNCIL NOTE: Location of septic system should be identified in relation to the proposed 6,000 gallon fuel oil storage tank.

Todd Williams, 3025 Lake Elmo Avenue North, appeared for general information and discussion on any proposed road improvements or development in the east central portion of Lake Elmo, with specific concern for expansion of 30th Street into a higher type of roadway. He was informed that the PZC had no knowledge of plans to expand 30th Street into a higher type roadway.

PZC would appreciate any correspondence or information regarding future development or expansion of the Lake Elmo Airport.

Recommendations for future land development

1. Further development of the land abutting any lake should seriously consider the effect of length of sewerage timetable and economics involved.
2. Guidelines for set backs for building structures and septic systems as set forth in Shoreline Management Act should be followed, paying particular attention to the definition of the line being the natural ordinary high water as a measurement index.

VILLAGE COUNCIL NOTE: It is recommended that the Village Council note the PZC attendance at the past few meetings as listed in minutes. Due to the summer months, we are having difficulty getting a quorum. It is recommended that a ninth member be appointed to the PZC immediately to alleviate this problem.

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary