

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING JULY 23, 1973

Meeting called to order at 7:40 p.m. Members present: Chairman Wm. Lundquist, B. Folz, D. Lyons, J. Sovereign, T. Torseth, J. Zignego.

Minutes of July 10 meeting were approved as submitted.

DICK JOHNSON, 8896 Lake Jane Trail No., appeared regarding moving the furnace in his home at above address. He wishes to place a furnace under his house by excavating the crawl space where the builder laid footings eleven courses deep. Mr. Johnson was advised to obtain details on the building moratorium, get accurate elevations, and develop a proposal for the location of the furnace for presentation to Village Council.

RALPH WAGNER, APACHE ENGINEERING CO., did not appear.

JOHN HOLM, 4497 Olson Lake Trail No., BOB HENKELMAN, Sussel Co., presented proposal for a garage on Holm property which would require a variance.

Motion by B. Folz, seconded by J. Sovereign, to recommend that a variance be granted to Mr. Holm for a garage; the following items would require a variance from the existing code:

1. To have a separate structure closer to the road than existing home;
2. To have a structure for housing more than two cars;
3. In view of the above, abutting property owners (Gidelow, Johnson, Sovereign, Erickson) must sign a statement agreeing to the proposed garage at the proposed location.

Motion passed unanimously.

Mr. Holm is in need of additional storage space for recreational vehicles. The existing garage may be made into additional living space. Proposed garage is set back from road because terrain is more suitable for a garage site than a location by the house due to steepness of slope. The structure will be below grade of existing road, so as not to be visible from the road. Location of the garage will be aesthetically more pleasing than if it were square with the house; also, the doors will be less visible at the proposed location. Set-back shall be 80' from center line of existing Olson Lake Trail No.; side-yard set-back shall be 10'. All discussion is in reference to sketch labeled "John Holm Exhibit A."

MIKE DYKEMA, C. O. GEORGI, AND JERRY SCHIFSKY appeared to discuss the status of the development of 149 acres in Section 21 (Stillwater Blvd. and Inwood Ave. No.). The following suggestions were made by PZC:

1. To require 40' 1/2 right-of-way easement along County Rd. 80 and County Rd. 6, together with a written document conveying an additional 20' for possible future roadway.

2. Building set-back lines for all structures should be 50' from the 40' right-of-way line.
3. Intersection of Insdale Ave. No. and Stillwater Blvd. should be moved from 30' to 120' westerly to allow a more adequate stopping sight distance for westbound traffic coming from the east.
4. An adequate corner site should be dedicated in the SW corner intersection of County Rod. 80 and County Rd. 6 (Stillwater Blvd.).
5. A 10' drainage easement should be provided for a ditch along the south side of Stillwater Blvd.
6. Any alteration to the natural drainage in the NW corner of the tract must be approved by the Managers of the Valley Branch Watershed District.
7. Culvert size at the intersection of Imperial and Ideal Ave. No. should be increased to at least 36" culverts due to excessive spring run-off. The drainage pattern should be approved by Village Engineer.
8. Developer should donate 7% of the area in one tract for park land; location of that tract is at the option of the developer.
9. Ideal Ave. No. must deflect easterly opposite Henry Olson's house to allow his house to remain at a minimum 30' set-back to comply with Oakdale's code.
10. Absolutely no individual driveway entrances should be allowed on Stillwater Blvd.
11. No percolation tests have yet been submitted; this should be taken care of.
12. If the village is ever going to establish a walkway within the village, a good place for it would be under the power line on this tract.
13. Natural water storage areas that presently exist must continue to exist or any proposed changes must be cleared through the Valley Branch Watershed.

Concerned party/parties would like to obtain approval by Village Council of the preliminary plan on August 7.

JOHN DILL (3M CLUB), TARTAN PARK, would like to obtain a Special Use Permit to allow security personnel to park and occupy a mobile home at Tartan Park. Wm. Lundquist will call Mr. Leslie at 3M with questions regarding size of mobile home, location of mobile home, placement of the mobile home during winter months, etc.

J & W BOATWORKS -- Special Use Permit for business sign was discussed. John Mueller and M. Eder visited the site on Saturday, July 14. Both recommend that, in view of the slovenly appearance around the building, the sign permit should be withheld. They found the following conditions to exist at this place of business:

1. No sodding, causing erosion on east side of building.
2. Front of property has not been cleaned up.
3. Building is forward from Lampert's; if a sign is installed in addition, the view of Lampert's will be blocked.
4. There is no culvert under the driveway entrance and this driveway has been widened.

Motion by B. Folz, seconded by J. Sovereign, that, in view of the above-mentioned items that have not been attended to, PZC's recommendation is to deny the issuance of a Special Use Permit for a business sign until such time that they are resolved to the satisfaction of the Village.

JULY 10 VILLAGE COUNCIL MINUTES -- PZC questions the advisability of a fuel oil storage tank at Brookman Motors without the 115% diking, since ordinance requires diking.

Meeting adjourned at 11:50 p.m.

Respectfully submitted,

Sandy Phernetton  
Rec. Secretary

