

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING AUGUST 14, 1973

Meeting called to order at 7:45 p.m. Members present: Chairman Wm. Lundquist, B. Folz, M. Eder, C. King, D. Lyons, T. Torseth, J. Zignego.

Minutes of July 23 meeting were approved as submitted.

REUBEN LAUSENG, 2441 Pleasant View, New Brighton, Minn., wishes to purchase Rambo property (21 acres) in Section 3, for the purpose of selling landscape materials. Mr. Lauseng submitted the signatures of five adjoining property owners within 250' of this property. He has been in this business 18 years at 125 Eighth Avenue Southwest, New Brighton.

Motion by T. Torseth, seconded by B. Folz, to recommend that a Special Use Permit be issued for the operation of landscape material sales with the following restrictions:

1. Operating hours will be from 8:00 a.m. to 8:00 p.m. Monday through Saturday; no business operation to be conducted on Sunday.
2. On-site business sign permitted for identification purposes only.
3. No materials are to be stored closer to the road than the existing ceramic shop (located 210' south of the south right-of-way of Hiway 36).

Motion passed unanimously.

This land is presently zoned agricultural. Mr. Lauseng plans to live in existing house. Existing ceramic shop will be upgraded for his business purposes. No public hearing is necessary, since Mr. Lauseng has obtained the signatures of abutting property owners. There should be no problem with off-street parking with 21 acres. Mr. Lauseng was advised that the building in its present location may interfere with future development potential. Solution to any future road-way problem into the 21 acres should be worked out with Pederson's. Low volume of traffic seems to suggest no ingress and/or egress problem. This business is seasonal -- May through October. Mr. Lauseng indicated that he has no plans for supplemental business operation during the off-season. Landscaping and nursery stock is compatible within the agricultural zoning of this property. This is not to be construed as the beginning of commercial strip development; this is an agricultural use.

Ralph Wagner and Larry Bushau of Apache Engineering Co., 1743 Randolph, St. Paul, appeared -- representing Paul Emerson. Platting procedures were discussed for Mr. Emerson's 80 acres in the W 1/2 of SE 1/4 of Section 24.

JOE FROLIK, 3004 Hiway 8, Minneapolis, wishes to establish a TV repair shop and sales and service at 3390 Lake Elmo Avenue North. This appears to conform with present zoning of limited industry. Following points should be considered:

1. Should any provisions be made for parking? Mr. Frolik indicated that there is room to park three cars off-street.
2. His plans are to remodel the present building, for which a building permit shall be required.
3. Scale is to be removed and hole filled in.
4. Any proposed business signs must conform to ordinance.

WILLIAM LEHMANN, Lehmann Mushroom, 11490 Hudson Blvd., does not have enough facilities to compost material to take care of this operation. He proposes to add a composting area, so he would then have two areas in which to compost. Proposed addition would be enclosed to minimize odors. Odors have now been cut down due to the use of a special perfume. Village Clerk should inform the Building Inspector that this proposal is in compliance with Ordinance 31 and the zoning is proper. PZC recommends approval of a building permit. Building inspector may seek approval of Village Council members individually.

MR. AND MRS. WILLIAM HJELMGREN, 3153 Layton Court North, wishes to buy Lot A of a Meets and Bounds Tract owned by Clifford Adkins who will retain Lots B and C. He then wishes to subdivide Lot A for building purposes.

Motion by M. Eder, seconded by C. King, to recommend that a variance be granted to allow subdivision of the tract into two parcels, subject to percolation tests. Motion passed unanimously.

The Hjelmgren's were advised to inquire of Mr. Adkins whether these tracts were divided prior to 1968. The next step in the procedure would be to plat the property or obtain a variance from platting regulations.

LLOYD SHERVHEIM, 1110 Rose Avenue, advised PZC of his tentative proposed plans for subdivision of his property on the west shore of Lake Elmo toward the north end.

HUBERT RHODE, 10092 Stillwater Lane, inquired about obtaining a Special Use Permit for his swimming pool. This pool is above ground so regulations do not seem to apply. Building Inspector is to give PZC a report on this situation.

BILL PAULSON, 8206 Deer Pond Trail, appeared regarding a building permit for a garage on his property in 3rd Addition, Oace Acres.

J. Zignego and C. King will inspect the site and report back to PZC at next meeting. Mr. Paulson would need a variance since the proposed garage would be ahead of the house.

JOHN DILL, TARTAN PARK -- Motion by B. Folz, seconded by T. Torseth, to recommend approval for 24' travel trailer used as a summer residence for the night guard at Tartan Park. It is located next to the garage at the old farm, 300' SSW of entrance. This location is well screened. No problem is foreseen. Motion passed unanimously.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Sandy Phernetton  
Rec. Secretary