

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING SEPTEMBER 11, 1973

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

August 14, 1973, minutes corrected as follows:

Page 2, paragraph 3: "...wishes to buy Tract A of a Meets and Bounds Tract owned by Clifford Adkins who will retain Tracts B and C...."

Minutes approved as corrected.

Minutes of August 27 meeting were approved as submitted.

Mr. and Mrs. Chris Rubbert, 11328 - 32nd St. No., requested variance for building permit for a porch addition to house. Addition would be 24' x 10'. The front of the house is closer to the road than next house to the west (Myron Wendt). A variance from ordinance requiring houses to be within 10' of the established building line is needed.

Motion by C. King, seconded by J. Sovereign, to recommend that Village Council approve variance as described above. Motion passed unanimously.

HEARING, Gerry Breheim, 8415 - 38th St. No., regarding Special Use Permit for dog kennels. Only Mrs. Breheim was in attendance. Dogs would be owned, bred and offered for sale by owner. Dogs would be housed in 10' x 12' building; set-back from existing property lines is adequate (more than 100'); dogs would be enclosed in runs so they will not be at large. There being no comments from the audience, the hearing was closed.

Motion by M. Eder, seconded by J. Sovereign, to recommend that Village Council approve Special Use Permit for dog kennels subject to the following limitations:

1. That there be no more than seven (7) Shetland Sheep Dogs (a/k/a toy collies) over six months of age;
2. That the Special Use Permit is not transferable;
3. That the Special Use Permit is to stipulate that if a nuisance should occur, a hearing may be held and the license may be reviewed.

Motion passed unanimously.

J & W Boat Works (Jim Griffin), Hudson Blvd., regarding permit for placement of business sign. Motion by M. Eder, seconded by J. Sovereign, to recommend to Village Council that a sign permit be granted subject to the condition that J&W Boat Works will carry out the items cited in

the Building Inspector's letter to them, dated August 14. Location of the sign to be subject to Building Inspector's recommendation. Location of sign is to be noted on the permit. Motion passed unanimously.

Mr. Griffin stated that he had 15' on the eastern property line; however, plot plans for the building location indicates 5'. This difference will be explained by building inspector's visit to business site.

Northbrooke Farms, Inc., 7450 France Ave. So., Mpls., represented by John Daubney, Attorney, appeared regarding a Special Use Permit to construct horse barn, arena and outdoor show ring for stabling and training of horses on 23 acres in the Bergman Addition, Section 4. Also present were Kathy Liszewski (President of Northbrooke Farms, Inc., and manager and operator of proposed stables), and John Skahen.

Original plat for this property was filed in 1956. In 1966, NSP acquired a 225' easement through the property. Zoning is agricultural.

Northbrooke Farms, Inc., is proposing to construct a single building to serve as a barn and as a training ring. A total of 30 horses could be housed in the building, which would be 230' x 60'. It would only be used for care and training of registered horses; no rental horses would be made available. Horses would not be outdoors at all during winter months; horses would never be pastured. Walkways would only be used for exercising horses. A board fence is proposed with with an electrified barb-wire at the top.

Questions were raised regarding type of fencing, location of fencing, liquid effluent, potential pollution of watershed area, location of a future house and timetable for such plans. Another question to be answered regards whether or not there are any restrictive covenants running with or against the land.

A hearing date will be set up for the next PZC meeting. Mr. Daubney is to be notified at:

738 Minnesota Building
St. Paul, Minnesota

Two copies of preliminary plans were submitted.

Thomas Lindbeck, 8728 Demontreville Trail, No. St. Paul, appeared regarding a Special Use Permit for an auto body repair shop in his 24' x 28' garage at the above address (lot 5, block 2, Bergman Addition). Mr. Lindbeck was informed of the zoning and regulations and procedures for a Special Use Permit and that he should be ready to present all the facts regarding this land use at the public hearing, which will be set for 2nd Tuesday of October. All abutting property owners within 250' are to be notified

of the hearing. Village Attorney is requested to check on any state and federal regulations regarding auto body repair shops with or without employees. Fire Chief is also to be contacted for any information regarding flammability and paint spray booths.

It was noted that there is an existing auto body repair shop already in the area, owned by Michael Chilefone.

Meeting adjourned at 11:50.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary