

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING SEPTEMBER 24, 1973

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

September 11, 1973, minutes were approved as submitted.

Elmer Richert, 9219 Lake Jane Trail, appeared requesting a variance to construct a utility pole building (in addition to existing garage). Motion by B. Folz, seconded by J. Sovereign, to recommend approval by village council subject to the following conditions:

1. That proposed building (attached Sketch A) be set back as shown (attached Sketch B);
2. Building must comply with state building code;
3. Building must be aesthetically pleasing;
4. All abutting property owners within 250' must sign a statement of approval (Otto Moyar, Maynard Eder, John Berschens, Carl Olinger).

Seven in favor of motion. M. Eder abstained.

HEARING, Northbrooke Farms, Inc., 7450 France Ave. So., Minneapolis, represented by John Daubney, attorney, appeared regarding special use permit for horse barn, arena, outdoor show ring, stabling and training of horses on a 23-acre tract that is part of the Bergman addition, as shown on the submitted plan. Attached is a list of people attending the hearing. Mr. Daubney presented the proposed development, emphasizing the following points:

1. A proposed 230' x 60' barn, office and indoor riding ring, two outdoor exercise rings and a parking lot for 23-30 cars.
2. There will be box stalls and tie stalls for 27 horses.
3. That solid waste will be removed every 3-4 days. 85% of liquid waste will be absorbed by the straw in the stalls and will be removed daily to a weatherproof shelter with a concrete floor and stored for 3-4 days.
4. Mr. Daubney indicated there would be no chance of polluting existing wells which range in depth from 145' to 260'.
5. Existing trees on south side of property will be preserved.
6. There will be 24-hour on-premise security.
7. In Mr. Daubney's opinion, the water on the property is not considered public water.

The main concern of people voicing an opinion at the hearing centered around possible water pollution. Bob Olson requested that existing graded driveway either be removed or a culvert installed to provide for proper surface water drainage.

NORTH BROOKE FARMS HEARING

NAME	Address
John V. Skelton	8237 Edgewood Rd, St Paul
Kathleen Pizquisti	11 Lincoln Avenue Littleton
Don Baker	1662 Englewood St. Paul, Minn
Harold G. Lyell	4515 Birchboro Trail No
John A. Matten	7982 Hill trail no.
Lenore Matten	7982 Hill trail north
Mr & Mrs. Frank Leier	8490 DE MONTREVILLE TRAIL
Mr. & Mrs. Cedric Guindon	8321 De Montreville Jr. no.
Mr. & Mrs. Kenneth Allen	8600 De Montreville Tr. N.
Wade W. Thats	8544 De Montreville Tr. N.
R. W. Nelson	982 Marne St, St Paul
Mr & Mrs Robert Nelson	8718 Demontreville Tr. No,
Harry F. Stiff	8620 " " "
Harlan Brumitt	8510 " " "
John O Bergmann	8796 " " "
WAKE R	" " "
J. Crombie	8014 " "
Ernie F. Crombie	Box 183 Lake Elmo, Minn.
Leon Chutebone	8668 Demontreville Tr. no
John Daubney, Attorney	

Motion made by M. Eder to have the village attorney render an opinion as to the legality of certain restrictions and covenants dated and acknowledged April 2, 1957, and recorded in Book 3 of Misc., page 596, in the Office of the Register of Deed, Washington County, Minnesota, on those premises known and described as Bergman Addition to Washington County, Minnesota.

Specific plan must be provided for all items relevant to pollution including all the buildings. Motion seconded by B. Folz. Motion carried unanimously.

Hearing continued until October 22nd at 7:30 p.m.

Tom Schwartz, 2069 Lake Elmo Ave. No., appeared to discuss a proposed plot plan. No action required.

Mr. & Mrs. Jary, 8996 - 10th St. No., appeared to request approval for a building permit for a house on Lot B, Block 2, Lake Jane Hills. A special use permit is needed since there will be grading and filling within 1000' of the high water mark of the lake. A motion was made by B. Folz and seconded by T. Torseth, that the council grant a variance to waive the hearing required for a special use permit due to the following conditions:

1. Soil is granular in nature.
2. The surface runoff does not go directly into the lake but goes southerly in the majority.
3. The proposal contains no major grading or filling.
4. The proposed grading and drainage be approved by the village building inspector.
5. That the property owner sign a statement indicating compliance with the soil erosion provision of Ordinance 129.
6. The PZC feels the general intent of the ordinance does not apply to this particular tract of land.

Motion carried unanimously.

Dick Nelson, 982 Marnie St., Maplewood, appeared to request approval for a building permit for a house on lots 866-71, 781-89 on Lake Olson. He was informed he would need a special use permit for which a hearing must be held. PZC respectfully request that the council hold the hearing at their next regular meeting to aid in expediting construction. A motion was made by B. Folz, seconded by C. King, that the council grant a special use permit if the following conditions are met:

1. That Mr. Nelson submit a complete plot plan indicating the house location in relation to the property lines.
2. The house elevation and landscape elevations be shown on the plan.
3. That the plan includes the location, elevations, and amount of fill of the septic system in compliance with all village ordinances.

4. That the plan show the location of the well in relation to the house and property lines.

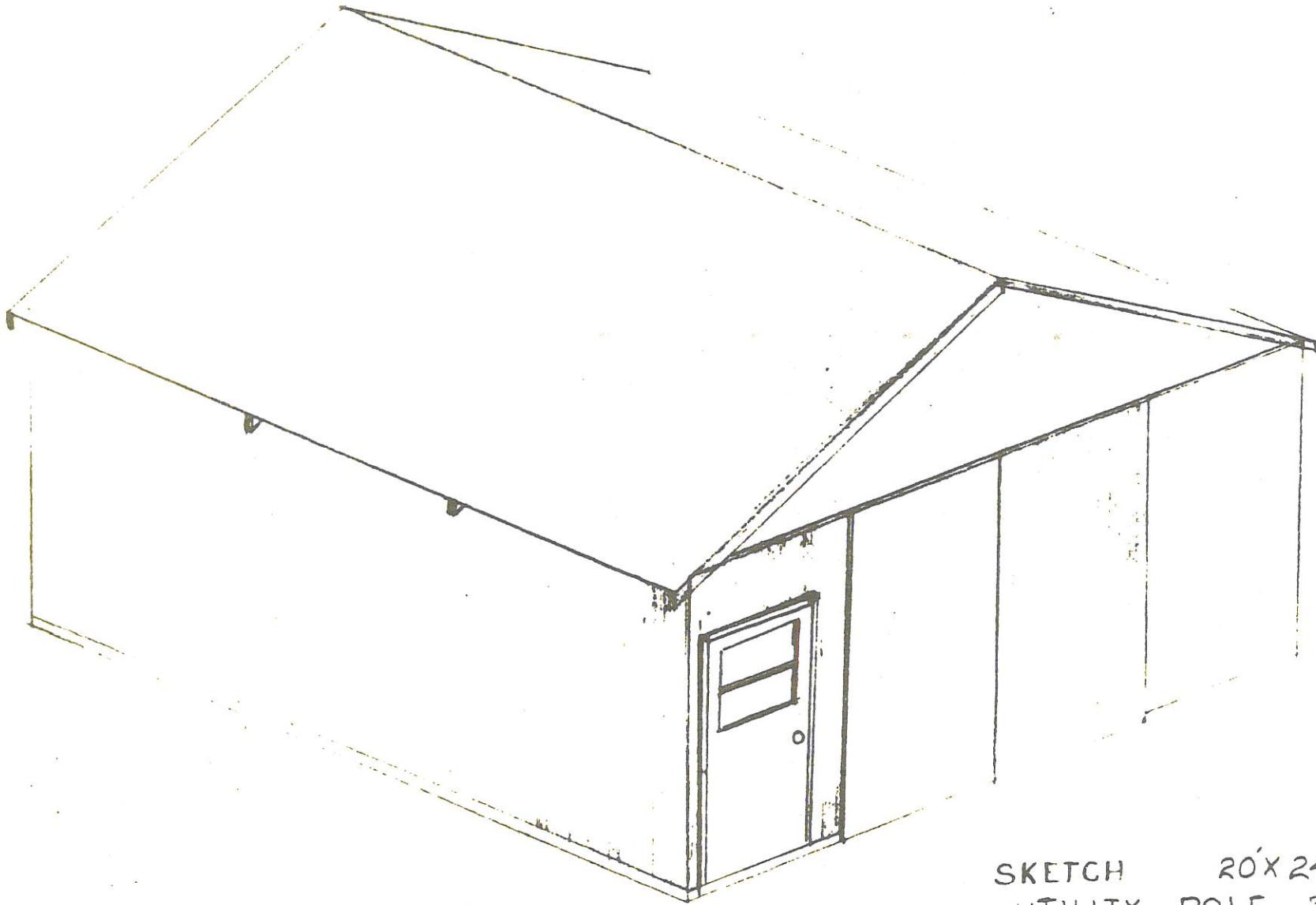
Motion carried unanimously.

Meeting adjourned at 1:00 a.m.

Respectfully submitted,

C. King

/smp

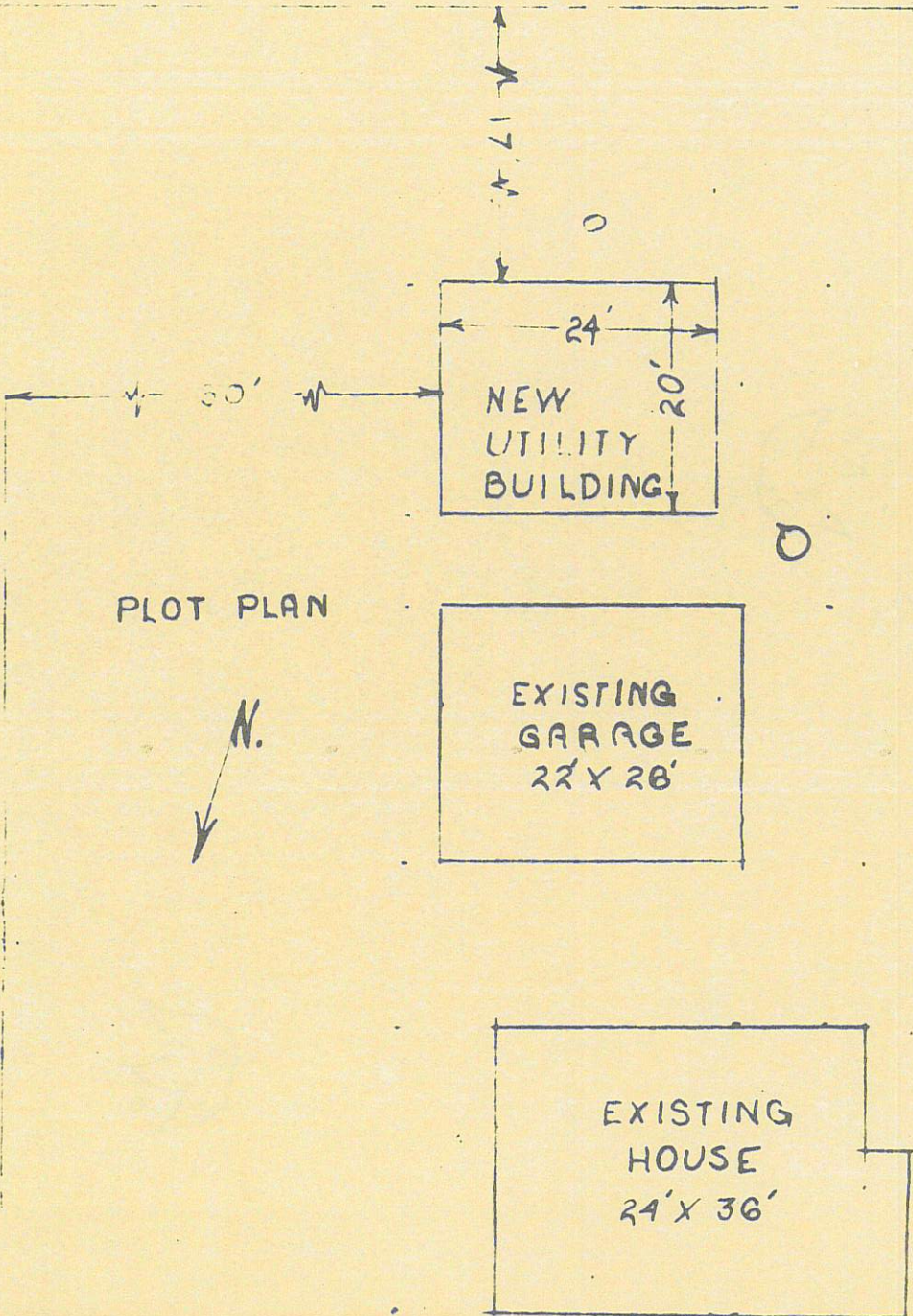
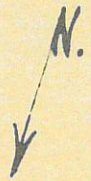


SKETCH 20' X 24'
UTILITY POLE BUILDING

A

B

PLOT PLAN



FLOOR PLAN

