

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

Meeting called to order at 8:10 p.m. Members present: Chairman William Lundquist, M. Eder, B. Folz, D. Lyons, J. Sovereign.

Minutes of November 26 meeting approved as submitted.

Chuck Swanson, County Highway Engineer, was present to discuss county road plans in the Lake Elmo area. Major areas for discussion were the 19 corridor, Tri-Lakes facility, and clarification of 15. North-South road system must tie in with the Grant roads. Mr. Swanson wants some input from the Lake Elmo area.

Donald Delander, 9198 31st Street North, wishes to move an 18-year-old house into the village from Stillwater, to be placed next to his present home. Village Council has a resolution that no house over ten years old may be moved into the village.

Motion by B. Folz, seconded by J. Sovereign, to recommend that the building inspector examine the house; if it meets with his approval, Mr. Delander should apply for a variance. Motion passed unanimously.

Mr. & Mrs. Alan Kleis appeared re their purchase of 2-1/2 acres from his father, Lawrence Kleis, on which their intent is to build a home. His father was willing to donate development rights on 2-1/2 contiguous acres to make up the five-acre minimum. However, PZC recommended that he purchase the full five acres now. There are two other problems with this piece of land, both dealing with access: 1) The present access is by easement, which according to our zoning ordinance, would require a special use permit for zoning if five or more acres are involved; 2) the access may not be 66' wide as required by East Oakdale ordinance #19.

Mr. Kleis was advised to have percolation tests to verify that the property is suitable for on-site sewage disposal before he goes any further. He was also asked to verify the exact size and nature of the access.

Nick Patti, 6040 Earl Brown Drive, Suite 251, Mpls., has purchased 20th Century Homes at 11450 Hudson Blvd. No., and wishes to obtain a special use permit for the operation. PZC is not aware of any present problems at this business. Motion by B. Folz, seconded by D. Lyons, to recommend that the SUP be granted subject to the following conditions:

1. Mobile homes must be blocked up for safety;
2. There is to be no repair work or maintenance on the site;
3. Operating hours will be:
 - 9:00-9:00 - Monday-Thursday
 - 9:00-6:00 - Friday, except during summer 9-9
 - 9:00-6:00 - Saturday
 - 12:00-5:00 - Sunday

4. Proposed site parking plan will be submitted. This is to be made a part of the special use permit;
5. The face of the present sign will be changed to reflect the change in ownership.

Motion passed unanimously.

Mr. Patti is also requesting that he be allowed to sell new and used mobile homes. He has an option to buy the property written into the lease. If this option is exercised, Mr. Patti stated that he will blacktop the property.

PZC recommends that Mr. Patti be permitted to operate until the special use permit can be acted upon.

The next regular meeting of PZC will be January 7, 1974.

Meeting adjourned at 11:50 p.m.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary