

VILLAGE OF LAKE ELMO
PLANNING & ZONING COMMISSION
MINUTES OF THE MEETING OF JANUARY 28, 1974.

Meeting called to order at 7:55 P.M..

Members present: Chairman William Lundquist, B.Folz, J. Sovereign, D. Lvons and R. Johnson. Also in attendance was J. Mueller.

Minutes of January 7, 1974 meeting were approved with one correction: Remove Mr. Schwartz from paragraph #7. Mr. Schwartz was not present.

1. Schwartz-Martinco Addition--Public Hearing -- there was no public attendance, only person appearing was the owners, Tom and Jean Schwartz. Profile of existing and proposed grades for 20th. St. Court North does not match contours on plat plan. Requested new profile and a minimum of two typical cross sections of plat area. Profile shows too steep of a grade onto 20th. St. Ct. No. with no landing area prior to entering 20th. St. No. Outlots as shown on plat drawing are not "Buildable Lots" and it will be so stated in covenants. Outlot D will be designated as access lot for Lots 1, 2, 3 and 4, and the deed will require $\frac{1}{4}$ undivided ownership by each of the owners of Lots 1, 2, 3 and 4. It was agreed that no other owners be permitted and so stated in the covenants. Dedication of park land was discussed. 7% Land Area Dedication was discussed and rejected because area too small. Recommend monetary contribution instead. Owners will change legal description to describe on South 533 ft. of Government Lot 1 of Section 23. PZC requested owners to show proposed house location so that consideration for future sewer connections can be made for Lots 1 and 2. Commission made no final recommendations. Owners asked to submit additional information to PZC. PZC will make final recommendations after village engineer has reviewed and made recommendations on road, drainage etc.
2. Ken Zaffke -- Three Lakes Farm.
Owner requesting subdivision into 9 one acre lots. There is currently no access to proposed back lots. If a road is built on property there would not be room for 9 lots. South border is on south section line of Section 9, which is the proposed route of County Road B extension. Owner was requested to draw a rough plat map showing lot boundaries, contours and approximate house locations. Then reappear before PZC for review.
3. John Mueller -- Advertising Signs
Mr. Mueller asked for clarification of the sign ordinance. There have been a number of newly constructed signs along village roads that appear to be in violation of the village ordinance. PZC directed Village Building Inspector to advise Village Attorney regarding violations and request attorney to provide legal recommendations to the council for action.
4. Lake Elmo Heights --
PZC discussed new plat plans #1 and #2 as submitted. PZC preferred Plat #1 with basic agreement with the portion of the plan east of the power line. B. Folz recommended changes made in Lot layout so that all lots along power line be platted with power line runs along back yards. R. Johnson recommended that the PZC insist that water holding area be provided to hold all additional water run-off caused by construction in area. B. Folz will contact owner to ask for a revision of plan and to develop more complete information regarding roads, drainage, etc.

5. Reorganization of Planning Commission

PZC agrees with the concept of the formation of two groups; one to handle permits, variances, etc. and the second to develop long range plans for the Village. The title "Zoning Appeals Board" was **challenged** since the word appeals implies that the Board would have authority to supercede action taken by the Village Council. This is believed not to be the intent.

The PZC postponed making specific recommendations to the Council until the next meeting.

Respectfully submitted by
R. E. Johnson, Acting Secretary