

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING FEBRUARY 25, 1974

Meeting called to order at 7:40 p.m.

Members present: Chairman Wm. Lundquist, B. Folz, B. Dreher,
D. Johnson, D. Lyons, T. Torseth. J. Sovereign arrived at 10:00.

Minutes of February 12 meeting were amended as follows: Page 1,
paragraph 9, should read, "...that a Special Use Permit be granted
to Mr. Jerome Raleigh for placement of one mobile home...."

Page 1, paragraph 11, should read, "...Mr. Keith Raleigh was advised...."

Page 2, paragraph 2, add: "A copy of this preliminary plan shall also
be submitted to the Valley Branch Watershed."

Minutes approved as amended.

HEARING -- CODIFICATION. The following points were brought up for
discussion.

301.040. Modifications.

Section D. "...that the mobile home placed thereon will be
moved...." Should this read, "...could be moved...."?

Section F. Delete the lower case "e".

Section G. Delete the lower case "f".

Section M. "4.25" should be "4.26 page 45 is modified...."

Section V. "...page 66" should be "...page 65."
PZC raises a question regarding the basis for determining
the new fee schedule, since it is different from that
recommended by the County

Section W. PZC feels that points no. 2 and no. 3 should be
reviewed.

Section X. Delete, "...and 'Drive-in business'." Delete
second sentence completely.

Section Y. Delete this section completely.

302.050. Requirements of General Development Plan for Large or Complex
Areas.

Section C. Last paragraph should read, "...names of all
property owners within three hundred fifty (350) feet of the
development site...."

303.020. Definition.

Section B. Should read, "A mark determined by the Village Engineer delineating the highest water level...."

Section C. Some reference to creeks should be added.
Should have clarification of flood plains along creeks.

402 MOBILE HOMES AND PARKS

A provision should be added permitting mobile homes on farms for relatives, as in our old Ordinance 9.

There being no further comments and/or suggestions, the hearing on Codification was closed.

HEARING -- LLOYD SHERVHEIM -- PROPOSED PLAT OF "RUTH'S FIRST ADDITION TO LAKE ELMO." Present were Mr. and Mrs. Lloyd Shervheim, Ernie Rude of Windon & Associates, and Tom Sherman. The proposal is to subdivide these 21.8 acres into eleven (11) separate parcels. All parcels would be a minimum of one acre and would have 125' frontage, with the exception of lots 8 and 9, both of which do have the required area. Roadway is now established and the Shervheim's will dedicate that part of the road necessary for safety to the Village.

Discussion was mainly centered around what the actual "high flood mark" of the lake is. Lots 4, 5, and 6 may have to be filled or drained. Sewerage is not expected for 5-10 years. It may be possible to use one well for two lots. A variance would be required for access on lots 8 and 9.

The water level must be established by the Village Engineer or the Watershed Board. DNR may become involved since this is public water.

Copies of the proposed plan are to be sent to the Village Attorney, Village Engineer, Valley Branch Watershed District, DNR, County Planning Coordinator, and the School District.

There being no further discussion at this time, the hearing was closed.

EDW. LeCLAIR, 8243 Deer Pond Ct., appeared re a variance to build a garage which would be nearer the road than the house. Motion by B. Folz, seconded by T. Torseth, to recommend that the Village Council grant a variance to Mr. LeClair to set his garage closer to the road than the house (located on Lot 10, Block 1, Oace Acres 5th Addition), subject to the following conditions:

1. That the Village Building Inspector, upon inspection of the proposed location, submit a favorable report to the Village Council, and

2. That the owners of the abutting lots grant their written approval for the placement of the garage ahead of the house.

Motion passed unanimously.

RICHARD BERGMANN, 12140 North 60th St., appeared to discuss sign regulations on Highway 36.

KEN ZAFFKE appeared to discuss lots 15 and 16 of Three Lakes Farm Addition. Mr. Zaffke requested that the PZC review a proposed lot split on lot 15 to allow for two structures. The PZC will check with the Village Engineer and County Engineer re proposed County Road B extension which may affect this lot. Mr. Zaffke was advised to have percolation tests taken and apply for a building permit for lot 16.

PZC would like to request 10 copies of the Washington County Development Code, Chapter 4.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary