

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

Meeting called to order at 7:30 p.m.

Members present: Chairman Wm. Lundquist, B. Dreher, B. Folz, R. Johnson, D. Lyons, J. Sovereign, T. Torseth.

Minutes of March 12th meeting approved as submitted.

MR. & MRS. JACK HEINTZ, 1335 Manning Avenue, appeared regarding a variance for acreage on 30th and Manning. Motion by B. Folz, seconded by J. Sovereign, to recommend denial of the request for a variance due to lack of foundation of hardship or any other sound basis. Motion passed unanimously.

TOM SCHWARTZ appeared regarding "Schwartz-Martinco Addition". Motion by R. Johnson, seconded by B. Folz, to recommend approval of the preliminary plan, subject to the following:

1. Compliance with the Village Engineer's recommendations.
2. Outlot D be expanded to 50'.
3. Percolation tests must be taken to prove that adequate septic systems can be constructed on the property.
4. 7% park land dedication should be taken at a monetary consideration.
5. Entrance to Lot 7 should be from 20th Street.

Also, see PZC minutes of January 7, January 28, and February 12. Motion passed unanimously.

NOTE: Plan as submitted by Holm shows flood plain elevation as 891' -- should be changed to 888'.

ELMER RICHERT appeared on behalf of his father to discuss a gravel permit. He was advised to obtain a copy of the Lake Elmo mining ordinance, apply for a gravel permit, and submit a statement of intent. He was also advised to obtain the signatures of all abutting property owners as consent; alternatively, a hearing may be held. Some possibility of taking out gravel to elevation of 928. Lowest spot on the land is 924' and it doesn't fill up with water.

LOUIS ANDERSON, 674 Manomin, St. Paul, is requesting that Lots 27 and 28 of Bordner-Garner Farmettes be allowed to be addressed as 39th Street rather than Ideal Avenue North. Motion by B. Folz, seconded by

T. Torseth, to recommend that a variance be granted to make a simple subdivision of Lots 27 and 28 into two parcels split north and south (rather than the present east/west dividing line) in order to have both parcels access on 39th. Each lot is presently over one acre and the proposed subdivision would allow equal lot sizes being over one acre. This recommendation is subject to the stipulation that no access road or entrance be granted on Ideal Avenue and that a drainage easement along the southerly line of existing Lot 27 be granted to the Village if the Village Engineer deems it necessary. It is further recommended that Mr. Anderson file a request for a variance. The Village Council need only take action if the formal request is made. Motion passed unanimously.

TED SCHROEPFER - CANCELLED.

GENE PELTIER - DID NOT APPEAR.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Sandy Phernetton
Rec. Secretary