

VILLAGE OF LAKE ELMO  
PLANNING - ZONING COMMISSION

MINUTES OF THE MEETING OF MAY 14, 1974.

Meeting called to order at 7:35 P.M.

Members Present: Chairman Wm. Lundquist, B. Dreher, B. Folz, R. Johnson, D. Lyons, J. Sovereign, T. Torseth and T. Williams.  
D. Grace arrived at 9:00 P.M.

Minutes of April 22nd. corrected as follows:

Page 1, item 1, should read-"percolation tests evaluated by a professional engineering firm."-

Page 1, item 3, should read-"proposed resubdivision plan submitted prior to final plat approval in the event" - -

Page 1, item 5, should read "The Planning and Zoning Commission is requesting a proposed." -

Page 1, item 6, should read, "size and location of a holding area to hold---structure under County Road 6."

Page 2, under the Fred Richert Hearing, add item 8, "Late hour operations." Also, end of last paragraph, add sentence: "Mr. Smith of Barton's Contracting stated that his borings indicate the underground water level at the "pot hole" was at 922 ft. or 2 ft. below ground level."

Page 2, Howard Springborn, the spelling of Mr. Ziebell's last name was corrected.

Minutes approved as corrected.

Clarence Pierre requested a building permit for an auto repair shop at 8910 Hudson Road in the SE corner of Sect. 33. He has an existing Special Use Permit, but a new SUP will be required because of the new operations. PZC recommends that the SUP amendment procedure be followed. PZC further recommends that Mr. Pierre submit a plan showing the locations of buildings on the lot and a legal description of the property. The city building inspector should approve the plans. A set of layout plans was accepted for the files.

Clark McDermaid did not appear.

Charles W. Graves, 9643-10th. St. No., requested a variance for a rear lot line garage set back. Motion by Folz, second by Torseth, that a variance be granted to set the garage back 5 ft. from the north lot line. Motion passed unanimously.

Gary Wright introduced Mr. Seldon Caswell, an attorney representing neighbors of the Fred Richert property, 3870 Jamaca Ave. No. Mr. Caswell presented verbal and written objections to the granting of a mining permit on the Richert property. Motion by Folz, second by Lyons, that the PZC send a letter to Mr. Richert stating we request:

- 1.) Supplemental data in the permit application to completely satisfy the existing City ordinance.
- 2.) Report by a registered engineer identifying the elevation of the water table within the mining area.

Motion passed unanimously.

Larry Parsons requested a front lot line set-back variance to get a better building site on a lot on 39th. St. Because of fairly definite sewer and road plans for the area, the PZC recommended that he use fill to achieve a proper building site within the established set-back boundaries. This would allow for future subdivision of his 2 acre lot. Parsons agreed.

J. R. Connor, Northern Natural Gas Co., proposed the installation of a high pressure delivery station on the Willis Hutchinson property south of the railroad in Section 13. Motion by Folz, second by Torseth, to approve the installation as consistent with present and future zoning of the area (light industrial). However, the following restrictions are recommended:

- 1.) No buildings or fences are to be located within 90 ft. of the railroad right of way.
- 2.) City engineer should approve the plans to insure a control of noise levels.
- 3.) City building inspector should approve the building plans.

Motion passed unanimously.

Note: Mr. Connor will supply the PZC with a list of similar installations in the nearby communities. The PZC will investigate the noise levels associated with an installation of the proposed type. Northern Natural Gas will supply a man with a decibel meter to properly measure these levels.

Barbara Lukermann, Midwest Planning, appeared to discuss her proposed "Shoe String" program for working toward the preparation of a comprehensive plan for the City, while staying within a budget of \$2500 for the remainder of 1974. The PZC accepted the basic approach of the program and members were assigned specific tasks in the "inventory-gathering" phase. A special meeting was set for June 12 to review this inventory.

Meeting adjourned at 1:00 A.M.

Respectfully submitted,  
Todd R. Williams  
Acting Rec. Secretary