

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING JULY 22, 1974

Meeting called to order at 7:40 P.M. by Chairman Lundquist.  
Members Present: Dreher, Folz, Grace, Johnson, Lundquist,  
Lyons, Sovereign

Minutes of July 9, 1974, corrected as follows:

Page 1, Item #3, should read: "....the Northeast  
quarter of Section 21, lying east....."

Page 5, Regarding Reserve Strips should read:  
"....Section 402.01 #37 and 603.03 and  
603.10....."

Page 5, Same subject as above should read:  
"....on the property, neither of which...."

Motion by Folz, second by Lyons, to approve the Minutes as  
corrected. Motion passed unanimously.

Barry Stepan - 3164 Collingwood Lane, St. Paul, Minnesota 55119  
Lots #228-232 Lanes Demontreville Country Club  
Including West Shore of Lot #227.

Mr. Stepan wants to buy from owner 1/2 acre of land  
above high water level as described in above Lots.  
The questions asked were:

- 1) Is lot buildable from the standpoint of setbacks,  
elevation for house and septic system, quality of  
land for a drainfield, etc.?
- 2) Can a 1 acre lot or parcel of land be divided as  
per an old plat, to give two 1/2 acre lots or  
parcels?

It was recommended that the PZC go out to the site  
and look at the land. They also requested Mr. Stepan  
to take percolation tests, not only for the PZC, but  
for his own benefit. The PZC also wants to know where  
the septic system will be located.

After viewing the site and after the division of the  
property is discussed with the Village Attorney, the  
PZC will contact Mr. Stepan with their findings.

MEETING OF JULY 22, 1974

Mrs. Clifford Adkins - Street Light

Mrs. Adkins appeared before the IZC requesting an additional street light on Lake Elmo Avenue North. Her reasons for requesting an additional light were heavy traffic area (including bicycles) and major thefts in the area each year.

As this is a decision for the Council to make, Mrs. Adkins was advised to appear at the next Council Meeting to be held the First Tuesday in August.

Environmental and Transportation Committee Meeting July 16.

Regarding the above meeting, a copy of the Committee's recommendations is being sent to the IZC Members. A final approval meeting will be held by the Environmental and Transportation Committee on July 25, 1974.

Special Informational Note

Mr. Lundquist received a phone call from Roger Derrick who is trying to sell the Crombie Property. The Derrick Company are land jobbers, not developers. They have no plan to develop the land, and they are in no position to plan or develop the land according to a Planned Unit Development. They would like to be able to sell some of the land for housing, some for commercial or industrial, etc., as the customers appeared.

Mr. Fran Pott was at the meeting and presented 30 slides of a 100 slide collection relating to the I-94 Corridor study, showing geological, hydrological and many other features of the land as well as population data and other information. The village can buy this set of slides for \$25.00. It was considered a very worthwhile set of slides to have.

Bruce Folz presented a future transportation plan for the village--a subject discussed in preparation for a Special Meeting called for July 24, 1974. A list of additional proposed policies for the village was passed out to each member,

PLANNING AND ZONING COMMISSION  
VILLAGE OF LAKE ELMO, MINNESOTA

Page 3

MEETING OF JULY 22, 1974

to be read and on which notations should be made, prior to  
the Special Meeting on July 24, 1974.

Meeting adjourned at 12:30 A.M.

Respectfully submitted  
Josephine Studtmann  
Recording Secretary