

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING JULY 9, 1974

Meeting called to order at 7:00 P.M. by Chairman Lundquist.  
Members Present: Folz, Johnson, Lundquist, Lyons, Sovereign,  
Williams

The Minutes of the June 24, 1974, Meeting were approved as submitted.

Bill Schwab, County Planning Coordinator, brought us up-to-date on the proposed Lake Elmo Regional Park.

Motion by Johnson, second by Williams, that a letter be written to the Environmental and Transportation Committee with a copy to John Boland, stating in effect that after review of the proposed Lake Elmo Metropolitan Park (proposal made by Bill Schwab in meeting on July 9, 1974, in Lake Elmo Village office) the Lake Elmo Planning and Zoning Commission has the following recommendations:

- 1) That PZC supports the proposal to drop the one quarter mile tract of land along Tenth Street North (Minnehaha) in Section 26.
- 2) That Tract Areas 1, 2, 3, 4 and 5 described as per attached map, and owned by Dayton-Hudson, be included in the park land as first priority acquisition.
- 3) The Tract of land in the Northeast section of 21, line east of Tablyn Park and presently owned by the Top 20 Investment Club (a portion of which is included in land to be acquired under the city of Lake Elmo Park Acquisition Program) be included in the park land as first priority acquisition.
- 4) That Parcel #12 as shown on the attached map be given the lower priority for acquisition and not be included unless funds are available.
- 5) That area described in Tract 32 on the attached map be definitely excluded from the park plan either as land acquired outright or as a walkway easement.

The reasons for making these recommendations are as follows:

- 1) To protect the natural amenities of the land included in the plan.

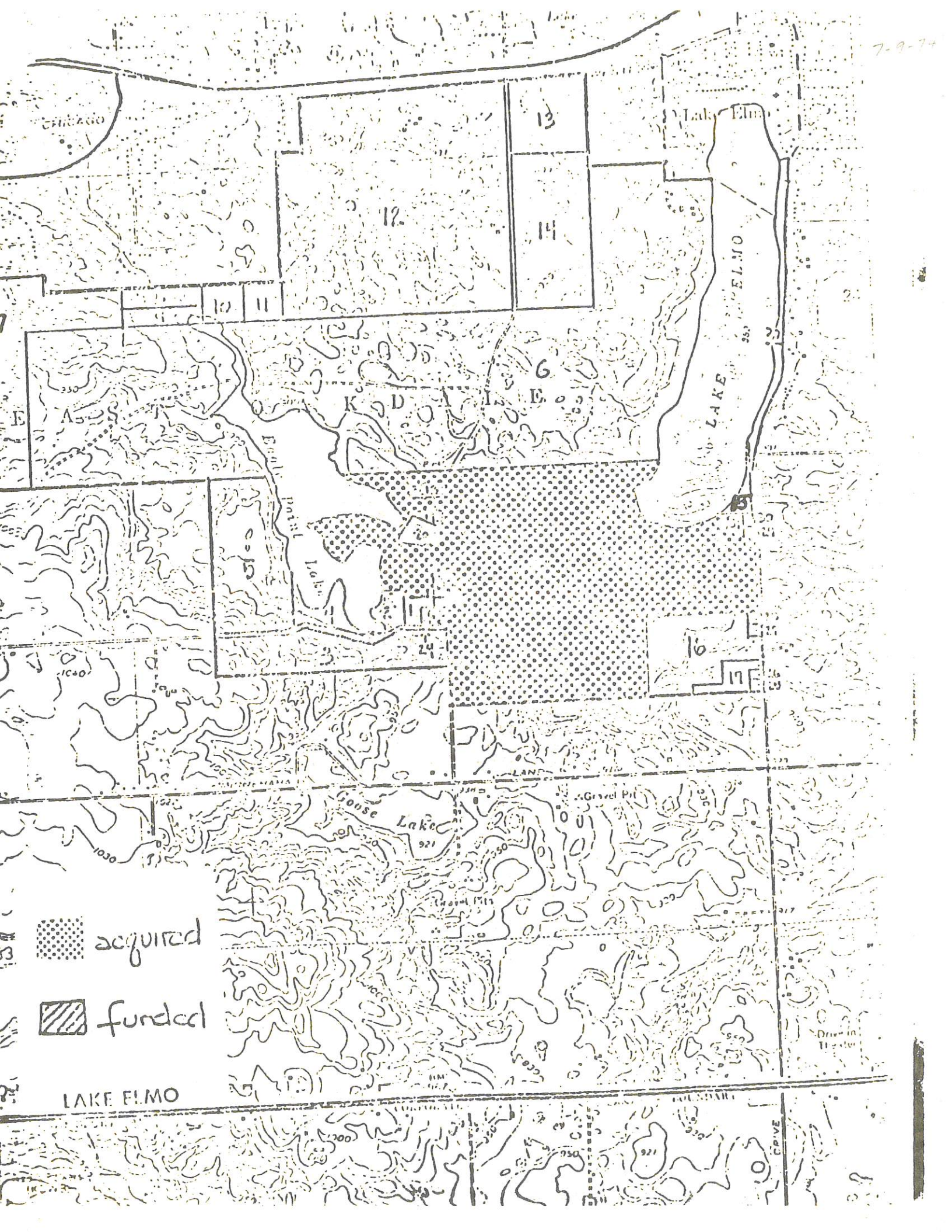
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- 2) The one quarter mile strip in Section 26 bordering on Tenth Street North has been deleted and this action is supported by the PZC because we believe the land would provide a desirable residential buffer between the park and Tenth Street.
- 3) To maintain the continuity of the regional park plan and protect the shoreline of Eagle Point Lake. It is essential the Dayton-Hudson property be acquired under the first priority acquisition before the Dayton-Hudson development plan is submitted to the city of Lake Elmo.
- 4) The area east of Tablyn Park is a part of an existing flood plain as defined by the Valley Branch Watershed District. It is a natural asset to the park plan. Part of this area is already part of the Village of Lake Elmo Park Plan.
- 5) The Tract of land described as Area 12 on the attached map, owned by Elwood Mears, is a productive farm and there is no plan in the near future for sewerage for this area, so it should remain as agricultural land. There are no special natural amenities which demand protection by immediate acquisition.
- 6) Tract 32 along the east shore of Lake Elmo does not provide continuity to a trail system and leads to a completely developed residential area on the north shore of the lake. The potential infringement of rights of the land owners along the east and north shore may present policing, traffic and parking problems. We feel that the disadvantages and potential problems far outweigh any potential advantages, unless complete acquisition of the shoreline of Lake Elmo is considered. We do not feel that a trailway system over existing streets is desirable.

Carried unanimously.

A Hearing of the Environmental and Transportation Committee will be held in the Metro Council Chambers on July 16, 1974, at 7:30 P.M. A Final Decision Meeting will be held on the afternoon of July 25, 1974, in the Metro Council Chambers.

7-9-74



-  acquired
-  funded

LAKE ELMO

BOUNDARY

Drive in Theater

Goose Lake

LAKE ELMO

16

17

13

14

12

10

11

Lake Elm

CHICAGO

AS

K D I E

6

15

1040

1030

920

921

950

921

921

950

921

DRIVE

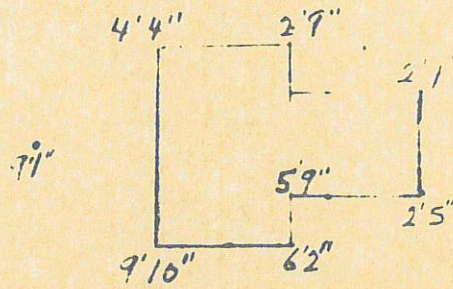
NOR 1A.

356' on  
LINE

7-9-74

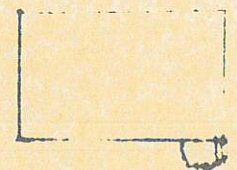
220'

111'



Large  
tree 137"

6'4"	3'11"
9'7"	5'10"
13'10"	9'6"
5'7"	32"
16'	



APPROXIMATE  
LOCATION

NO. 68 31 TH

10 ft. = 10 ft.

4'4"

39th Street

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Mr. & Mrs. Donald Klatt - 4604 Stillwater Boulevard

Mr. & Mrs. Klatt want to purchase a one acre piece of property in Section 12 (across the street from Turnblad's house) from Walter & Martin Goetschal. The Klatt's were advised that the property is in an agricultural zone and requires five acres and 300' frontage on a public road.

Larry Parsons (15 Foot Setback Variance)

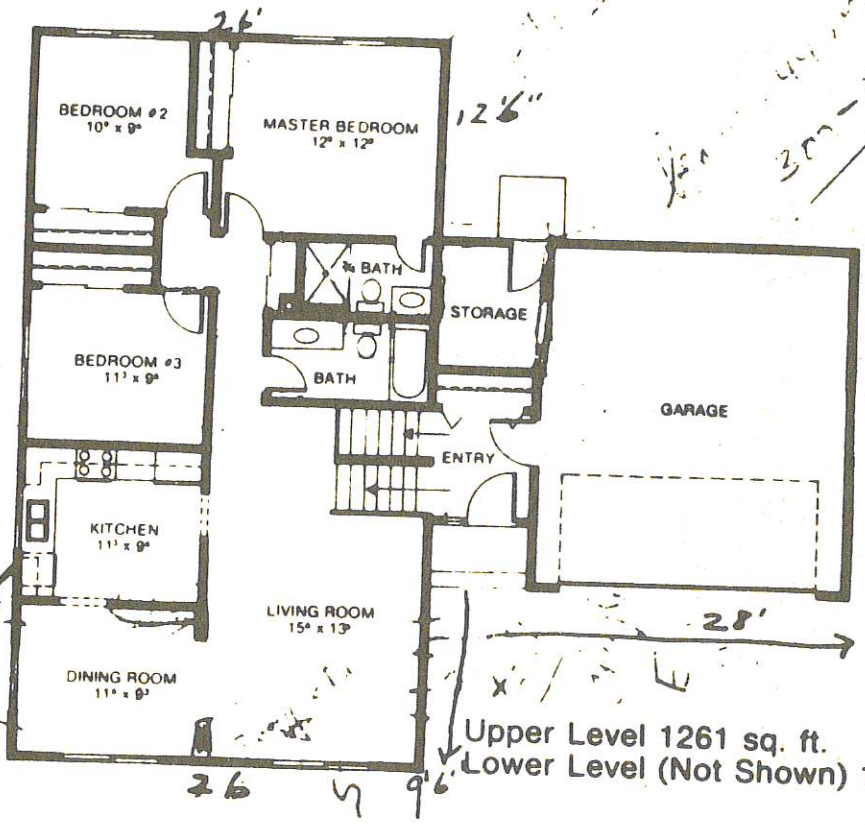
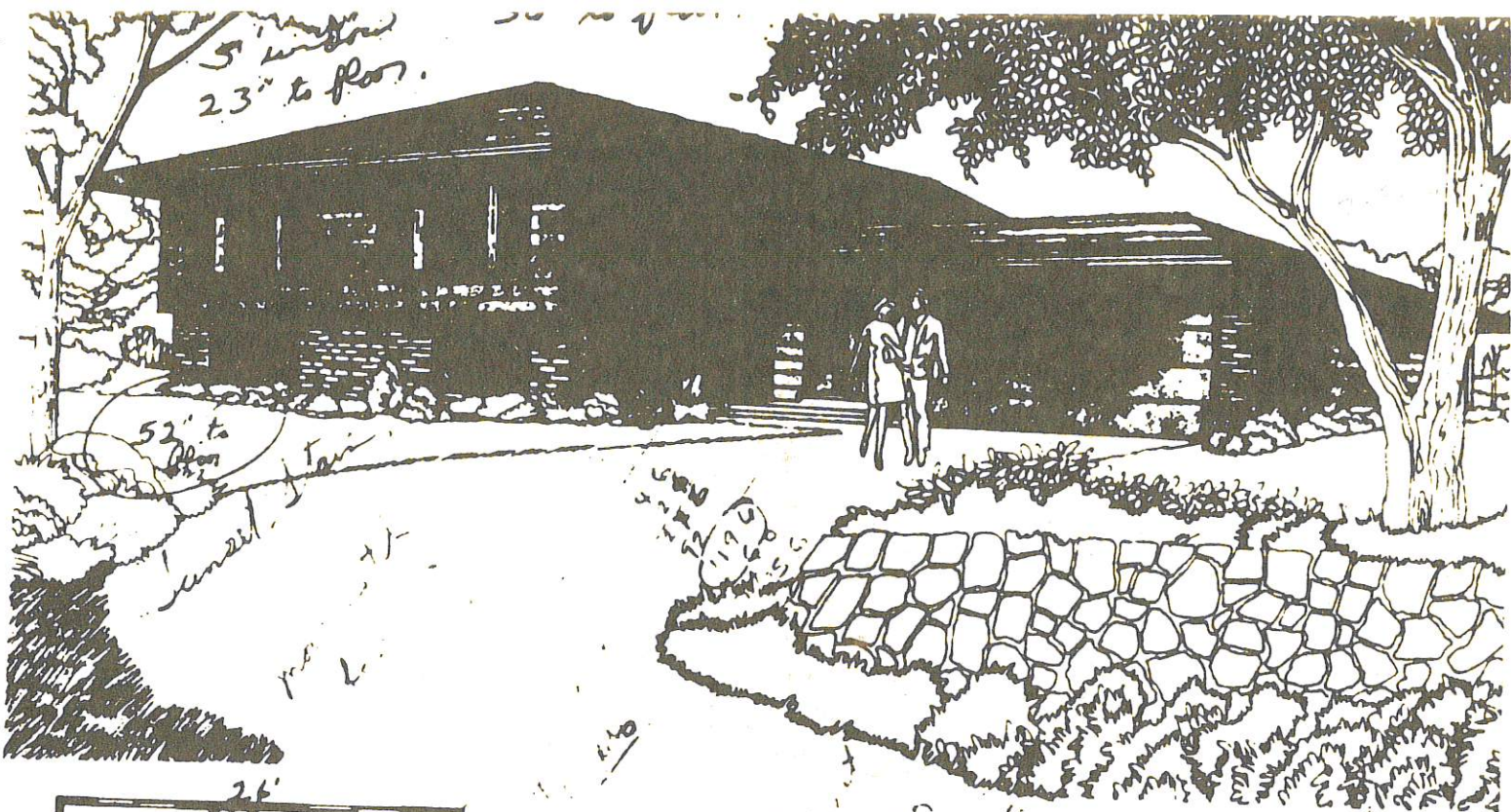
Motion by Folz, second by Sovereign, to recommend granting to Mr. Parsons a variance to locate a house a minimum of 20 feet west from property line and a 15 foot setback from existing structure to east, as defined by the south line of house at southwest corner. As part of this request, enclosures are the drawing and the house sketch.

Carried unanimously.

Note: Mr. Parsons and Mr. Peterson (property owner to the east of Mr. Parsons' tract) appeared regarding a setback variance on Lot 7. Mr. Parsons presented a sketch showing the relationship of the ground at various locations near the proposed building site which included steep relief from the building site to the west and southwest. This proposed location would require an additional height foundation wall along the south and west side of the structure. The major concerns of Mr. Peterson were potential audio and visual conflicts with his existing structure. It was recommended that two options could be to either fence or screen the property line with a hedge. Both suggestions were rejected at this time and may be negotiated between the owners at a later date. The Planning Commission felt that Mr. Parsons was acting in good faith by moving the easterly line of his structure 20 feet west of the property line and by choosing a structure design that planned the active living area on the west side of the house. With these considerations we feel there is not a major conflict between the location of the existing structure and allowing Mr. Parsons to construct a new structure at a 15 foot variance.

Northern Natural Gas Reduction Station on the Willis Hutchison Property

Mr. Conners informed Mr. Lundquist that the reduction station for Stillwater located 1/2 mile south of Highway 212 on the Speedbowl Road is supposed to be about the same



# Windsor

## 3-Bedroom Split Entry

A contemporary design that offers formal dining, master bedroom bath, spacious main entrance and lots of storage room in the attached double car garage. Downstairs there's lots of space for extra bedrooms, and a recreation room.

Upper Level 1261 sq. ft.  
Lower Level (Not Shown) 1196 sq. ft.

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station as they are proposing to install in Lake Elmo, with a similar noise level. An inspection of this site in the summer when the gas usage is admittedly lower, indicated that the noise at the edge of the fence was at an acceptable level.

Regarding Ralph Pierre Sub-Division in Section 28

Mr. Pierre has included the following in the file:

- 1) A copy of a Certificate of Survey indicating the boundaries being surveyed and monumented.
- 2) A letter from De Coster Realty (the owner of the residue tract) indicating that he has an existing access to the farm buildings and does not desire an easement through the 1.3 acre tract.
- 3) A sketch plan indicating the location of the well, driveway, garage, house and septic tanks, all being within the described tract.

Motion by Williams, second by Lyons, to grant the variance from platting the land and allow the Metes and Bounds Tract to be recorded. Carried unanimously.

Note: The PZC does not want this recommendation to constitute a policy but only in the case of a farmer selling the farm and retaining the homestead do we recommend this action be taken.

William Stouvenel Sale to Joan Ness, of Part of Lots 9 and 10 Beau-Haven

Recommend to Council that this deed not be allowed to be recorded because it subdivides a platted lot leaving an unbuildable residue tract. Our ordinance does not allow reserve strips to be left. (The problems of reserve strip covered in the County 1971 Model Subdivision Regulation Code, Section 402.01 No. 37 and 603.03 and 6.0310.) This residue tract is also within a watershed subject to flooding and should remain in its entirety with Lots 9 and 10 as platted.

Note: Lot 10 has been previously reviewed by the Planning Commission regarding the buildability of the lot. It was

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determined at that time that the lot was below the flood plain area and is not buildable unless the creek is realigned or substantial fill is placed on the property, either of which, is not the Planning Commission's recommendation, but only items for discussion.

The assumed intention of reserving this tract of land would be for roadway access to the parcel north of the platted property. This is not in a desirable location for road access onto County Road 6.

Motion by Folz, second by Johnson. Carried unanimously.

Lots 27 and 28 - Bordner's Garner Farmettes

The deed for the east half of Lots 27 and 28 is okay, providing the deed for the residue portion must read; Lots 27 and 28, except the east one half of said lots (not to be described as the west half of said lots).

Motion by Folz, second by Lyons. Carried unanimously.

Meeting adjourned at 12:30 A.M.

Respectfully submitted  
Josephine A. Studtmann  
Recording Secretary