

VILLAGE OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING SEPTEMBER 10, 1974.

Meeting called to order at 8:09 P.M. by Chairman Lundquist.

Members present: Dreher, Froehner, Grace, Johnson, Lundquist, Lyons, Sovereign, Williams.

Also attending: John Mueller, Bldg. Inspector

Mrs. Janet Berschens, -- Mrs. Berschens wanted to review platting of one acre directly east of her parents lot (James Oreschnick property) along the south side of Lake Jane Trail in Section 10. Several improved lots in this area have previously been established by Meets & Bounds. PZC recommended that further subdivision must be done according to the Subdivision Regulation Code. PZC also recommended that a general subdivision plan for the area be drawn and if possible combine with neighbors in the area to produce a joint plat (some question whether the latter is possible or not) The PZC advised Mrs. Berschens that a proposed north/south County road through Lake Elmo would more than likely pass through or very near the property in question. The PZC asked Mrs. Berschens to draw up a sketch (without incurring any expense at this point) and return to the PZC for further review. PZC also suggested that she personally review the matter with Mayor Eder for assistance and specific recommendations.

Howard Springborn,
Bruce Folz and
Bob Fowler,
Springborn Recreation Area.

Howard Springborn, owner; Bruce Folz, planner; and Bob Fowler, architect, appeared to review the Springborn Recreation area. They are anxious to start construction by Wednesday, September 19, 1974. A number of concerns were raised by PZC members:

1. Noise level and potential trespassing problem due to proximity of Jesuit Retreat Area. Mr. Springborn advised he has a letter from the Jesuits stating they will build a fence and sound barrier. This letter should be placed on file in the City office. Jesuits have started fence but finding it difficult to obtain fencing supplies.
2. Proper Lighting--no definite plan yet. PZC was advised by B. Folz that this will be part of Engineering plan not yet complete and would be adequate for safe night time operation. Said plan must be part of the record.

Springborn Recreation Area, continued.

3. Erosion control--Mr. Springborn will be grading and seeding slopes this fall.
4. Safety and First Aid.
5. Space in Chalet--Mr. Springborn plans to distribute inner tubes and other equipment outside of building.
6. Parking along road.

Motion by T. Williams, second by J. Sovereign to recommend approval of Springborn plan contingent upon approval by Building Inspector regarding building, well, sewer, etc. and approval by City Engineer regarding entrance, drive, parking lot, etc. Motion carried unanimously.

Jim Griffin-
J&W Boat Works

Mr. Griffin produced a rough finished grade plan which, he stated, had been reviewed and approved by O. Bonestroo, City Engineer. (not confirmed). PZC to schedule public hearing for Mining Permit on September 23, 1974 at 7:30 P.M., notice to be duly published. PZC strongly requests the City Attorney to review compliance with mining permit requirements, insurance, bonding, etc., so that there is no misunderstanding between Mr. Griffin and the City.

Fred Hearth,
Regarding Sub-
division of
Jerome Bratsch
Property in Lanes
Demontreville
Country Club.

Reviewed **same** items as discussed at earlier PZC meeting, August 13, 1974, when Mr. Bratsch and Mr. Berry Stepan appeared. PZC repeated request for City Attorney to check on public easements of record on this property. PZC also requests opinion from City Attorney on the question: Can owner sell previously subdivided property in Lanes Demontreville Club which will result in leaving less than one acre on existing building site. Mr. Hearth may wish to buy property and wait for utilities before building.

Tom Lindbeck--
Northbrooke Farms
Property.

Mr. Lindbeck is considering buying Northbrooke Farms property in the NW corner of section 4 for the purpose of constructing a Body Shop. Proposed plan described a Class V building. Building Inspector advised this is in violation of state code because location is too near an existing combustible structure (less than 300ft.) J. Mueller recommended a steel structure (class 1 or 2).

John Mueller
Unbuildable lots

Mr. Mueller registered concern over PZC action (or lack of action) over Mrs. Madge Hall property in Lanes Demontreville Country Club. According to Mr. Mueller the property is too low to be buildable. Mrs. Hall is attempting to sell the lot at \$18,000.00. It was pointed out that Mrs. Hall was advised that a contour map and soils data would have to be provided before a determination of suitability for building could be made. Mr. Mueller advised that a previous attempt was made to declare all unsuitable lots as "unbuildable" and taxed accordingly. However, the list of unsuitable lots was never completed. Mr. Mueller will contact the Tri-Lakes Association to see if they will complete their list as they agreed to do a year ago.

Note: Secretary has no record of approval of minutes of August 13, 1974 meeting. Minutes of both August 13 and September 10 meeting should be acted upon at next meeting.

Motion by R. Johnson, second by T. Williams to adjourn at 11:55 P.M..

Respectfully submitted
Richard E. Johnson
Acting Recording Secretary.