

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, APRIL 26, 1976.

- 7:30 P.M.-- Roll Call
Approval of Minutes
- 7:45 P.M.-- Wm. Stouvenal--8552 Lake Jane Trail-office-777-1307
home -770-2042
subdivide four acres into 2 lots,
property adjacent to above address.
- 8:15 P.M.-- Mrs. Merl Payne--5205-165 No., Hugo, Minn.--429-6519
Interested in purchasing the west 40 acres
NW1/4 of SE1/4 of Section 3, which has no
access. Questions regarding road.
- 8:45 P.M.-- Midwest Planning
Informational--Joe Moris Application for
Variance & Subdivision.
Receipt of Application--Richard Schreier
- 9:30 P.M.-- John Mueller--Building Inspector
Representing Donald Singer of 9161 Jane Rd.,
regarding a variance for moving house in
flood area.

Variance-- Wm. Hjelmgren

Late addition to Agenda:

- 9:15 P.M. -- Gene Filipek-1377 E. Hoyt, St. Paul
Variance--Elevation of home at 9322 Lake
Jane Trail

ITEMS FOR DISCUSSION:

A. B. Schaefer Sign Application

Metro Council's Comments on Metro Waste Control Commissions
Development Program, 1977-1981. Copy of comments mailed to
PZC members with agenda.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 26, 1976

Meeting called to order at 7:45p.m., by Jan Sovereign, acting Chairperson.

PRESENT: Novak, Crombie, Johnson, Torseth, Lundquist, Dreher, Sovereign, Armstrong. Grace 9:45 p.m.

Approval of

Minutes: Motion by Novak and second by Crombie, approve minutes for 3/22/76 and 4/13/76. The only addition to the April 13, 1976 minutes was the name of the Acting Secretary, Tom Armstrong. The minutes were approved.

Wm. Stouvenal: Request to subdivide four acres into two lots. Mr. Stouvenal was asked to return with a registered land survey, the legal description and topographic, also an application to subdivide. It was also suggested he contact Tom Noyes regarding regulations in relation to the water level.

Mrs. Merl Payne: Road requirements to gain access to. It was determined Mrs. Payne would need a special use permit in order to put in an access road on the easement or she should possibly try to purchase the easement outright.

Midwest Planning: Moris Application. A public hearing date of May 11, 1976 at 8:00 p.m., has been set regarding this property.

Richard Schreier Application--Application for variance re-lot on south side of Lake Jane. Since this is an unbuildable lot, more information is needed before any action can be taken.

Gene Filipek: 9322 Lake Jane Trail, Iverson lot. Mr. Filipek requests a variance in order to add on a garage with living quarters above at the Lake Jane address. It was felt any addition to this property would compound an already existing problem in relation to the high water line.

A.B.Schaefer Sign Application: A motion, by Crombie, was made to refer the A.B. Schaefer Sign Application Renewal to the Council. Johnson stated there should be no change in size of the sign. Seconded by Armstrong, Carried 8-0.

Metro Waste Control: Barbara Senness reported on the Metro Council Comments on Metro Waste Control. Discussion of this and other up coming Metro Council meetings followed.

PLANNING AND ZONING COMMISSION, MINUTES OF MEETING OF 4/26/76.

- Singer Variance: Moving house at Lake Jane Road.
In as much as the Council had already given its approval of the above mentioned variance, Armstrong moved that the PZC concur with the Council action on the Singer Variance, which is that the septic system and drain field may be placed less than 20 feet from any lot line and the front set back requirement be reduced to 12 feet; provided a formal application be filled out. Also written approval be obtained from all property owners within 350 feet. Second by Dreher. Carried 9-0.
- John Mueller: Variance for a garage on Hjelmgren property on 32nd. St. Armstrong moved that the PZC concur with the Council action approving the variance of set back requirements on the Hjelmgren property at 10889-32nd. St. No., provided a formal application is filed. Second by Torseth. Those in favor: Armstrong, Torseth, Dreher, Sovereign, Lundquist.
Opposed: Crombie, Novak, Johnson
Motion carried 5-3.
- John Mueller representing Ron Weber--Tract D, RLS No. 54.
Variance on set back requirements.
An application has been filed for variance and approval from owners within 350 feet of Weber property secured.
Access to the property was questioned. Reference to pg. 33 No. 4.04 of the Green Book, regarding the need for a special use permit relating to a private easement was made. Application is to be filed and referred to the City Attorney.

Adjournment at 11:00 p.m.

Respectfully submitted,
Brian Crombie, Acting Secretary

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