

AGENDA--PLANNING--ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, JUNE 21, 1976.

7:30 P.M. -- Roll Call

Approval of Minutes

7:45 P.M. -- Ralph Oace

Approval of proposed subdivision of
Lot 6, Block 1, Oace 4th. Addition

8:00 P.M. -- HEARING-- Carl Olinger Plat

Approval of subdivision

Late Addition to agenda:

8:30 P.M. -- Lou Schley--Country Estates--439-6834

1504 So. Greeley, Stillwater, Minn.

Request information on easements,
sub dividing for Section 2

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 21, 1976.

Meeting called to order at 7:45 p.m.

Roll Call: Johnson, Lundquist, Crombie, Grace, Novak, Sovereign

Also: Dave Licht, Councilwoman Lyons

Approval of

Minutes: June 8, 1976, correction of Tim Erkkilas' name.

Addition to motion relating to
Carl Olinger property.

Motion by Lundquist to approve all preceding minutes
as corrected. Second by Crombie.

Ralph Oace: Approval of proposed subdivision of Lot 6, Block 1,
Oace 4th. Addition.

Motion by Crombie to approve the proposed subdivision
subject to making B one parcel without the 30 ft.
easement requested for lot C. Also approval to grant
the two variances needed to subdivide. No second.

Motion by Johnson recommending the PZC deny the request
for variance of Lot 6, Block 1, Oace 4th. Addition,
based on the statements of the City Planner in his
letter of 6/17/76. Second by Sovereign.

Motion was made by Lundquist to table the motion
until 7/13/76 pending Don Raleigh's opinion on lot
width. Second by Johnson, Motion carried 6-0.

Several problems were brought out in relation to this
proposed subdivision:

- 1) Lot width (within 30 ft. of road) refer.--Green Code
Book--lot width p. 16.
- 2) Lots not reducible.
- 3) 30 ft. access does not comply--(refer to Red Book)
- 4) Tract B has inadequate lake shore frontage (90'
including easement or access).
- 5) Irregular shaped lots not desirable.
- 6) The location of the house on Lot A is non-conforming
to set backs from high water mark of DNR. Minimum
ordinance and minimizing the lot may impose future
problems. -- (refer to Red Book)

Selling off of the front parcel of land 3-4 years ago
helped create the problem that exists today.

HEARING: Carl Olinger Plat, Approval of Subdivision.
Maynard Eder, a neighbor within 350ft. of Olingers, expressed no objections to the proposed subdivision. After discussion of the proposed plat, a motion was made by Sovereign to close the hearing. Second by Novak. Motion carried 6-0.

A motion by Crombie to approve the minor subdivision plat for 2 lots with future subdivision lines drawn in on the plat. Seconded by Sovereign. Motion carried 6-0.

Lou Schley, Country Estates Realty:

Mrs. Schley has the listing on the Anton Dirks property. She would like to sell the property in two parcels and was requesting information regarding access to the rear of an 80 A. parcel. Dave Licht said he would get Otto Bonestroo and Don Raleigh's recommendations on the question.

Dave Licht--Midwest Planning. Comprehensive Plan has been accepted by the City Council and is now official policy of the City.

Lake Elmo School: The law gives the ability to review and comment on the proposed improvement.

Request Dave Licht be sent any information relating to Lake Elmo School Improvement.

Ordinance Update & Revisions--order and approach.

- 1) PUD Section, in particular relation to 3M rezoning application.
- 2) Subdivision regulations.
- 3) Zoning Ordinances.
- 4) Septic System Regulations.

Shoreland Management: Motion by Lundquist that the PZC adopt Standards & Criteria of Management of Municipal Rules & Regulations of the Dept. of Natural Resources, dated March 15, 1976 NR 82 Shoreland Areas of Minnesota. Seconded by Johnson, Carried 6-0.

Adjournment: 10:45 p.m.

Respectfully submitted
Brian Crombie, Secy.

Mergers Hearing

Marjorie E. Eder 9275 Lake Jane Tr N.
Lake Como, Minn 55042

Dorothy Lyons 10072 No. 10th St.

Low Schley "Country Estate" 1504 So. Greeley, Stillwater