

AGENDA--PLANNING-ZONING COMMISSION
CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, JUNE 8, 1976.

- 7:30 P.M.-- Roll Call
Approval of Minutes

Carl Olinger--9095-45th. St. No.
Application for Subdivision
(All that part of Gov. Lot 5 of the SW 1/4
of Sec. 10, except the easterly 229 feet)
- 7:50 P.M.-- Mrs. Mary Grobner--10920-32nd. St. No.
Sale of lot in Lake Elmo Park Addition
- 8:00 P.M.-- HEARING--Dean Dworak--624 Dunmore Dr., Woodbury
Subdivision and Variance
(that part of the SW 1/4 of SE 1/4 of Sec. 5).
- 8:30 P.M.-- Ralph Oace--8142 Hidden Bay Trail
Approval of proposed subdivision of Lot 6,
Block 1, Oace, 4th. Addition.
- 9:00 P.M.-- Richard Schreier--2125 DeSoto St.
Approval of proposed subdivision of part
of Gov. Lot 7, Section 9.
- 9:30 P.M.-- Wm. Stankey--8419 Lake Jane Trail
Request permit for erecting Greenhouse
at 8419 Lake Jane Trail
- 10:00 P.M.-- Mark Winsor, Architect from Bissell, Belair & Green
Regarding Addition to the Lake Elmo
Elementary School

ITEMS FOR Discussion:

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JUNE 8, 1976

Meeting called to order at 7:50 p.m.

Roll Call: Lundquist, Novak, Grace, Sovereign, Johnson, Crombie (8:10)
In Addition: Toni Urkila, Councilwoman Dorothy Lyons

Minutes not approved, lack of quorum.

Carl Olinger: Re: Application for sub-division.

Present lake lot, which has a dwelling on it, has never been platted. City is still holding \$1,000 bond. Notice for hearing will be worded to include the three existing homes on this property. Hearing set for June 21, 1976, at 8 p.m.

Mrs. Mary Grobner: 10920 32nd Street North

Mrs. Grobner wants to sell two lots (Lots 3 and 4) for one building site. It is necessary to show the site percolates; after which the builder should see the Building Inspector when ready to build. Refer to Section 6.02, page 37, of the Municipal Code Book of Lake Elmo.

Dean Dworak: Hearing— Sub-division and variance of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 5.

There was one letter of opposition regarding this variance, from H. J. Revoir.

Motion by Sovereign to deny variance as stated. Seconded by Johnson. Motion carried 4-2 (Crombie - Lundquist). Motion by Johnson that the Council rezone tract A and B, from Agriculture to S.F.U. Seconded by Lundquist. Motion carried 6 - 0. Motion by Johnson that approval be given the sub-division of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 5, contingent upon the owner providing a plat showing Tract A be divided such that both lots meet the 1 A minimum. Seconded by Novak. Motion carried 5 - 1 (Crombie)

Ralph Oace: There was a brief discussion of the subdivision. Don Raleigh will look into this, reference was made to page 37 of the Municipal Code Book. A motion by Johnson was made to table the proposed sub-division. Seconded by Lundquist. Motion carried 6 - 0. Postponed to June 21, 1976.

Richard Schreier: Approval of proposed sub-division of part of Gov. Lot 7, Section 9.

Motion by Lundquist to approve minor sub-division transfer, Gov Lot 7, Sec 9, of land which is unsuitable for building and subject to Don Raleigh's interpretation as to its compliance with the ordinance. Seconded by Crombie. Motion carried 4 - 2 (Johnson - Sovereign)

William Stankey: Re: permit for a greenhouse.

It was recommended Mr. Stankey apply for a special use permit. A hearing was set for July 13, 1976, at 8 p.m.

Mark Windsor: Architect from Bissell, Belair and Green

Re: Addition to Lake Elmo School

The proposed addition will be four classrooms to replace four classrooms in the old two-story building.

The Building Inspector cited three areas of concern, that he felt should be improved upon:

- 1) The bus driveway in front of the school. The coming and going of the buses is a hazard.
- 2) Parking is inadequate—especially if any extra activities are going on at the school.
- 3) Drainfield— is it adequate and what are the possibilities of having an alternate system to switch over to every two years.

Mr. Windsor said his firm would review these problems.

Tim Urkila, from Midwest Planning, will review the plans submitted.

The next PZC meeting is to be held on Monday, June 21, instead of the regular scheduled meeting date of June 28, 1976.

Adjournment: 11 p.m.

Respectfully submitted,
B. Crombie, Secy.

June 8, 1976

P.Z.C

7:50 Commenced.

Roll Call - Lundquist Nauak Grace, Sovereign
Johnson, Crombie (8:10)

Joni Ukila - Councilwoman Lyons

Minutes - ? It appeared, lack of quorum

Carl Klingow - Application for sub division
Present lake lot which has a dwelling
on it has never been platted. City
is still holding \$1000 bond. Notice for
hearing will be worded to include
the three existing homes on this
property.

Hearing set for (6-21-76) at 8 P.M.

Mrs. Mary Grabner - 10930 32nd St. N.

Mrs. Grabner wants to sell two
lots (Lots 344) for one building site.
The ~~lots~~ ^{site} ~~area~~ ^{is} to show it ~~percolates~~ ^{percolates}
It is necessary to show the site percolates
after which the bidder ^{should see} the Building Insp.
when ready to build. Refer to Sec. 6.02
pg 37 of the Municipal Code Book of L.E.

Novak - Hearing - Subdivision & Variance
of SW 1/4 of SE 1/4 of Sec 5

There was one letter of opposition regarding
this variance from H.T. Kevair. (should copy
include)

Motion by Novak to deny variance ✓
as stated. Seconded by Johnson.

~~4 in favor 2 opposed~~ (Crambie - Lundquist)
Motion Carried 4-2 (" ")

Motion by Johnson - that the Council
rezone tract A & B from Agriculture
to SFU. Seconded by Lundquist
Motion Carried - 6-0

Motion by Johnson that ^{approval be given} ✓ the sub-
division of the SW 1/4 of the SE 1/4 of Sec 5 -
Contingent upon the owner providing
a plat showing Tract A be divided
such that both lots meet the 1 A
minimum. Seconded by Novak
Motion Carried 5-1 (Crambie)

There was a brief
Ralph Pace - ~~Postponed to (6-21-76)~~ Discussion
of the ⁿ subdivision. Don Raleigh
proposed
will look into this, reference was
made to pg 37 of the Municipal Code
Book. A motion by Johnson was
made to table the proposed subdivision.
Seconded by Lundquist. Carried 6-0
Postponed to (6-21-76)

Richard Schrier - Approval of proposed sub-
division of part of Gov Lot 7 Sec 9.

Motion by Lundquist to Approve ^(Proposed Dec 99)
Minor Subdivision transfer, of land
of which is unsuitable for building
and subject to Don Raleigh's
interpretation ^{as to} its compliance ^{with}
the ordinance. Seconded by Cronley
Motion Carried 4-2 (Johnson - Sovereign)

William Starkey - permit for a greenhouse

It was recommended Mr. Starkey apply for a special use permit. A hearing was set for July 13, 1976 at 8 P.M.

Mark Windsor, Architect from Bissell
Behar & Green - Addition to L.E.
School.

The proposed addition will be 4 classrooms to replace 4 classrooms in the old 2 story building.

The Building Inspector cited three areas of concern, that ~~might~~ ~~should~~ ~~possibly~~ be improved upon:

- 1) There is a driveway in front of the school. The coming & going of the buses is a hazard.
- 2) Parking is inadequate especially if any extra activities are going on at the school.
- 3) Mainfield - is it adequate and what are the possibilities of

having an alternate system to switch over to every two years.

Mr. Winson said his firm would review these problems.

Tom Utkala from Midwest Planning will review the plans submitted.

Next P3C mtg to be held Mon, June 21, instead of the regular scheduled mtg date of June 28th, 1976.

Meeting adjourned at 11 P.M.

Respectfully submitted

Brian Cronkio, Sec.