

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, AUGUST 10, 1976

- 7:30 P.M. -- Meeting Convenes
Roll Call
Approval of Minutes
- 7:45 P.M. -- Ralph Oace--8142 Hidden Bay Trail
Proposed subdivision of Lot 6, Bl. 1,
Oace 4th. Addition
- 8:15 P.M. -- James Russell -921 No. 2nd., Stillwater, Minn.
439-5355
Subdividing --2.85 acres at 2119 Lake Elmo Ave.
- 8:45 P.M. -- Ed Nielsen---9498 Stillwater Blvd. No.--777-3717
Special Use Permit application for erecting
16'x34' machine shed, storage for farm machinery
boat and a horse.
- 9:15 P.M. -- Joe Timmers--1621 E. Sandhurst Dr., St. Paul
General questions on subdivision --
Three Lakes Farm Addition, Lots 15 & 16.

PZC Members please note: The Planning Commission will meet with
Midwest Planning on Wednesday, August 11, 1976
from 5:00 p.m. -- 7:00 P.M. at the City Hall
to discuss the PUD Ordinance.

ITEMS FOR DISCUSSION:

Approval dates for the Joe Moris and Lake Jane Hills, 2nd. Addition,
plats. (PZC approval--minutes to reflect this)

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 10, 1976

Meeting called to order at 7:45 pm

Roll Call: Dreher, Grace, Novak, Crombie, Lundquist, Johnson
Armstrong, 8:10
Dave Windsperger, Midwest Planning, Councilwoman Lyons

Approval of Minutes: Mr. Dreher and Mrs. Sovereign will represent the PZC in the Minnesota Planning Association, not Midwest Planning Association.

Motion by Lundquist to approve the minutes as corrected.
Seconded by Johnson. Motion carried.

Ralph Oace: Subdivision of Lot 6, Block 1 Oace 4th Addition
Mr. and Mrs. Oace were before the commission for a decision relating to the above subdivision. They reiterated the facts that there is 400 feet of lake shore on the property in question, three building sites on a five acre parcel, also the 30 foot access to the lake for Lot C is one acre and the placement of the driveways is felt to be in a safe location. The Oaces stated they recently met with Don Raleigh, and were told that what they were asking for was not illegal, met with land usage and was safe. There being no further discussion the motion made at the June 21, 1976 meeting, which was tabled pending the opinion of the City Attorney, was restated.
Motion by Johnson recommending the PZC deny the request for variance for Lot 6, Block 1, Oace 4th Addition, based on the statements of the City Planner, in his letter of 6/17/76. Seconded by Sovereign. Motion Carried 5 - 2
5 ayes - 2 abstained.

The PZC bases this denial on its concern for the following:

1. lot width requirements
2. irregularity of lot lines
3. 30 foot access does not comply with minimum standards
4. percentage or extent of this variance

James Russell: Representing John Russell - 2119 Lake Elmo Avenue
Subdivision of a 2.85 parcel at the above address
Mr. Russell would like to subdivide a 2.85 acre parcel into two 1 acre lots with a remaining parcel of .85 acre.

Mr. Russell was advised to file an application at the City Office and then confer with Midwest Planning for an alternate way to subdivide this property.

Ed Nielsen: 9498 Stillwater Blvd.- Special Use Permit for erecting 16 x 34 machine shed
Mr. Nielsen proposes to move a frame structure from the Leihart Frederick property and put a 10 foot addition onto it.
The Building Inspector has seen the structure and has stated it is sound. Mr. Nielsen also has a petition signed by all abutting property owners within 350 feet of his property.

Motion by Armstrong that the PZC recommend approval to move the afore mentioned building and enlarge it. Also grant the Special Use Permit for the placement of the building and the enlargement as requested.
Seconded by Dreher. Motion Carried 7-0

The PZC recommends approval of the above Special Use Permit for the following reasons:

1. it is on a four acre parcel
2. all the neighbors are farmers except for two, Sweno and Ruaka
3. all neighbors signed their approval on a petition
4. the set back from the road will be 1600 feet.

Joe Timmers: Cancelled

One VanDemeltrot: Dick Johnson read a letter from Mr. VanDemeltrot requesting permission to build a tennis court in his front yard. He lives on Lake Jane Court and due to the placement of his house it is impossible to place it to the rear. Enclosed with the letter was a petition signed by his neighbors and adjoining property owners stating they did not object to the proposed court.

Mr. Grace will contact the Building Inspector for further information concerning this matter.

Adjournment: 10:00 pm

Respectfully submitted,

Brian Grombie, Secretary

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