

AGENDA -- PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, SEPTEMBER 13, 1976

7:30 P.M. -- Roll Call

Approval of Minutes

7:45 P.M. -- John Eastep (Owner)
Wm. E. Rowe (Prospective Buyer)
Buildable Lot⁷ Lake Jane -
Lot 2, Pabst Lake Jane 2nd Division

Late Addition to Agenda--9/13/76

8:15 P.M. -- Doris Burberl--5615 Keats Ave.
Information on subdividing 121/2 acres
into 3 parcels in Section 2.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 13, 1976

Meeting called to order at 8:50 pm

Roll Call: Armstrong, Johnson, Sovereign, Grace, Novak, Crombie,
Lundquist
Dave Windsperger, Midwest Planning, John Mueller, Bldg. Insp.

Minutes: Motion by Lundquist to approve the minutes of August 23, 1976.
Seconded by Armstrong. Motion carried.

John Eastep: Lot 2, Pabst Lake Jane 2nd Division
Mr. Eastep would like to sell the above mentioned lot and
was told by the village it was a questionable lot.

Mr. Mueller explained the problems relating to the lot, such
as the sharp drop-off from the road to the lake, placement
of the septic system on the lot, etc. Mr. Mueller suggested
Mr. Eastep come in and talk with him on what will be
required before it is classified as a buildable lot.

Doris Buberl: 5615 Keats Avenue N., Lake Elmo Gerald Miller also present
Mrs. Buberl wants to divide 12.5 acres into three parcels.
Lot A 660' x 230' - 3.48 acres
Lot B 660' x 295' - 4.47 acres
Lot C 660' x 300' - 4.54 acres
The property is presently zoned agriculture with a five acre
minimum, therefore a variance is needed.

Lot A would be given to her son Richard, who owns Buberl
Landscaping.

Beside the variance 300 feet of road frontage is required.
Also, the property would have to be platted if the variance
is approved. Grace advised that a variance would normally
be granted only based on characteristics of the land.

Mrs. Buberl will either apply for a variance or divide the
12.5 acres into two parcels five acres or larger.

John Mueller: Mr. Mueller discussed the various aspects of building
houses on lake lots.

DeMontreville Highlands: Grace read a letter from the Valley Branch
Watershed to the City stating that the DeMontreville Highland
developers have asked that the engineer review for VBWSD be
delayed because the developer can't afford to pay for it.
There has never been approval of the plat by the VBWSD.

DeMontreville Highlands (continued): Motion by Johnson. Whereas the VBWSD has notified the City in a letter dated 9-7-76, (Rosas to Mehsikomer), that the district is unable to review the final plat of DeMontreville Highlands because the developer has asked the district "to refrain from any further review of this plat due to the cost of the review".

And whereas the PZC specifically recommended to the City Council that VBWSD review was essential, to assure that the plat met surface water drainage requirements; the PZC therefore recommends that the City Council advise the developer that VBWSD review is required and that no building permits can be issued without VBWSD approval.

Seconded by Novak. Motion carried 6-0. Crombie absent.

Adjournment: 9:17 pm

Respectfully submitted,

Brian Crombie, Secretary