

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF NOVEMBER 22, 1976

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Meeting called to order at 8:30 p.m. by Chairman Grace.

PRESENT: Johnson, Lundquist, Novak, Torseth and Armstrong.

DeMONTREVILLE
HIGHLANDS

Bruce Folz was present representing DeMontreville Highlands and requesting final approval of DeMontreville Highlands 2nd, 3rd and 4th Addition. Mr. Derrick was present and indicated that he had been in front of the Vally Branch Watershed District three weeks previously. He stated that the VBWSD basically has a policy of no building on the watershed. Derrick claimed that the watershed engineer said that his plans were "o.k.". Derrick thought that the VBWSD would like to stop all building on the 4,600 acre site draining into the Tri-Lakes. A discussion then ensued concerning placement of surveyor's stakes and monuments. Mr. Mueller was present and stated that there is no requirement for a registered survey plotting out a house on a lot for placement. Mueller thought it would be too costly to require this since it would approximately run \$400.00. Derrick indicated he is already selling lots and understands that people attempting to build will not be able to receive federal backing for any loans. Chairman Grace asked for a motion approving the final plat. No motions were made. Armstrong indicated his continued opposition to DeMontreville Highlands. Grace indicated that he did not feel a vote was necessary and that he would sign the final plat as chairman of the Planning Commission.

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CROMBIE SURVEY

Bruce Folz presented a registered land survey of the Crombie property. The property is torrence and due to many sales of portions of the property, Folz claimed the County Recorder has asked for a Registered Survey. This Registered Survey will not allow any greater use on the property than is presently allowed.

MOTION by Lundquist

That the PZC approves in principle, the Registered Land Survey for the Crombie prpty pursuant to 908.01 and states that it is the opinion of the PZC that this survey is really a redescription of existing parcels, all five acres or more, and that it does not need any PZC approval as a plat under subdivision ordinances.

SECOND by Johnson

VOTE in favor Grace, Johnson, Lundquist, Torseth, Armstrong.

ABSTAINED: Novak

A.B. SCHAEFER

Bruce Folz represented A.B. Schaefer, Sr. in connection with a minor subdivision of approximately 20 acres in section 1. The City Attorney, Don Raleigh, was present and a discussion ensued concerning the general policy question of allowing private roads to be built or of allowing dedication of roads to the City and then private maintenance.

MOTION by Armstrong

That the PZC conduct a public hearing on the Schaefer request at 9:00 p.m. on December 14th.

SECOND by Johnson

VOTE: All in Favor