

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

MEETING TO BE HELD TUESDAY, FEBRUARY 8, 1977.

- 7:30 P.M. -- Roll Call  
Approval of Minutes
- 7:40 P.M. -- Mrs. Jungmann--1950 Grand Ave., ST.Paul--690-4411  
Questioning possibility of building double  
bungalow in the Lake Jane Hills Area.
- 7:50 P.M. -- Wm. Stouvenel File  
Subdivide property at 8552 Lake Jane Trail
- 8:00 P.M. -- Frank Leier Hearing  
Approval of preliminary plat of Country Hills  
(SE1/4 of SE1/4 of Section 4 and the east 489.47  
feet of the North 680 feet of Gov. Lot 5 in  
Section 9 )
- 8:30 P.M. -- Continuation of hearing on the Subdivision Ordinance
- 9:00 P.M. -- Items for discussion:  
Systems Statement  
Development Moratorium  
Procedure for reviewing planning applications  
(i.e. rezoning, plats, variances etc.)

PZC members please note: Consider seminar being held February 24 & 25.  
City to pay registration fee.

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

Minutes of the Meeting of February 8, 1977.

Meeting called to order by acting Chairman Dick Johnson at 7:45p.m.

Roll Call: Johnson, Lundquist, Bob Dreher, Novak, Armstrong (9:30),  
Tom Loucks, Fran Pott, Dorothy Lyons.

Tom Jungman: 1950 Grand Ave., St. Paul, Mn.

Questioned possibility of building double bungalow in Lake Jane Hills area. Mr. Jungman would like to buy approximately one acre and build a double bungalow. Advised by PZC to check with city attorney regarding legality of this use in SFU area and then apply for variance. Mr. Jungman would like to be on agenda of next PZC meeting.

Wm. Stouvenal: Subdivision of property at 8552 Lake Jane Trail

Mr. Bruce Folz represented Mr. Stouvenal and explained that Mr. Stouvenal has a 7-1/2 acre tract which he wants to split into two tracts of approximately 5.2 acres and 2.04 acres. The 5.2 acre tract is where his present home is built.

Dick Johnson read from city engineer report of Feb. 1, 1977 which states the possibility of a drainage easement on this property from Hedges Pond to Deer Pond. The city engineers report of Feb. 7, 1977 raises the question of a need for an extra inlet road to Oace Acres for emergency vehicles and service needs. This road would cross Stouvenals property from Lake Jane Trail No.

Mr. Folz stated that a plotted, but unconstructed, road now exists from Deer Pond Trail thru 3 Lakes Farm and Oace Acre Plats to Lake Jane Trail No. This would provide the access in question.

Questions of adequate septic systems were raised.

It was decided by PZC members that the roadway situation be solved and percolation tests performed. Then PZC would consider the minor subdivision.

Mr. Folz states he will not be able to do soil and percolation tests until April and requests postponing decision of subdivision until that time.

\* Public Hearing--Rezoning--Frank Leier

Mr. Leier presented a preliminary plat of Country Hills (SE 1/4 of SE 1/4 of Section 4 and the east 489.47 ft. of the North 680 feet of Gov. Lot 5 in Section 9).

Public Hearing--Leier continued-- The northern half of this property is now in the Agricultural Zone. Mr. Leier requests this area be rezoned to SFU. He has proposed 34 lots of 1 acre with a blacktop horseshoe street which dead ends at the southwest end. There would be 2 cul de sacs off this street. Mr. Leier states the soil is gravel beneath 5 inches of clay and is well drained. There is a question of Jane Road No., being a public road where it adjoins the Leier property.

Mr. Don Krause, neighboring property owner, questioned drainage of this property. Mr. Leier stated that 1/2 of property drains to the north and 1/2 drains toward Lake Jane.

Conrad Adams, neighboring property owner and fee owner of land south of proposed road, is concerned that ponding areas be provided on plat to prevent further run off to Lake Jane. He also questioned the rezoning because the property does not have access on a public road.

There was further discussion by PZC regarding drainage and roads. Tom Loucks advised that the area has similar drainage as other Lake Jane area drainage and the owner must provide suitable ponding and soil tests. He suggested that the road situation be resolved by the owners themselves.

Hearing closed. Action by PZC tabled to next meeting due to lack of quorum. It is felt PZC should make recommendations first on rezoning and consider preliminary plat separately.

Continuation of Subdivision Ordinance Hearing: There was review of the Subdivision REGulation revisions. Hearing closed but recommendations to be made at next PZC meeting due to lack of quorum at this meeting.

Systems Statement: Reviewed by PZC and Tom Loucks.

Discussion by PZC. Questions regarding population and households occupied at Cimarron will be rechecked by Mr. Loucks. Questions regarding the number of deficient on-site sewers in the Tri-Lakes area arose. Mr. Loucks will verify this with city engineer. No recommendation was made due to lack of quorum.

Adjournment 11:10 P.M.

Respectfully submitted,  
Jeanne Novak, acting secretary

\* List of Names and Addresses who attended the Frank Leier Hearing, on file at City Office with original copy of PZC minutes.

City of Lake Elmo  
Planning & Zoning Commission

Minutes of the Meeting of Feb. 8, 1977

Meeting called to order by acting Chairman Dick Johnson at 7:45 AM.

Roll Call: Johnson, Sundquist, Bob Dreher, Nozak,  
Armstrong (9:30), Tom Loucks, Fran Pate, Dorothy Lyon.

Tom Jungman: 1950 Grand Av. St Paul, Mn. - Questioned possibility of building double bungalow in Lake Jane Hills Area. Mr. Jungman would like to buy approximately one acre and build a double bungalow. Advised by PZC to check with city atty regarding legality of this use in SFU area and then apply for variance. Mr. Jungman would like to be on agenda of next PZC meeting.

Wm. Stouvenal: Subdivision of property at 8552  
Lake Jane Trail

Mr. Gene Toly represented Mr. Stouvenal and explained that Mr. Stouvenal has a 7 1/2 acre tract which he wants to split into two tracts of approximately 5.2 acre + 2.04 acres ~~tracts~~. The 5.2 acre tract is where his present home is built.

Dick Johnson read from city engineer reports of Feb 1, 1977 ~~and Feb 7, 1977~~ ~~stating~~ which states the possibility of a drainage easement on this ~~property~~ ~~from~~ from Sedges Pond to Deer Pond.

The city engineers report of Feb 7, 1977 raises the question of a need for an extra inlet road to Dace Acres for emergency vehicles and service needs ~~which~~ <sup>this road</sup> would cross ~~the~~ Stuenkel's property from St. Jane Trail No.

Mr. Foly stated that a platted, but unconstructed, road now exists from Deer Pond Trail thru 3 Lakes Farm and Dace Acres Plats to Lake Jane ~~the~~ Trail No. This would provide the access in question.

Questions of adequate septic systems were raised. It was decided by PZC members that the roadway situation be solved and percolation tests performed. Then PZC would ~~decide~~ <sup>consider</sup> the minor subdivision.

Mr. Foly states he will not be able to do soil and percolation tests until April and requests postponing decision of subdivision until that time.

Public Hearing - Rezoning Frank Seier

Mr. Seier presented a preliminary plat of Country Hills (SE 1/4 of SE 1/4 of Section 4 and the east 489.47 feet of the North 680 feet of Gov Lot 5 in Section 9.)

The northern half of this property is now in the Agricultural zone. Mr. Seier ~~would like~~ <sup>requests</sup> this area be rezoned to SFU. He has proposed 34 lots of 1 acre with a blacktop horseshoe street which dead ends at the southwest end. There would be 2 cul de sacs off this street. Mr. Seier states the soil is gravel beneath 5 inches of clay and is well drained. There is a question of ~~Jane Lake~~ Rd No. being a public road where it adjains the Seier property.

Mr. Don Krause, neighbouring property owner questioned drainage of this property. Mr. Seier stated that  $\frac{1}{2}$  of property drains to the north and  $\frac{1}{2}$  drains toward Lake Jane.

Conrad Adams, neighbouring property owner and fee owner of land south of proposed road, is concerned that ponding area be provided on plat to prevent further run off to Lake Jane. He also questioned the rezoning because the property does not have access on a public road.

There was further discussion by P2C regarding drainage and roads. Tom Louder advised that the area <sup>has similar</sup> drainage as other Lake Jane area drainage and the owner <sup>must</sup> ~~would~~ provide suitable ponding and soil tests. He suggested that the road situation

be resolved by the owners themselves.  
Hearing closed - Action by P2C tabled to  
next meeting due to lack of quorum. It is  
felt P2C should make recommendations first  
on rezoning and <sup>consider</sup> ~~handle~~ preliminary plat  
separately.

Continuation of Subdivision Ordinance Hearing:

There was review of the Subdivision Regulation  
revisions. ~~At~~ Hearing closed but recommend-  
ations to be made at next P2C meeting due to lack  
of quorum at this meeting.

Systems Statement: Reviewed by P2C and Tom Loucks.

Discussion by P2C. Questions regarding population  
and households occupied <sup>at Cimarron</sup> will be rechecked by  
Mr. Loucks. Questions ~~on~~ regarding <sup>the</sup> number of  
deficient on-site sewers in the Tri-Lakes area were  
~~will be rechecked by~~ Mr. Loucks will verify  
this with city engineers. No recommendation  
was made due to lack of quorum.

Adjournment 11:10 P.M.

Respectfully Submitted,

Jeanne Novak, Acting Secretary.

Rezoning

Frank Leese - Public Hearing

Name Address

Daylen Spangler	8709 DeMontreville tr. No. Lake Elmo
Dave Krause	6062 45th St. N. No. St. Paul
Donald Krause	6062-45th St. No., No. St. Paul 55109
Virginia Schneider	8919 Jane Rd. Lake Elmo 55042
John J. Schneider	8919 JANE RD NO. LAKE ELMO 55042
Bruce Foltz	8488 STILLWATER Blvd. N., LAKE ELMO
Karen Foltz	8488 Stillwater Blvd. N., Lake Elmo, 55042
Conrad E. Adams	8903 Jane Rd N, Lake Elmo 55042
Dorothy H. Lyons	Councilwoman
Francis J. Gott	Councilman