

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

MEETING TO BE HELD MONDAY, MAY 23, 1977.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 8:00 P.M. -- Hearing -- Lake Jane Hills, 3rd. Addition
Approval of preliminary plat.
- 8:30 P.M. -- Jim Russell--921 No. 2nd. St., Stillwater
Subdivide 2.85 acres at 2119 Lake Elmo Ave.
into two parts meeting requirements for
building permits.
Sketch Plan review

ITEMS FOR DISCUSSION:

Secretarys salary

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MAY 23, 1977

Meeting called to order at 7:40 by Chairman Grace.

Roll Call: Dreher, Lundquist, Grace, Crombie, Novak, Sovereign
Tom Loucks, Midwest Planning, Larry Whitaker, Administrator

Minutes: Motion by Lundquist to approve the minutes of May 10, 1977.
Seconded by Dreher. Motion carried 6-0.

Population Report: Discussion of the new population projections as concerns Lake Elmo.
These figures are considerably lower than previously projected.

Hearing: Lake Jane Hills, 3rd Addition, Preliminary Plat and Variance.

Bruce Folz presented the proposed Third Addition, describing ponding areas, street layouts, etc. All the lots are one (1) acre with 125 ft. at the minimum set-back line. The variance is for a 887 ft. cul-de-sac.

Tom Loucks stated that a sedimentation and erosion control plan may be required; also due to on-site septic systems, random perc tests on selected lots could be requested.

Mr. Folz met with the VBWSD last week. This property does not lay in a flood plain, no foreseeable problems were indicated. Their written report has not been received.

Questions from adjoining property owners related to the drainage and placement of septic systems. When the homes are given permits, the Building Inspector will enforce the code as to the placement of the septic systems and drain fields. Also questioned was the availability of sewer and water to this area. The end of 1978 is a proposed date for a plan for this area.

The proposed county road through this property was brought up. No road, as previously indicated, is slated to cross through this land. Mr. Folz is to reconfirm this with the City Council.

Hearing closed at 8:40 PM. Motion by Sovereign to table this request pending the reports from the Engineer, Planner, County Engineer and the Valley Branch Watershed.
Seconded by Dreher. Motion carried 6-0.

Jim Russell: Subdivide 2.85 acreea at 2119 Lake Elmo Avenue into two parts meeting requirements for building permits.

Mr. Russell would like to subdivide this parcel, which has an existing home on it, into two (2) additional lots, with three outlots for lake access.

Mr. Russell was proposing a long driveway along the south edge of the property to serve the three parcels. A Cul-de-sac, improved road, or a road up the center of the property were discussed. It was suggested Mr. Russell redeseign the access to this property and consult with Mr. Whitaker, if he has any question, before he resubmits the proposal.

PZC Secretary: Motion by Novak that the City Council approve a salary of \$25.00 per meeting for Kathleen Crombie, Secretary to PZC. This to include taking minutes, typing minutes, and delivery of minutes to the City office by Friday following the meeting.
Seconded by Sovereign. Motion carried 6-0.

Adjournment: 10:10 PM.

Respectfully submitted,

Brian F. Crombie, Secretary

Hearing Preliminary Plat Lake Jane Dick
3rd Addition. 5-23-77. Bruce Holz. 8 P.M.

Mr & Mrs Penn Hornum
8771 Lake Jane Tr.

GERALD GOLOMBOCK
8855 LK Jane TR.

Ronald Switala
8841 Lake Jane Trail

Ronald Praus
8599 Lake Jane trail

Rev. & Mrs. Brad McNaught
8987 Lake Jane Tr.