

AGENDA--PLANNING-ZONING COMMISSION
City of Lake Elmo, Minn. 55042

MEETING TO BE HELD TUESDAY, NOVEMBER 14, 1978.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:45 P.M. -- Fred Banister--3711 Pillsbury, Mpls., 55409
Subdivision of Banister property in Lake Elmo
(3150 Lake Elmo Ave.)
- 8:15 P.M. -- Richard Bergman--5833 Lake Elmo Ave.
Application for minor subdivision
(SW 1/4 of the NW 1/4 of Sec. 1)
- 8:30 P.M. -- Wells A. Oswalt--336 Labore Rd., Little Canada
484-3051
Application for rezoning
To use existing structures for compatibility
of home and business.
Pt.S. 1/2 of SE 1/4 Sec. 26--W. 435.6 ' of
E. 2006' of S. 1000'
- 9:00 P.M. -- Lake Elmo Baptist Church--William Hargis
Application for Special Use Permit for
Construction of Church Building--vacant land between
Highway 212 and Stillwater
Lane.

DISCUSSION ITEMS:

- Planning Commission By-laws
Brookman Addition
Street Vacations--Lanes Demontreville Country Club

PLEASE NOTE:

The Planning Commission will hold a special meeting on
Wednesday, November 15, 1978 with Planner, Rob Chelseth at 7:30 p.m.
re: Comprehensive Plan.

The City Council is invited to attend.

The Lake Elmo City Council will meet with the City of Oakdale
on November 21, 1978, at 5:00 p.m., at the Lake Elmo City Hall
regarding Mutual Problems

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 14, 1978

The meeting was called to order at 8:05 PM by Chairman Grace.

Roll Call: Lundquist, Michels, Murphy, Grace, Novak (8:35), Alt. Prince
Council: Lyons

Fred Banister: Subdivision of Banister Property, 3150 Lake Elmo Ave.

Mr. Banister is the executor of his mothers estate. In order to close this estate, he is requesting to subdivide the property into three parcels. Presently the property lies as such, a one acre parcel with the homestead owned by Peter Banister. This is to the back of the property and is serviced by a 20 ft. easement. This easement also divides two front parcels. One has a rental cottage on it and is just under one acre. The remaining parcel has just over one acre. Mr. Banister does not wish to change the alignment of the easement, but wishes to subdivide it as it is presently divided by the easement. This easement also serves adjoining property to the south.

A variance will be needed for the non conforming lot, the lot less than one acre. A SUP will be needed for access to the back property and adjoining property that do not have frontage on a public street. Refer: P. 33, Municipal Code, 3010.404. The easement poses the main problem. This to be referred to the City Attorney, City Planner and City Engineer for opinions. A survey would be required before subdividing.

Richard Bergman: Minor Subdivision - SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 1.

Mr. Bergman is requesting to subdivide his six acre parcel into a five acre parcel, with the remaining acre to be added to the adjoining property owner, making his a two acre tract.

Since the prospective buyer of the five acres is proposing to build his house, with the building inspectors approval, on a 96 ft. wide strip of land between the Bergman easement and the adjoining property the PZC asked: 1) Could this piece be divided otherwise, thus providing a less broken up parcel and also possibility providing an alternate building site? 2) Is this proposal agreeable to all parties involved?

Motion by Murphy, Seconded by Lundquist to accept the Minor Subdivision of Richard Bergman as presented. Motion defeated 2-3 Opposed, Novak, Michels, Grace.

Chairman Grace wants to see the property and determine if any other building sites are feasible. This meeting to be continued until Wednesday, November 15. At that time, addition action may be taken on this motion.

Lake Elmo Baptist Church: SUP for Church Building - Between Stillwater In. & Hwy. 212

Hearing for this SUP request is set for November 27, 1978 at 8 PM.

Brookman Addition: Final Plat of First Addition

Motion by Michels, Seconded by Murphy to approve the Final Plat of Brookman First Addition. Motion Carried 5-0.

By-Laws: No changes are needed in the PZC By-laws to provide for alternates. The City Council has set-up the standards, thus providing the seating and voting by the alternate.

Minutes: Motion by Lundquist to approve the minutes of October 23, 1978 as corrected. Seconded by Michels. Motion carried 5-0.
Correction: Moose Lodge, Sitpulation 5)minumum of 40 ft. from back property line. Should readminimum of 40 ft. from side property line.

Adjournment: This meeting is to be continued until November 15, 1978 at 7 PM.

Meeting closed at 10:50 PM.

Respectfully submitted,

Kathleen Crombie,
Recording Secretary

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