

Vice Chairman Prince opened the meeting at 7:43.

Commissioners present: Moe, Lundquist, Halden, Gifford and Alternate Nazarian.
Commissioners absent: Mazarra, Forsblad, Dreher, Michels and Lyall.

MINUTES: M/S/P Lundquist/Halden, to accept the minutes of August 10, 1981, as written.
Prince and Nazarian abstained.

NEW COMMISSIONER: Administrator Whittaker introduced the new alternate, Fred Nazarian,
to the Planning Commission. Mr. Nazarian will serve as second alternate.

DIANE TRUDEAU:

A. House Moving Permit - Mrs. Trudeau gave the background on why the house has to be moved. The Building Inspector has inspected the house and determined that it is structurally sound. The Commission reviewed the exterior remodeling plan and determined the house would fit in aesthetically into the neighborhood to which it is being moved, 11150 20th St. Court - Schwartz/Martinco Plat.

M/S/P Halden/Gifford to recommend approval of a house moving permit for Diane Trudeau to move her house from 1924 Kelvin to 11150 20th St. N.

B. Lot Size Variance - The Ordinance requires a lot be 60% of the present requirements or 100% of the average lot sizes in the area. Mrs. Trudeau's lot is 96% of the average in that area. The lot is a platted parcel in the Schwartz/Martinco Plat that was approved in 1974.

Perc tests indicate there is adequate room for two drainfield sites and the septic system. All set-back requirements can be met. The hardship to the land is the fact the lot is unbuildable without a variance.

M/S/P Halden/Gifford, to recommend approval of a lot size variance for Diane Trudeau for the following reasons:

1. The lot is unbuildable without a variance
2. Meets the drainfield/septic requirements
3. Meets all the set-back requirements
4. Has the required frontage on a public street
5. Is a platted lot in an approved plat - plat is less than 10 yrs. old
6. The lot is within 4% of the average lot size for the area.
7. The lot is 38,235 sq.ft. of the 39,204 sq. ft. required by the 60% rule

B. Rules of Law & Problems With City Policy - Because of questions raised, by both the Commission and the Council, on past recommendations and action, the Administrator recommended that the Commission prepare a list of amendments or changes they would like discussed by and/or with the Council before the Subdivision and Zoning Ordinances are codified. He will draft a list, from his notations, for Commission consideration and discussion. Additional Commission items can be discussed at the same time.

HIGHWAY PLAN - 1982 BUDGET -The Administrator reported that the Council plans to budget \$4,000 for a Highway Plan. He will draft a list of areas where the plan would apply and/or is needed.

JOINT MEETING - The Administrator reported that the Council wishes to meet jointly with the Planning Commission and the Park Commission on September 15 at 5 p.m. The Council will then treat both Commissions to dinner.

ADJOURNMENT: 9:00 p.m.



City of Lake Elmo

777-5510

P. O. Box J / Thirty-third and Laverne Avenue / Lake Elmo, Minnesota 55042

AGENDA

LAKE ELMO PLANNING - ZONING COMMISSION

AUGUST 24, 1981

7:30 P.M. -----Meeting convenes

-Minutes -- August 10th

-Introduce Fred Nazarian

7:45 P.M. -----Diane Trudeau

A. House moving permit - from 1924 Kelvin
to 11150 - 20th Street Court

B. Variance - Lot size

8:00 P.M. -----Discussion of "rule of law" and problems with
City policies

-AG Buildings