



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of October 24, 2016**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Larson, Griffin, Dodson, Williams, Dunn, Kreimer, Haggard and Lundquist

**COMMISSIONERS ABSENT:** Fields

**STAFF PRESENT:** Planning Director Wensman and City Administrator Handt

**Approve Agenda:**

M/S/P: Williams/Dodson, move to approve the Agenda as amended, ***Vote: 7-0, motion carried unanimously.***

**Approve Minutes:** October 10, 2016

M/S/P: Williams/Lundquist, move to approve the October 10, 2016 minutes as amended, ***Vote: 7-0, motion carried unanimously.***

**Public Hearing – Sign Variance River Country Cooperative**

Wensman started his presentation for a variance for River Country Cooperative (Holiday Station on Manning). They are requesting a variance from the maximum surface area requirements of wall and canopy signs. After the realignment of Manning, the view from the road will be on the back side of the building. Wensman went through the findings. Staff feels that all of the variance requirements are met which include unique circumstances, character of locality, adjacent properties and traffic. Notices were sent to properties within 350 feet and no comments were received. Staff is recommending approval subject to the following conditions 1) the new locations of the ground and pylon signs shall be approved by the City and must adhere to all setback and other code requirements 2) all lighting must adhere to the City's lighting, glare control and exterior lighting standards and 3) the erected signs shall not exceed the proposed square footage described herein.

Dodson asked how much more lighting is added with this. Wensman stated that the wall signs are the only ones that have more lighting and they will have to submit a lighting plan to comply with the code. The lighting is not part of the variance.

The Planning Commission discussed how the new access would work.

Public hearing opened at 7:18 pm

No one spoke and there were no written comments received.

Public hearing closed at 7:18 pm

M/S/P: Williams/Dodson, move to recommend approval of the request from River Country Cooperative for a variance from the City's sign regulations pertaining to maximum canopy and wall sign area for the property located at 4201 Manning Avenue North, subject to the conditions listed in the staff report, ***Vote: 7-0, motion carried Unanimously.***

### **Public Hearing – Comprehensive Plan Amendment Review by HC Golf Course LLC**

HC Golf Course LLC has requested a comprehensive plan amendment to accommodate potential sewer extensions and sewered development within the area bounded by the Old Village to the North, Lake Elmo Ave to the West and 10<sup>th</sup> Street to the South of Village. Wensman went through some history on the Royal Golf Residential development. Staff was instructed to craft a "Village Transition Area" as opposed to creating a new land use classification and zoning district should the applicants apply for a change to the comprehensive plan. The Council direction that was used as a guide for the Comprehensive Plan Amendment is the following: 1) Future development must be via a PUD to ensure adherence to the 1.5 to 2.5 units per acre density range 2) Protection of shoreland district land and/or wetlands within this area of the community should be a principle factor in determining when sewered development will be considered 3) Significant acreage should be required prior to consideration of a sewered development within the new transition area 4) recognize that individual lots and/or neighborhoods (who are not seeking to develop) may also request sewer extensions if/when the extension of sewer service is economically feasible.

The land use plan language on "Buffering/Land Use Transitions" would be updated to acknowledge the Village Transition Area and the criteria that must be met prior to sewer being made available for existing properties or environmentally sensitive development. In Criteria A, the City may treat a parcel, or group of parcels as being guided for Village Urban Low Density if at least one of the following criteria is satisfied: 1) The land in question is subject to a failing septic system, and extension of the sanitary sewer system is deemed necessary to protect the health, safety, or welfare of adjacent properties or 2) The parcel or parcels in question have petitioned the City requesting an extension of municipal services, and the extension project has been approved by the City Council. In Criteria B, the City may treat a parcel of group of parcels as being guided for Village Urban Low Density for the purposes of development if ALL of the following criteria are satisfied: 1) A minimum of 40 contiguous acres is considered for

development at one time or is planned for a phased development 2) A minimum of one-half of the gross acres proposed for residential development is within a shoreland district 3) All shoreland district requirements for development can be successfully met without variances 4) Development is completed as a PUD that conforms with the allowable density range established for the Village Low Density land use classification 5) The development incurs all costs for the extension of municipal services, the cost for oversizing as may be needed for further extensions into the Village Transition Area, and/or for upgrades to the existing municipal system as may be needed to service the proposed development.

Griffin asked which parcels between 20<sup>th</sup> and 30<sup>th</sup> along Lake Elmo Avenue are in the Shoreland district. Wensman pointed out the parcels that are in Shoreland.

Kreimer wanted clarification on if we would get credit for sewer development or if this would be a bonus. Wensman stated that it would depend on the Met Council.

Dodson is wondering about criteria B. It appears that it only applies to one property. How is this different than spot zoning? According to the City Attorney, it is not spot zoning because there are properties that could combine and apply for a similar application.

Williams is wondering what the total area of the Royal Golf is and how much area is in the shoreland district. Wensman stated that the total area for Royal Golf including the golf course and residential is 477 acres. He does not have the number in the shoreland.

Larson is wondering if the other considerations are things like the Hamlet on Sunfish. Wensman stated that the transitional area gives more flexibility for emergency situations like Hamlet on Sunfish. Larson is wondering if this is the way things have to be done, or are we making things more difficult. Wensman stated that they are trying to find a solution without creating a new land use category. They feel that this is the best path to allow the developer to do what they want to do, while considering the surrounding properties.

Clark Schroeder, HC Development, they are asking for this Comprehensive Plan amendment also to address the environmental issues. Not to have individual septic on these lots would be in the best interest for water quality. They have reduced the density from original density of 360 units to 292 units based on feedback from the City. They feel that this is as low as they can go for this project to go forward.

Rick Packer, HC Development, says he doesn't think there is a lot for him to add. They have tried to work with the City to come up with a solution for this property that doesn't reinvent the wheel with a new zoning category. With the cost of hooking up to sewer, it probably isn't feasible for a piece of property under 40 acres to hook up. They understand the residents desire to keep this more at the OP density of 100 units, but it

just isn't feasible with the sewer component and they are not willing to put the golf course into a permanent conservation easement. There was a letter sent out with 25 findings of fact that he feels is not accurate, especially in regards to shoreland, MPCA, etc. He would be happy to go through those if they are interested. Packer stated that the total site is 477 acres, 50 of which are in West Lakeland Township and are not part of proposal. The gross acres of this property is right around 420 acres. The residential portion is right around 220 acres.

Dodson asked what the current state of the project is. Schroeder stated that the golf course is close to being finished. They are currently planting grass on it. They are hoping to have 9 holes open in the middle of the summer and the other 9 by the end of the summer. They have done the MPCA remediation of the golf course. They have taken out a demolition permit and cleaned out the clubhouse. They are waiting to make sure the City is interested in moving this project forward, so they are at a standstill now. If the City feels this project should not move forward, they would put the property up for sale and market it to sell to the highest bidder. He hopes that doesn't happen as he feels this is a huge benefit to the area. Packer stated that they have the preliminary plat ready, but have not officially submitted it, but the staff is looking at it for fatal flaws.

Public hearing opened at 7:53 pm

Shelli Wilk, 11253 14<sup>th</sup> Street, lives in the Homestead development and is in what she considers a rural pocket. She feels that some of the areas along 94 and the Village were developed more densely so that other areas could remain more rural. She feels that the rural areas are protected by the City's current zoning. She is concerned that changing this area to sewer is a slippery slope. Shelli submitted a petition signed by 140 people asking that the area in question not be changed to Village Area Transitional, and that Royal Golf have a unique zoning designation.

Tim Mandel, 2479 Lisbon Ave, he is upset that the City would consider doing this. There are over 250 homes in this area. When people are moving in and call the City and ask about sewer for this area, they are told that there is no sewer planned for this area. He feels that the Royal Golf has enough property that they could do a community septic system on the site and avoid the city sewer altogether. He went through how many people could live in the area based on this density, especially if the golf course failed. It would be somewhere around 4600 people.

Vicki Bailey, 11326 14<sup>th</sup> Street, has lived in the Homestead for over 18 years. She is wondering why we are here and why we are talking about this when we fought with the Met Council for years to have low density and we have a comprehensive plan in place. It should not be the goal of the staff to allow developers to do what they want to do, but to look out for the needs and desires of the residents equally.

Jean Durand, 11332 20<sup>th</sup> Street, she owns the property across the street from the golf course. She has lived there 68 years. She feels the number of homes they want to put in is way too many. She doesn't feel that sewer needs to be put in for this golf course.

There were written comments from Ann Bucheck, 2301 Legion Ave, she is opposed to the Comprehensive Plan change and feels that OP standards would be appropriate and can be done under the current Comprehensive Plan. Ms. Bucheck's letter is included at end of minutes.

Nick Miller, 7730 50<sup>th</sup> Street, believes that the golf course would put the City on the map and would attract people and bring in a lot big names to the area.

Wensman stated that in regards to bringing sewer to Tartan Park, the developer would pay for the whole cost of bringing it there.

Public hearing closed at 8:12 pm

Williams would like to address the findings that he submitted. He submitted them before he saw the actual application and some of them may need to be amended to address the exact amendment. His conclusion is that this piece of property can be developed under OP standards. It is false that the Royal Golf property cannot be developed without sewer. It can be developed with an HOA owned community septic system. A Comprehensive Plan Amendment would still be needed for OP, but that is what he favors.

Larson feels that this golf course is an incredible opportunity for the City. This would save all of the major features of this property. Another project could add even more homes.

Dodson is concerned that if this project doesn't go in, the Prairie Island community might be interested. A resident stated that he has had conversations with Blake Johnson, the community relations person for Prairie Island. Mr. Johnson stated that the tribal council of Prairie Island has no further interest in purchasing the Tartan Park property.

Dunn stated that Tartan Park is a gem for Lake Elmo and she supports a quality development there. She is not excited about the Village Transition zoning. She would like to see a zoning classification that takes into account that this is commercial and residential both. What can we do as a City to address the buffering around the established homes and be respectful of the residents that are already there?

M/S/F: Dodson/Larson, move to add #6 to criteria B to say that if MUSA areas need to be expanded, that it doesn't impact the averages elsewhere in the City and that Met

Council approval is given so that it will not impact other portions of the City, **Vote:1-6, motion failed.**

Williams is not in favor of the proposed Comprehensive Plan amendment, so he is opposed to any changes to it. He would urge the Commissioners to vote against the motion. Williams goes back to the fact that it is false that sewer is required to develop this property. He feels the whole exercise of looking at this amendment is moot and they should be working on what amendment they do want. He would like to see the Planning Commission recommends to the City Council that the Comprehensive Plan be amended to include the Royal Golf property in the Rural Area of Lake Elmo which would allow OP development and a golf course based on the findings.

Wensman stated that he would recommend a condition of approval that the expansion of the MUSA not impact the averages rather than to add it to the criteria as that is ultimately determined by the Met Council. The city is the one that makes the determination if sewer is available or not. Wensman stated that the golf course will continue to be zoned as public facility with an accessory commercial component.

M/S/F: Williams/Griffin, move to recommend that the Comprehensive Plan be amended to include the Royal Golf property in the Rural Development area of Lake Elmo, which would allow OP development and a golf course, **Vote: 3-4, motion fails.**

Williams stated that finding number 15 needs to be changed as it was now determined that only the land located in the Shoreland area is subject to the shoreland regulations, but the whole property would be subject to a PUD. Number 17, Williams would like to add that the OP ordinance requires that 50% of the buildable area be preserved as Open Space. Williams put on the overhead a map of how many golf courses are within 10 miles of City Hall. Larson feels that the City does not offer any services and that we go outside the City for almost all of our services. He would like to see the City start contributing to the larger community.

Haggard believes in drawing in quality development to Lake Elmo. She feels that this project would be a huge draw for Lake Elmo. Haggard wanted to hear from the developer about how this proposed change would affect the development.

Rick Packer, HC Golf stated that they are unwilling to go down in number of residential units. If they proceed with OP, this project will not move forward. Williams stated that according to MN rule 6120, if a residential PUD goes into a Shoreland district, 50% of the area must be set aside as open space. The City has no discretion in that. Packer disagrees with that interpretation and has emails from the DNR as late as today that what they are proposing is below the minimum threshold of the Shoreland district and the 50% open space does not apply. Packer pointed out that if Mr. Williams is correct, whatever they do tonight won't matter as they would be denied at the DNR submission

level. Wensman stated that this is a finding of fact and not necessarily relevant at this time to the Comprehensive Plan amendment at this time.

Dodson, Larson and Kreimer all feel that the Tartan Park Golf Course would be a huge benefit to the community.

Williams loves the rural character of Lake Elmo and feels that the boundary of 10<sup>th</sup> Street for the MUSA is very important. He would be sad to lose the golf course, but feels it would be worse to move the sewer to the north of 10<sup>th</sup> Street. He feels that Lake Elmo is already on the map and are known for many things such as the regional park, Lake Elmo Inn, Sunfish Lake Park, etc.

Lundquist is in favor of this development. She recalls that about 33% of this development is in Shoreland. She thinks it would be foolish not to put sewer in.

Griffin would like to see the golf course go into a conservation easement. She is not comfortable that they won't want to put houses there someday. She is not opposed to the sewer, but not if the golf course is not in open space.

M/S/F: Williams/Lundquist, move to postpone consideration of this matter until they have received clarification from the City Attorney about the question of a base density of the residential area such that they would not need to set aside 50% of the area for open space, **Vote: 3-4, motion fails.**

Wensman is not sure how that would affect one land use designation or another. Either their proposal will meet the Shoreland densities or it will not and will be rejected.

Williams feels that it is an important question because it would address the total number of units for this area. If they do not have to set aside 50%, that would make a huge difference for the development in terms of numbers and how they feel about the development. Lundquist asked if they reguide this property, what happens to the golf course that is zoned PF. Wensman stated it would stay PF. This is technically not reguiding, but saying if these conditions are met, they can develop at the urban low density zoning.

Larson is wondering if there is anything with the PUD bonus densities that could be used to come up with a compromise. Griffin is wondering if this amendment goes with this plan or if it goes with the land. Wensman stated that this amendment includes the whole area between the Village and the Southern section of the Royal Golf. If they vote for this and the Royal Golf proposal doesn't go through, this whole area will be reguided to Village Transitional.

Dunn is wondering why the Village Transition has to be the whole area that is shown on the map in the packet. Couldn't it be a smaller area? Wensman stated that the genesis of this is tying the Tartan Park area to the Village Area, or this doesn't make much sense.

M/S/: Kreimer/Dodson, move to recommend approval of a Comprehensive Plan amendment to be determined after this vote to create a Village Transitional area that utilizes the Village Urban Low Density land use designation, ***No Vote Taken as motion to substitute a motion passed.***

Williams is opposed to the motion. He loves golf, but the golf course is not worth the risk of this whole area being sewerred, which is what could happen. Dunn is concerned that the golf course is not being put into an easement. Wensman stated that the applicant is not willing to put the golf course into a permanent easement. The other open space in relation to the residential portion would be in an HOA controlled easement. Wensman stated that the golf course would have to go through a formal rezone process as it would still be public facility.

Packer stated that they will be putting infrastructure in the golf course area and the HOA will own areas in the golf course area. It would be very difficult for someone else to come in and redevelop it.

Shelli Wilk, 11253 14<sup>th</sup> Street, is wondering why it wouldn't be easier just to rezone the property owned by Royal Golf and create like a golf course community zone. It would appease some of the concerns of the neighbors and not open up such a large area for sewerred development. Williams thinks this might be a unique solution for a unique situation.

M/S/P: Williams/Dunn, move to consider a substitute motion to say that the Planning Commission recommends that the City take the time to look for a unique solution to this unique situation, ***Vote: 5-2, motion carried.***

M/S/P: Williams/Lundquist, move to postpone consideration of the substitute motion until at least the next Planning Commission meeting to ask the staff to propose a reguidance to the Comprehensive Plan of a Golf Community category and follow up of a new zoning district, ***Vote: 5-2, motion carried.***

Williams doesn't want to be more specific than that and wants to take the time to think about it. He wants to come up with a solution that might work for the development, but does not put the rest of the City at risk for additional sewer extensions. Larson likes the idea of the golf community zone and a good starting point.

Williams would like a unique solution, like a golf community, because no other property to the North of them could meet the criteria. He does not want to see the area north of 20<sup>th</sup> Street to be subject to sewer.

M/S/P: Williams/Lundquist, move to postpone consideration of the substitute motion until at least the next Planning Commission meeting to ask the staff to propose a



reguidance to the Comprehensive Plan of a Golf Community category and follow up of a new zoning district, ***Vote: 7-0, motion carried unanimously.***

Williams thinks they could use the Cimarron Park Golf Course as a possible minimum for the Criteria. It is approximately 60-70 acres.

Lundquist would like a condition on the Golf Course that it stays in open space. She would like to see the development be sewer to protect the area. Williams stated that this needs to be crafted with criteria that is specific to this property so that the criteria can't be met elsewhere. Williams suggested possibly 30% minimum Shoreland. Dodson asked if they would be excluding Terry Emerson's property. Wensman stated that there have been conversations that the Emerson property might be part of the preliminary plat of Royal Golf to be developed later. Emerson's property is about 20 acres. Wensman stated that he doesn't see the connection between the Shoreland and the Golf Course Community.

Kreimer suggested that a criteria could be that sewer is allowed on a golf course greater than 60 acres and residential greater than 60 acres. Williams stated it must be a PUD.

Dodson suggested that the criteria on page III-14 might be a good starting point. They would want to change the minimum acreage to 120 acres, minimum 60 for golf course and minimum 60 acres for residential. Must be a PUD with 1 ½ - 2 ½ units per acre. Wensman stated that they have probably put together enough for the guidance, but will get to more of the details when they work on the zoning. Dunn asked about buffering. Wensman stated that it would be written into the zoning district.

### **Public Hearing – Zoning Text Amendment – Non-Conforming Use Ordinance**

Wensman started his presentation by stating that the City's code pertaining to nonconformities is not compliant with changes in the state statute. The section affected pertains to the preservation of non-conforming uses. The non-conforming use may be continued "through repair, replacement, restoration, maintenance, or improvement." "The continuation of the non-conforming used does not include expansion except as otherwise permitted by this section." The amendment specifies when you can restore or replace a non-conforming structure.

Public Hearing opened at 10:33 pm

There were no other written or electronic comments received

Public Hearing closed at 10:33 pm

M/S/P: Williams/Griffin, move to recommend approval of the ordinance amending the Lake Elmo Code of ordinances regarding non-conforming uses, buildings and structures,  
***Vote: 7-0, motion carried unanimously.***

#### **Public Hearing – Zoning Text Amendment – Variance Ordinance Amendment**

Wensman started his presentation by stating that the City Attorney suggested the City amend the expiration section of the Variance Ordinance, Section 154.109 because it is of questionable legality because variances run with the land. The change deals with the expiration of the variance if it is not used by the applicant.

Public Hearing opened at 10:36 pm

No written or electronic comments were received.

Public Hearing closed at 10:36 pm

M/S/P: Dunn/Lundquist, move to recommend approval of ordinance 08-\_\_ amending the Lake Elmo code of ordinances, Section 154.109 as it pertains to expirations of variances,  
***Vote: 7-0, motion carried unanimously.***

#### **City Council Updates – October 18, 2016 Meeting**

- i) Inwood 4<sup>th</sup> Addition Final Plat – passed
- ii) Conditional Use Permit – 5699 Keats Ave – passed
- iii) Conditional Use Permit – Rock Point Church - passed

#### **Staff Updates**

- 1. Upcoming Meetings
  - a. November 14, 2016
  - b. November 28, 2016

Staff has received updates from the DNR. They stated that we were not using the current template. The City tweaked what we had previously submitted and resubmitted for review.

#### ***Commission Concerns***

Lundquist was uncomfortable with the resident who spoke that was making negative comments about Mr. Wensman. She doesn't want the Commission meetings to become like Council meetings. If that type of thing happens again, she expects people to be respectful and there should be a stop put to it.

Meeting adjourned at 10:49 pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant

Ann Bucheck, 2301 Legion Avenue, Lake Elmo MN 55042

I will not be able to attend the October 24, 2016, meeting, however I would like the following read and entered in to the Planning and Zoning Commission record in regards to the proposed Comprehensive Plan Amendment.

I encourage the entire Planning Commission to read and understand the Minnesota Administrative Rule 6120 as it greatly impacts the area under consideration. There is shoreline on four lakes in the area, any development encroaching on them will have to meet the 6120 standards.

The Comprehensive Plan is a guide to how a city will develop and allows city residents and newcomers to understand what they can expect in the future in various areas. I was sad to see the drastic change being proposed to the Comprehensive Plan so that one developer can do what he chooses, not the city telling the developer what are the city's expectations. The applicant's property may be developed into a golf course and residential development consistent with the City's OP standards and density (18/40 units per acre plus possible bonuses for amenities) with onsite septic system. No evidence has been presented which says that such development is not possible under existing regulations and within the Comprehensive Plan we now have. In fact, there are successful and known golf courses/housing developments such as Troy Burne that have large lots and use onsite septic systems. The Minnesota PCA considers single or shared septic systems to be viable long-term and so the need to have a "village transitional area" is not valid, nor needed.

The land surrounding this proposed change is zoned OP and RE, lots that use wells and private septic systems and are close to, larger than or are on one acre lots. By reading page III-1 of the Land Use Plan of 2013, "Lake Elmo's land use plan is guided by its core vision of creating and maintaining a rural community within the Metropolitan region." Residential development of the applicant's property utilizing Metro sewer would include small lots and high densities inconsistent with Lake Elmo's vision of rural

development outside the existing MUSA. Section III-7 of the Land Use Plan of 2013 states, "The remainder of the community north of 10th Street and surrounding the Old Village will continue Lake Elmo's long tradition of providing rural living opportunities within the Metropolitan area." The residents in this area expect the city to abide by this plan.

The golf course is an acceptable use of the 50% open space required under MN Rules 6120 if the open space is preserved in a conservation easement. However, after speaking with DNR's Dan Petrik, I learned the club house, parking lot and required setbacks are considered "commercial" uses and are not permitted within the required open space. Is the city also going to allow commercial uses in this area and if so which ones?

Some may worry the city needs to expand the sewer area to meet the Metropolitan Council mandate, however the current plan guides sufficient MUSA without any expansion needed. The city's current "targets" as provided by the Metro Council in 2016 for sewer units, population and employment are being met. If the city extends the public sewer north of 10<sup>th</sup> Street, who will be the next developer and in what area will they want sewer so they can develop as they please, not according to the guiding principles of our city? This is the reason to abide by the plan the city agreed to so that we can "ensure the quality of the built environment is distinctly Lake Elmo" (Chapter III).

I urge the Planning Commission to reiterate that you did not support the concept plan by HC Golf Course Development, LLC as you support the current Comprehensive Plan and that you welcome them to the city, but wish it to be on the terms of our current plan. Residential development at 18/40 units/acre with on-site sewage disposal is a legitimate use of the applicant's property. Such development can be done under the current plan and "will continue Lake Elmo's long tradition of providing rural living opportunities within the Metropolitan area."

Nick Miller  
7730 50<sup>th</sup> St N  
Lake Elmo, MN 55042

ST PAUL MN 551  
19 OCT 2016 PM 8 T



3800 Laverne Ave N  
Lake Elmo, Minnesota 55042  
Atten: City Council, Mayor

Dear Lake Elmo City Council members,

I am writing to you in order to, as a citizen of Lake Elmo, voice my opinions on the Royal Golf Club concept. I strongly believe that this golf course would put our city on the map, and bring in a massive amount of profit.

The fact that the back nine was designed by Arnold Palmer will attract quite a crowd filled with people of all ages. Whether you know about him because of his success in the PGA Tour, the role he played in shaping golf as we see it today, or his wildly popular drink, Palmer is arguably the most widely known golfer to set foot on this Earth. Nine holes designed by the man himself will be legendary. I hate to bring this up, but when Arnold passed earlier this week, I, among lots of others, was devastated. I believe that since the club is theoretically coming so soon after his passing, who knows what kind of names will be showing up in Lake Elmo.

But don't forget about Annika Sorenstam, one of the most successful golfers in the history of the sport. I have talked to multiple women about the concept, and the reaction from all of them was important. Everyone I talked to thought it was awesome that something sports-related of this caliber was designed by a woman. Having said that, who knows who will be coming to Lake Elmo just to try out the front nine. For hardcore golf fans, this is just an additional reason to come and try out the course.


This summer I had not golfed all summer up to when my family went on vacation on the Whitefish chain in early August. During that trip, my dad brought me to a higher-end course called "Whitefish Golf Club. I had an amazing experience there, and it resurrected my love for golf. With this course, Lake Elmo can easily become a place to bring your family when you are visiting the cities to play an exemplary round of golf, and be a major hub for the sport for years to come.

With 18 holes crafted by 2 golf legends, and a huge potential, who know what names will be visiting our town. One of the project's leaders, Hollis Cavner, plans to bring up to 16 of golf's best to Lake Elmo for the opener of the Royal Golf Club, starting it off with a bang. Along with everything I have discussed, the PGA stars could bring some huge names to the planned luxury housing.

Thank you,

Nick Miller

(Mahtomedi High School student and proud resident of Lake Elmo)

A handwritten signature in cursive script that reads "Nick Miller".





## PETITION TO LAKE ELMO CITY COUNCIL

We, the citizens of Lake Elmo, hereby petition the Lake Elmo City Council to maintain the rural character and protect the special environment of our city south of Lake Elmo's Old Village and north of 10th St N:

- Support proposed Royal Golf Club's residential development only if homes are built on lots of at least one acre
- Oppose any zoning change, including a new transitional zone, that would extend municipal sewer north of 10th Street and south of 30th Street, per the Comprehensive Plan
- Oppose rezoning the area north of 20th Street, per the City's own planning policy

Dr. Richard Fairrow	2289 Legion Ave. (612) 805-9200
Marian Klatschke	2415 Lisbon Ave N 412-987-2026
S.P. Ryan	11385 24th ST CT 651-208-4845
G. W. Greupner	11375 24th SE CT N.
Steve B. Smith	2393 Lake Elmo Ave
Lang W. Bue	11140 24th ST. N. 651-207-8337
Audrey Kopp	2040 Manning Trl N.
Bradley Kopp	2040 Manning Trail. N. 612-384-5060
Mark D. Hartmann	1985 MANNING Trl N.
Mike Selinski	1876 Manning Tr. N.
Sharon Higgins	2395 Legion Tr. N.
Jim Van Fleet	2461 LISBON Ave N.
Gene Van Fleet	2461 Lisbon Ave. N.
Carmie John	2445 Lisbon Ave N.

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Nancy Mandel	2479 Lisbon Ave.	Lake Elmo, MN
Lain Mandel	2479 LISBON Ave	LAKE ELMO, MN
Joseph A. Reel	1009 11th St. N.	Lake Elmo
	11862 11th St N	Lake Elmo
Sam	11063 11th St N	Lake Elmo, MN
Nancy Schenck	11116 11th St. N	Lake Elmo
Michelle	11110 11th St. N.	Lake Elmo, MN
Sue Hendricks	11047 12th St N	Lake Elmo, MN
Lucille Nelson	11150 12th St. N	Lake Elmo, MN
John	11230 12th St. N	Lake Elmo, MN
Judy Goff	11350 12th St. N	LAKE ELMO MN
Johnny Dwyer	2383 Legion Lane N.	Lake Elmo MN
Carol C. B.	2311 Legion Lane N.	Lake Elmo, MN
JOE REGNAUD	2225 LEGION LANE N	LAKE ELMO, MN
Angela J. Bernard	2225 Legion Lane N	Lake Elmo MN
Mary Haller	2175 Legion Lane N.	Lake Elmo
James W.	2121 Legion Lane N	Lake Elmo, MN

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- Oppose rezoning the area north of 20th Street, per the City's own planning policy

Ann M. Bucheck	2301 Legion Ave Lake Elmo MN 55042
Paul Viny	11115 12th St N Lake Elmo MN 55042
Noah Linder	11106 12th St. N Lake Elmo, MN 55042
Jim Voeller	11314 12th St N Lake Elmo MN 55042
Florence Berglof	1020 LEEWARD AV ND
Barbara Zymek	1019 Leeward Ave N, Lake Elmo
Ed Van Zandt	1018 Leeward Ave N, Lake Elmo
Bob Kell	1025 Layton Ave N, Lake Elmo, MN 55042
Trauman Kelley	1025 Layton Ave N, Lake Elmo, MN 55042
Lauren Kelley	1025 Layton Ave N LK Elmo MN 55042
Grand Kellen	1025 LAYTON AVE ND. LAKE ELMO MN 55042
Thomas J. Meyer	2389 Legion Ln N. Lake Elmo, MN 55042
John Meyer	2389 Legion Ln N. Lake Elmo MN 55042
Janet Hyslop	2224 Legion Ln N Lake Elmo, 55042
Al. H.	2224 Legion Ln Lake Elmo, 55042.
Kent M. H.	2134 Legion Ln N Lake Elmo, 55042
Elaine M. H.	2134 Legion Ln N Lake Elmo 55042

# PETITION TO LAKE ELMO CITY COUNCIL

We, the citizens of Lake Elmo, hereby petition the Lake Elmo City Council to maintain the rural character and protect the special environment of our city south of Lake Elmo's Old Village and north of 10th St N:

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My Backus	2301 Legion Ave. N, Lake Elmo, MN	55042
Mr Bartholomew	2229 Legion Ave. N. Lake Elmo	55042
Cyril Bartholomew	2229 LEGION AVE, N, LAKE ELMO	55042
Glacy A. Hoffmann	2390 Legion Ln N Lake Elmo	55042
William Hoffmann	2390 Legion Ln N Lake Elmo, MN	55042
Katie Johnson	2410 Lake Elmo Ave N, Lake Elmo MN	55042
Philip Edstrom	2476 Lansing Ave N, Lake Elmo MN	55042
Marion Madsen	2455 Lansing Ave N, Lake Elmo, MN	55042
Michael Surefeld	2055 MANNING TRAIL NORTH, LAKE ELMO MN	55042
Gillian Moran	2055 MANNING TRAIL N. LAKE ELMO, MN.	
Mary Jean Durand	11332 20th St. N. Lake Elmo, MN	55042
Scott T. Johnson	2320 LEGION AVE N. LAKE ELMO, MN	55042
Rachel Shanny	2797 Legion Ave N Lake Elmo, MN	55042
David Smith	2141 Legion Ave N, Lake Elmo MN	55042
Ellen C. Ky	8468 LAKE JARVIS L. E	55042
Heather Edmondson	5418 Lake Elmo Ave N	55042
Jim Gilman	11th St N	55042

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Mayorie Williams 3025 Lake Elm Dr. N. Lake Elmo  
Munro 55042

Petitioning Lake Elmo City Council

# Approve Royal only if lots are 1 acre. Do not create transitional zone surrounding Royal.

[Share this petition](#)Concerned Citizens of Lake Elmo74  
Supporters

## PETITION TO LAKE ELMO CITY COUNCIL

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## policy

### **ROYAL: GREAT NEIGHBORHOOD CONCEPT, BUT TOO MANY HOUSES**

### **PROPOSED TRANSITIONAL ZONE IS OVERREACH**

On 9/6/16, Lake Elmo's City Council approved a concept plan for nearly 300 homes at Royal Golf Club, located at the former Tartan Park, south of downtown Lake Elmo. Although it was just a concept plan approval, the Council's 4-1 vote allows the developer to move forward to propose a more specific neighborhood plan for approval of preliminary plat.

Currently the Royal site is zoned for recreation as PF (Public Facility). In order to build homes, the developer will need the City Council to change zoning for this area. To build homes, the developer will also need the city to change its Comprehensive Plan.

The Comprehensive Plan is filed with Metropolitan Council. The plan lays out land use and zoning based on projections for *population growth in the city*. The city council is considering amending the Comprehensive Plan in order to allow a high number of homes at Royal with new connections to city sewer and water.

If the City Council changes its Comprehensive Plan to allow Royal housing to proceed, they may also create a new "transitional zone." This zoning change would cover more than just the land at Royal. It would cover land that lies south of the Old Village at 30th St and north of 10th St N, with the rationale being future sewer hookups. This area was never intended to be urban. It was specifically called out to be "rural area development" in the city Comprehensive Plan. A transitional zone clearly reaches beyond the decision to approve Royal housing development.

While the idea of a golf-centered neighborhood is very appealing, the citizens of Lake Elmo deserve to consider development that is 1) appropriate in density and 2) limited to



the area under immediate consideration for development, i.e.  
Royal property only.

**Concerned citizens of Lake Elmo oppose abandoning rural and open space character in the area south of 30th St N and north of 10th St N. The city should stick to its stated plans to preserve these special features, now and for years to come:**

- **We oppose development of homes at Royal on lots of less than one acre so that this special area is not overbuilt**
- **We oppose creating a new "transitional zone" by amending the city's Comprehensive Plan**

## WHY DOES THIS MATTER?

1. Royal should not set a precedent for future municipal sewer development in the area. Adjacent neighborhoods to Royal are Open Space neighborhoods or large acre properties with private well and septic systems. Dense development is not in harmony with the surrounding area. Under the City's own Comprehensive Plan, Lake Elmo south of 30th St and north of 10th St N was planned to be open space development. If city sewer is added to this area, other land parcels could be developed with greater numbers of homes built close to each other, as opposed to neighborhoods in open space settings.

See City Wide Planning Policy, item #2 on page II-2:

[http://www.lakeelmo.info/wp-content/uploads/2012/06/Chapter\\_II\\_-\\_City\\_Wide\\_Planning\\_Policy.pdf](http://www.lakeelmo.info/wp-content/uploads/2012/06/Chapter_II_-_City_Wide_Planning_Policy.pdf)

2. The city does not need Royal to help it meet population growth targets required by the Metropolitan Council. The current Comprehensive Plan addresses sufficient growth. Any new housing at Royal is a bonus to these targets. Indeed, high density areas in Lake Elmo were created so that rural character and open space could be retained elsewhere in the city.

3. Proposed Royal development is too intense for this special and environmentally sensitive area that has 21 wetlands, a DNR waterway, three environmental lakes, and floodplains. This land is not a former farm field. It is better protected by considering much lower development than nearly 300 homes would entail.

4. We believe the volume of traffic that nearly 300 homes would bring to this area would have a huge impact that current streets, such as Manning Trail and 20th St., cannot support. Potential traffic increases and limitations of current streets should be fully vetted prior to plan approval to ensure road safety and avoid congestion.

Thank you

**This petition will be delivered to:**

Lake Elmo City Council

# Signatures

Name	Location	Date
Shelli Wilk	Hartland, MN, United States	2016-09-24
Sue Simonet	Lake Elmo, MN, United States	2016-09-24
Pam Drinkwine	Roseville, MN, United States	2016-09-24
Kelli McLeod	St. Paul, MN, United States	2016-09-25
Joan Moseman	Lake Elmo, MN, United States	2016-09-26
Bryan Fout	Lake Elmo, MN, United States	2016-09-26
Pam Boland	Grovetown, GA, United States	2016-09-26
Cloyce Voeller	Lake Elmo, MN, United States	2016-09-27
Pearson Rick and Anne	Lake Elmo, MN, United States	2016-09-29
mike witte	Lake Elmo, MN, United States	2016-10-01
Mark Hesse	Lake Elmo, MN, United States	2016-10-01
Heidi Hagen	Lake Elmo, MN, United States	2016-10-01
Merrily Karel	Stillwater, MN, United States	2016-10-01
David Wilk	Lake Elmo, MN, United States	2016-10-01
Diane Johnson	Osseo, MN, United States	2016-10-01
Michael Delkoski	Lake Elmo, MN, United States	2016-10-02
Ann Beyer	Champlin, MN, United States	2016-10-02
Diane Schreifels	Lake Elmo, MN, United States	2016-10-02
Carolyn Steele	Stillwater, MN, United States	2016-10-02
Marni Nygard	Lake Elmo, MN, United States	2016-10-02
tracy magnus	lake elmo, MN, United States	2016-10-02
Sandra Bartosh	Lake Elmo, MN, United States	2016-10-02
Lisa Thomas	Saint Paul, MN, United States	2016-10-02
michelle kriegler	Lake Elmo, MN, United States	2016-10-02
Marcia Bergie	Lake Elmo, MN, United States	2016-10-02
Brad Bergie	Lake Elmo, MN, United States	2016-10-02
Kevin James	Stillwater, MN, United States	2016-10-02
Gladys Keopp	Saint Paul, MN, United States	2016-10-02
Vanessa Norby	Saint Paul, MN, United States	2016-10-02
Tom Fix	Stillwater, MN, United States	2016-10-02

<b>Name</b>	<b>Location</b>	<b>Date</b>
Casey Haden	Lake Elmo, MN, United States	2016-10-02
Linda Bernier	Saint Paul, MN, United States	2016-10-02
John Gundale	Lake Elmo, MN, United States	2016-10-02
Katie Champ	Lake Elmo, MN, United States	2016-10-02
Gretchen Voge	Minneapolis, MN, United States	2016-10-02
Michael Dahlke	Stillwater, MN, United States	2016-10-03
Jill Fostr	Lake Elmo, MN, United States	2016-10-03
Lillian Cliff Cliff	Lake Elmo, MN, United States	2016-10-03
Heather Beyer	Zimmerman, MN, United States	2016-10-03
Nick Miller	Lake Elmo, MN, United States	2016-10-03
Debbie Dovenmuehler	Saint Paul, MN, United States	2016-10-03
Marie Brenden	Lake Elmo, MN, United States	2016-10-03
Sue Oechsner	Saint Paul, MN, United States	2016-10-03
Blake Devcich	West Lakeland Twp, MN, United States	2016-10-03
Naomi Grohovsky	Stillwater, MN, United States	2016-10-03
Lisa Lindquist	Stillwater, MN, United States	2016-10-03
Liz Krueger	Lake Elmo, MN, United States	2016-10-03
robert gardner	Lake Elmo, MN, United States	2016-10-03
Cheryl Rock	Stillwater, MN, United States	2016-10-04
Linda James	Stillwater, MN, United States	2016-10-04
Denise Kubacki	Stillwater, MN, United States	2016-10-04
Melissa Meyer	Hartland, MN, United States	2016-10-04
Diane Hughes	Lake Elmo, MN, United States	2016-10-04
Scott Tobin	Stillwater, MN, United States	2016-10-05
Tim Holzem	West Lakeland, MN, United States	2016-10-05
Polly Logan	Stillwater, MN, United States	2016-10-06
Jason Sullivan	Lake Elmo, MN, United States	2016-10-06
Lisa Nielsen	Stillwater, MN, United States	2016-10-06
Ami Schakel	Lake Elmo, MN, United States	2016-10-07
Mary Vierling	Stillwater, MN, United States	2016-10-07
Gay Van Pelt	Lake Elmo, MN, United States	2016-10-07
Paul Larson	Lake Elmo, MN, United States	2016-10-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
elizabeth buckingham	Lake Elmo, MN, United States	2016-10-10
Stephen Buckingham	Lake Elmo, MN, United States	2016-10-10
Bill Martinez	Lake Elmo, MN, United States	2016-10-10
Helen Kernik	Saint Paul, MN, United States	2016-10-11
Matt Archibald	Lake Elmo, MN, United States	2016-10-11
Jennifer Stabenow	Stillwater, MN, United States	2016-10-11
Claudia Morgan	Stillwater, MN, United States	2016-10-11
Daniel Flesher	Lake Elmo, MN, United States	2016-10-12
Joe Partridge	Stillwater, MN, United States	2016-10-15
Carol Grant	Saint Paul, MN, United States	2016-10-15
Archibald Kate	Lake Elmo, MN, United States	2016-10-17
John Campbell	Stillwater, MN, United States	2016-10-19

# Comments

Name	Location	Date	Comment
Pam Drinkwine	Roseville, MN	2016-09-24	We need green space and tracts to allow animals to maintain breeding. If you remove environmental corridors, you change the environment and our beautiful state.
Joan Moseman	Lake Elmo, MN	2016-09-26	The city does not need Royal to add 300 housed to meet the target growth, there is no streets and schools to support this population increase and all the surrounding housing is on an acre or more.
Merrily Karel	Stillwater, MN	2016-10-01	I would like the rural feel of this area to remain intact. I would also like to avoid more congestion on Manning Ave.
Thomas Fix	Stillwater, MN	2016-10-02	Preserve ordinance's zoning definitions, to prevent an avalanche of variances that would ruin rural preservation.
Linda Bernier	Saint Paul, MN	2016-10-02	Previous 40+ years as resident of Lake Elmo desires the best for the residents and the land.
Nick Miller	Lake Elmo, MN	2016-10-03	i want
Maureen Haggerty	Lake Elmo, MN	2016-10-03	I just moved to this area, and bought a beautiful home for the rural experience.
Sue Oechsner	Saint Paul, MN	2016-10-03	I have several friends living in Lake Elmo. I've always admired the fact that large lots were the "norm". My friends located there because of the housing code and are now getting screwed!
Naomi Grohovsky	Stillwater, MN	2016-10-03	I do not want a change to the comprehensive plan. We need to keep as much land rural as possible.
robert gardner	Lake Elmo, MN	2016-10-03	i live there
Scott Tobin	Stillwater, MN	2016-10-05	Lake Elmo was know for it's rural living and they talk about it on their website. But not anymore! Take a drive down manning and look and at the new Easton Development. Looks like low income housing to me. Not what you would expect to see in Lake Elmo and surrounding areas. Thanks again Lake Elmo!
Ami Schakel	Lake Elmo, MN	2016-10-07	I want to protect and preserve as much natural and open space as possible. If we build it all up, we will lose the special character, animal residents, and nature that surrounds and calms us all.
Gay Van Pelt	Lake Elmo, MN	2016-10-07	I have lived in the neighborhood across from Tartan Park since 1992. It appears we are abandoning all of our past planning.
Stephen Buckingham	Lake Elmo, MN	2016-10-10	I have lived in this area for over 25 years and moved here because of its rural character. A development of this size would significantly alter that character. A change of that sort and the increased traffic that it would bring to Manning Avenue would adversely affect current residents.
Bill Martinez	Lake Elmo, MN	2016-10-10	Vehemently opposed to the proposed high density development of Royal Oak.20th St not designed for that type of traffic.
Matt Archibald	Lake Elmo, MN	2016-10-11	Oppose rezoning the area north of 20th Street.
Daniel Flesher	Lake Elmo, MN	2016-10-12	I'm signing because we need to preserve the culture and "small town feel" of Lake Elmo. Unnecessary building expansion will only result in congestion, environmental change, and expansion of the Met council's power where it is not wanted
Carol Grant	Saint Paul, MN	2016-10-15	I agree with the petition.