

City of Lake Elmo

Phone: 651-777-5510
Fax: 651-777-9615

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet
MONDAY, APRIL 8, 2002, at 7:00 p.m.
in the Council Chambers of City Hall, 3800 Laverne Avenue North,
Lake Elmo, Minnesota

CONVENE AS REGULAR PLANNING COMMISSION

1. Agenda
2. MINUTES: March 25, 2002
3. PUBLIC HEARING: Zoning Variance – Minimum Lot Size
Patrick Kinney – PJK Realty, Inc.
4. PUBLIC HEARING: Open Space Preservation Concept Plan
Krongard/Wier

CONVENE AS MAINTENANCE ADVISORY SPECIAL PROJECTS

1. Agenda
2. TKDA - Community Facilities Forecast
 1. Revised Demographic Information
 2. Revised and Additional Information re: Services for other cities
 3. Report on Building Inventory Condition Analysis
 4. Next Steps
3. Public Works Request for Capital Improvement

MINUTES APPROVED: MARCH 25, 2002
LAKE ELMO PLANNING COMMISSION MINUTES

MARCH 11, 2002

Chairman Armstrong called the meeting to order at 7:00 p.m. in the Council Chambers of City Hall. PRESENT: Commissioners Armstrong, Deziel, Bunn, Sessing, Helwig, Ptacek, Sedro. MAC Members, Dege, Gustafson, Stanley, Talcott. City Planner Dillerud

M/S/P Sessing/Helwig – to move the Planning Commission portion of the agenda before the MAC/PZ portions because this application would be of shorter duration. (Motion passed 11-0).

CONVENE AS REGULAR PLANNING COMMISSION MEETING

1. **AGENDA**

M/S/P Helwig/Sessing – to approve the March 11, 2002 Planning Commission agenda, as presented. (Motion passed 7-0).

2. **MINUTES:** February 11, 2002

M/S/P Sessing/Armstrong – to approve the February 11, 2002 Planning Commission Minutes, as amended. (Motion passed 7-0).

3. **PUBLIC HEARING:** Daniel Rude, 3250 Kraft Circle
Variance to Minimum Lot Size R-1 Zoning

Daniel Rude has requested City reconsideration of the zoning code variance application based on an enlarged site area. Planner Dillerud agreed to present this modified application to the Commission/Council as an amendment to the earlier application. The two major differences between the applicant's 2001 variance application, and that which is now before the Commission:

1. The area of the land parcel for which a variance from the R-1 lot area standard is requested.
2. An increased site area over which drain fields for a private wastewater system are possible making the ability to prove area for those two drain fields probable.

Planner Dillerud pointed out the City code has been amended as to Zoning Variance process since the 2002 consideration of this application. Based on the present Code procedures, the Planning Commission conducts the public hearing, and adopts a recommendation to the Council, rather than render a decision. The necessity for Findings in support of the recommendation remains.

Dan Rude provided a memo, dated March 11, which is made part of these minutes, supporting his variance application.

Chairman Armstrong opened up the public hearing at 7:32 p.m.
There was no one to speak for or against the Variance requested.
Chairman Armstrong closed the public hearing at 7:33 p.m.

Commissioner Deziel agreed with Mr. Rude in the analysis of his variance application in the content of the variances approved for Carlone lots in Tablyn Park. Commissioner Deziel stated that he would recommend approval of the variance request contingent upon the sale that there is testing of soils required as in the Carlone minor subdivision/variance.

Commissioner Bunn asked if this 12,000 sq.ft. lot would accommodate a home and sewer system. The Planner responded that the City Engineer had previously advised the Commission that the 12,000 sq.ft. would likely not be significant area.

Commissioner Helwig said he thought the key issue is whether the City is seriously selling or not; and, when did the R1 zoning code change? He asked that these items be tabled until they get these questions answered. Council member Sessing suggested asking the City Engineer, Tom Prew, how many sq.f.t. would be needed to handle two conventional septic systems in the R1 zoning.

M/S/P Helwig/Sessing – to ask the staff to bring back answers to the March 25 PZ meeting to when the R1 zoning code changed from requiring 1 acre to 1 ½ acres and ask Tom Prew how many sq.ft. is needed to handle two conventional septic systems in this area and soils. (Motion passed 5-2:Deziel, Bunn)

Mr. Rude indicated the soils perked at the Steve Peterson property which is 200 ft away. A 20 x 80 'ft drain field was installed for a 3 Bedroom house.

ADJOURN AS THE REGULAR PLANNING COMMISSION MEETING

CONVENE AS MAINTENANCE ADVISORY SPECIAL PROJECTS

1. AGENDA

M/S/P Sessing/Sedro – to approve the March 11, 2002 Maintenance Advisory Special Projects agenda, as presented. (Motion passed 11-0).

2. MINUTES: February 11, 2002

M/S/P Armstrong/Helwig – to approve the February 11, 2002 MAC Meeting Minutes, as presented. (Motion passed 11-0).

3. TKDA – Community Facilities Consultant

Discussion: Demographics; Other Cities Services

Richard Thompson, TKDA, and Paul Steinman, Springsted presented the Demographic Profile for Lake Elmo, Dated March 5, 2002. The Consultants will provide answers to the Commissioners questions at the April 8, 2002 meeting. Per the City Planner, minutes were not taken of this presentation.

Adjourn at 9:00 p.m.

**LAKE ELMO PLANNING COMMISSION
STAFF REPORT**

Date: April 3, 2002 for the Meeting of April 8, 2002

Applicant: Patrick Kinney – PJK Realty, Inc.

Location: North Side of Stillwater Blvd. and West of Innsdale Avenue

Requested Action: Zoning Variance – Minimum Lot Size

Land Use Plan Guiding: SRD (Part) and RED (Part)

Existing Zoning: R-1(Part) and RE(Part)

Site History and Existing Conditions:

This vacant parcel of 30,403 square feet consists of two separate platted lots: the south lot is Lot 7, Beau Haven and is approximately 19,000 square feet in area; and, the north lot is Outlot G Eagle Point Creek, and is 11,400 square feet in area. The two lots are legally combined by Washington County, and under single ownership.

Beau Haven was platted in 1961, as a part of East Oakdale Township, under Washington County zoning and platting ordinances. Nine lots were created, all of which were 16,000 to 20,000 square feet in area. City records reveal that homes were constructed on most of the lots during the 1960's. All of the lots but the subject have homes constructed today.

A feature of the platting of Eagle Point Creek Estates – north and east of Beau Haven – in 1995 was the creation of 9 outlots, ranging in area from 6,250 square feet to approximately 13,000 square feet. Those outlots were designed and created specifically to be added to each of the 9 previously platted Beau Haven lots to increase the area of those Beau Haven lots. It appears that the intentions of the Eagle Point plat design and approval were accomplished. Each of the outlots created now is in the same ownership as the adjoining Beau Haven lot.

It appears also that when the 1995 action was taken to create the outlots, and combine those outlots with existing Beau Haven lots, neither the Land Use Plan nor the Zoning Map were amended to change the RE guiding and zoning of the outlots to R-1 – consistent with the Beau Haven lots. That constitutes a technical oversight, which should be corrected on both the Land Use Plan and the Zoning Map, regardless of the decision regarding this variance application. The balance of this Staff Report assumes those map corrections will be accomplished.

The 940 Floodplain contour of Eagle Point Creek (North) extends to a maximum of 70 feet south into the northwest corner of the parcel, based on the elevations presented with the 1995 Eagle Point Creek Estates Plat, and the July 2, 1979 FEMA Flood Zone Map. That results in the entire parcel being located within the 300 foot Shoreland Zone of Eagle Point Creek (North) as well. Those determinations were not made until the Planning Staff Report was in preparation, and DNR has only been recently notified of the variance application.

Discussion and Analysis:

The applicant proposes construction of a home on the last remaining Beau Haven/Eagle Point Creek blended parcel. The R-1 lot area standard is 1.5 acres (65,340 square feet); and, the applicants combined parcel is 30,403 square feet. While the Beau Crest portion of the combined lot existed prior to the effective date of the current Zoning Ordinance (1979), the outlot did not. Regardless of that, the parcel does not qualify under either of the “grandfather” provisions of the Zoning Ordinance for Lots of Record (60% of R-1 minimum, or 1 acre).

In a letter dated March 18, 2002 the applicant advises that the party he purchased the parcel from was told that the lot was buildable by the Building Official, but the applicant later advised by the City Planner, in writing, that it was not buildable – due to lack of sufficient lot area. The Building Official does not recall any conversation regarding the buildable status of the parcel, and there is no written record of such a confirmation. The applicant also references the other homes constructed on what would be non-conforming lots under the 1979 Zoning Ordinance – more non-conforming than his parcel. Those homes were constructed 10-15 years prior to 1979, responsive to a different zoning ordinance, and within a different governmental entity.

The applicant has submitted the report of a qualified septic system designer that advises that the site is large enough, and of sufficient soils quality, to support two septic systems. The City does not have a graphic depicting where those septic sites would be located. Given the location of the OHW (Flood Elevation) of Eagle Point Creek, we question how the 75 foot OHW setback from the 940 contour would be maintained for both septic drain fields.

Findings and Recommendations:

Planning Staff has previously advised the Commission that the Minnesota Supreme Court has sustained the right of a City refuse building permits on a land parcel that is non-conforming as to parcel area. There clearly is such a thing as an unbuildable parcel. Staff recommends the following Findings:

1. The requested variance does not exhibit extraordinary or exceptional circumstances which do not apply generally to many other properties in the R-1 zone. A significant number of vacant tax parcels, zoned R-1 and of a similar parcel area exist within the platted areas of the City.
2. The granting of the variance will confer on the applicant a special privilege that is denied by standards of the Zoning Ordinance to other owners of land under similar circumstances within the R-1 district. Numerous vacant tax parcels of similar area are denied the privilege to that would be conferred on the applicant by approval of the variance.
3. The granting of the variance would be materially detrimental to the purposes of the Zoning Ordinance by establishing a significantly reduced standard for unsewered R-1 lot area. Granting of the variance request would more than double the land use intensity from that assumed by the Zoning Ordinance for unsewered parcels.
4. The hardship claimed by the applicant is economic alone.

Planning Staff recommends denial of the requested variance.

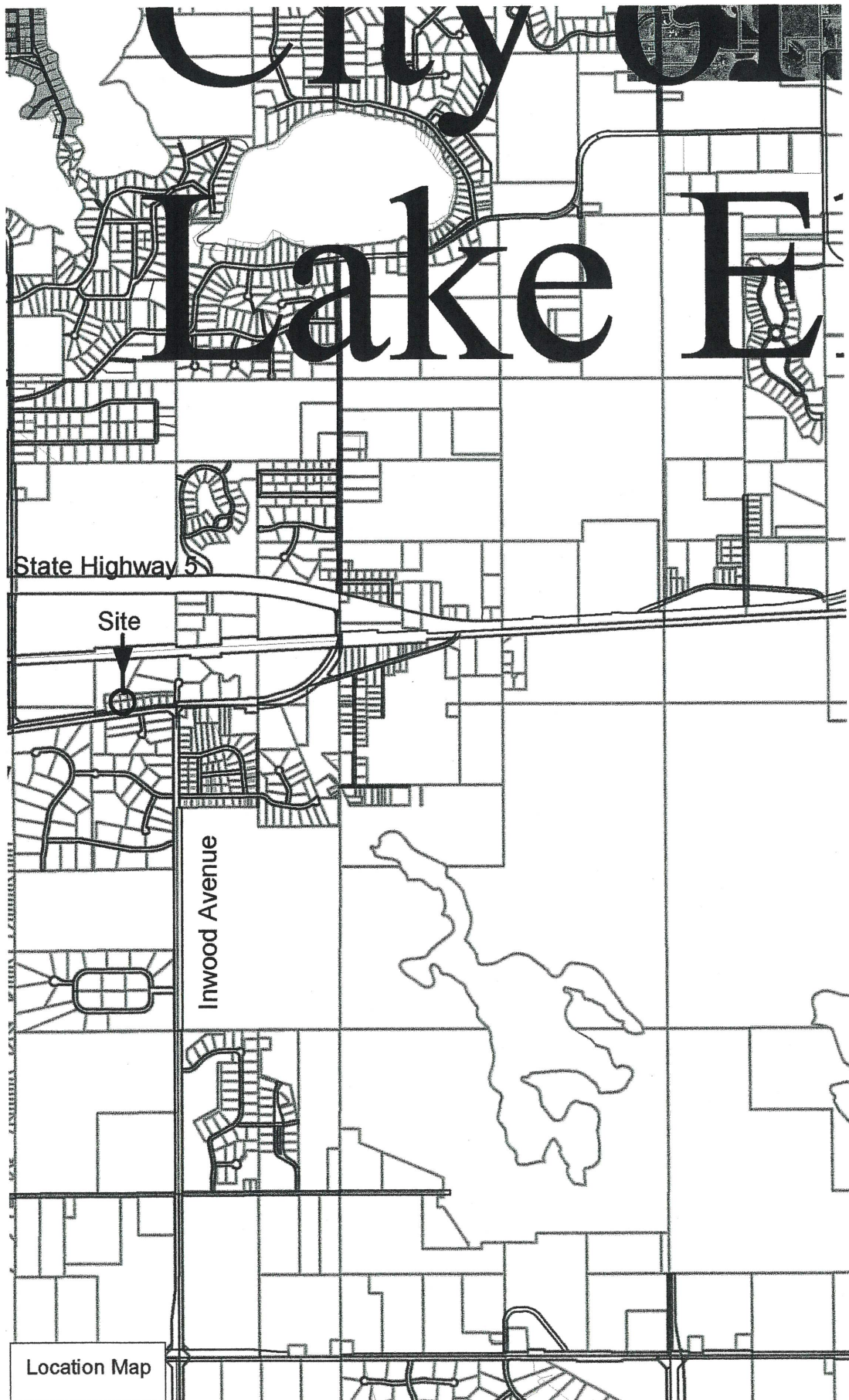
Planning Commission Actions Requested:

Motion to recommend to the City Council Denial of the variance application of Patrick Kinney to construct a home on Lot 7, Beau Haven and Outlot G, Eagle Point Creek Estates, based on the Findings prescribed in the April 3, 2002 Planning Staff Report.

Charles E. Dillerud, City Planner

Attachments:

1. Location Map
2. Elevations From Eagle Point Creek Estates Preliminary Plat
3. FEMA Flood Zone Map – July, 1979
4. Applicant's Documentation

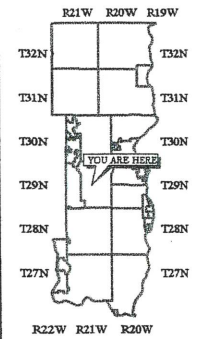


State Highway 5

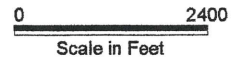
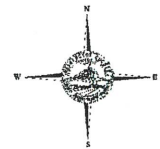
Site

Inwood Avenue

Location Map



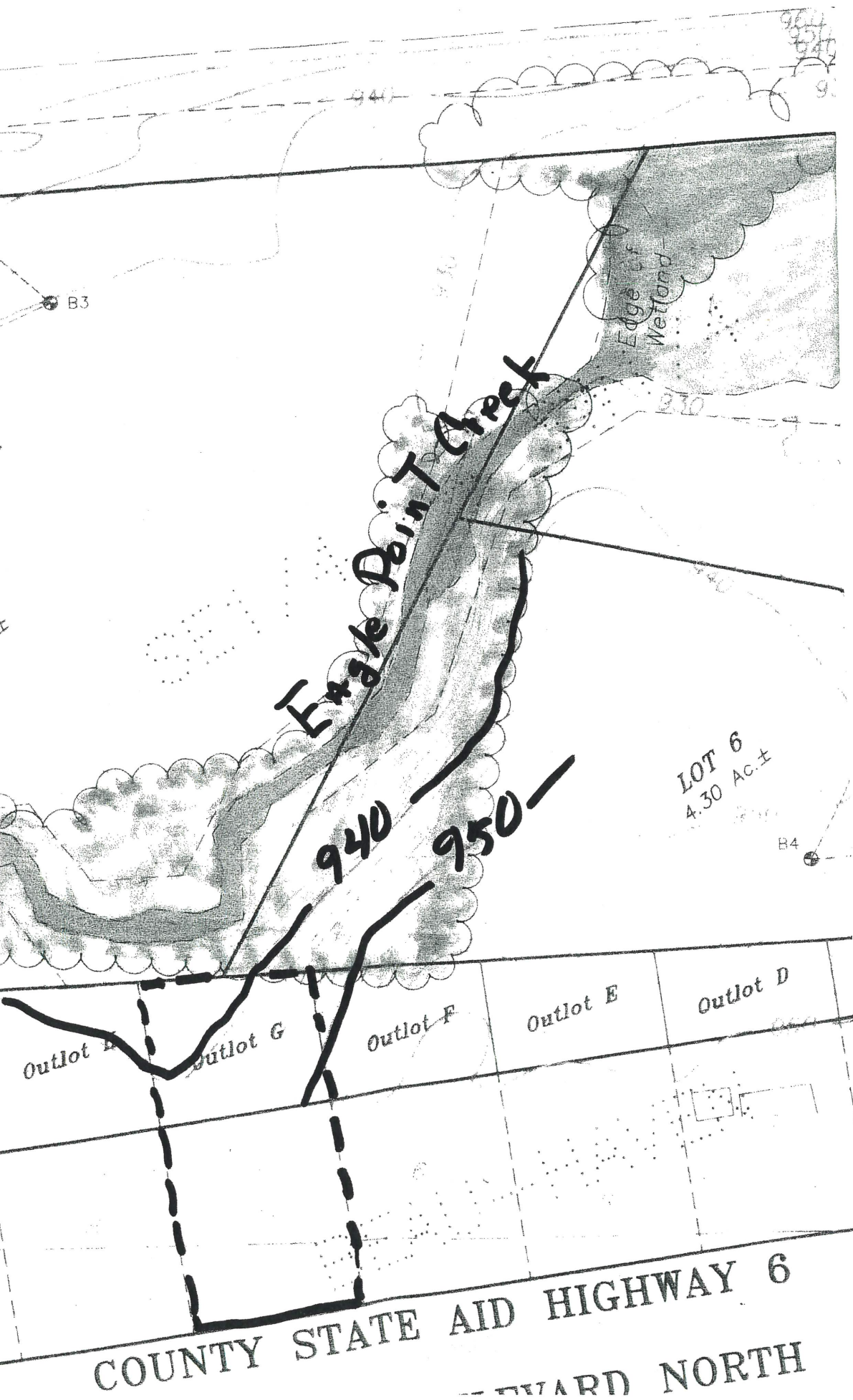
Vicinity Map



This drawing is the result of a compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Source: Washington County Surveyor's Office. Phone (851) 430-8875

Parcel data based on A8400 information current through: February 28, 2002
Map printed: April 2, 2002



Edge Point Creek

Edge of Wetland

LOT 6
4.30 AC ±

Outlot G

Outlot F

Outlot E

Outlot D

COUNTY STATE AID HIGHWAY 6
WARD NORTH

940

950

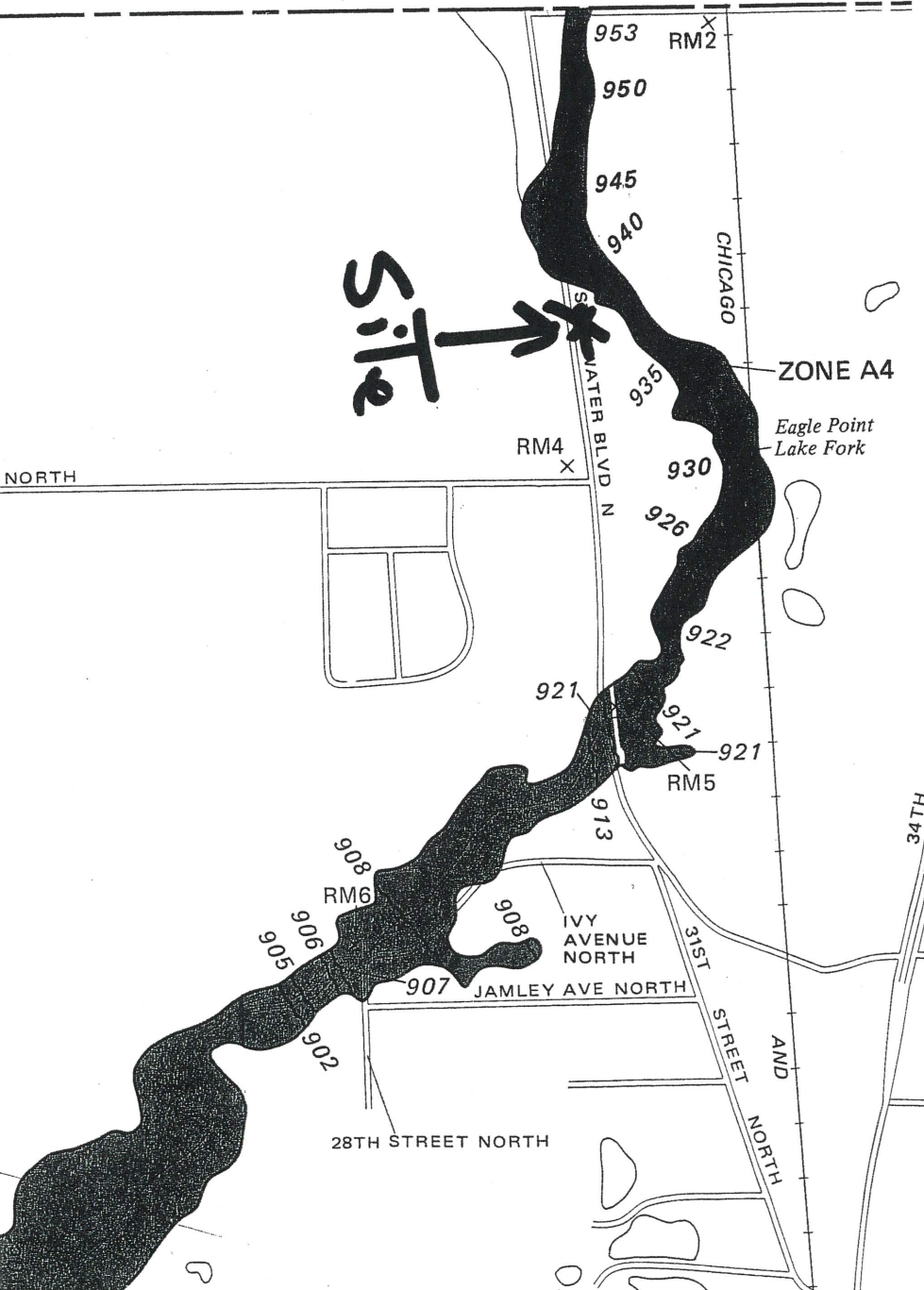
B3

B4

ELEVATION REFERENCE MARKS

ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION	REFERENCE MARK	ELEVATION (FT. NGVD)
907.09	Nail in utility pole located southwest of the intersection of 28th Street North and Ivy Avenue North; Lake Elmo, Minnesota.	RM13	936.
909.29	Nail in Northern States Power Company utility pole bearing the number 6357, west of Kevin Avenue North and approximately 30 feet north of farm entrance road; pole is the third pole south of the Roger Ericson farm house, in the southwest quarter of the southwest quarter of Section 23, T 29 N, R 21 W; Lake Elmo, Minnesota.	RM14	935.
897.32	Nail in utility pole west of Kevin Avenue North, the fifth utility pole south of Elevation Reference Mark RM7, approximately 15 feet west of Kevin Avenue; Lake Elmo, Minnesota.	RM15	895.
995.648	At southeast corner of bridge No. 82812 of northbound I-694 over Soo Line Railroad; disk stamped "8286 B".	RM16	903.
1022.921	At southeast corner of bridge No. 82816, South Avenue over I-694, 1.5 miles south of State Highway 36, disk stamped "8286 D".	RM17	921.
991.58	66 feet southeast of junction of Ideal Avenue North and 40th Street North, in the northwest face of a 4-foot diameter twin-trunked Oak tree; head of 0.5-inch lag screw.	RM18	922
931.75	At culvert under Hidden Bay Trail North at outlet of Lake Olson, on top of south end of west headwall, 49 feet west of road; a chiseled square.	RM19	895

*OUTSIDE CORPORATI



FEMA Flood Zone Map
 July, 1979

3/18/02

I purchased this lot from the previous owners, Scott and Kim Beaver in May of 2001. This lot was represented as buildable and based on the surrounding homes around this property there was no reason to believe otherwise. Scott had a discussion with the building inspector Jim McNamra regarding the buildability and Jim indicated all that had to be done was a perk test showing it would perk.

A perk test was done by Dale Eklin in March of 2001 (see attached) and a system was designed for the lot. Subsequently, I moved forward and purchased the lot with a design to be compatible with the lot and surrounding homes. (see Plat).

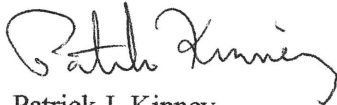
On Feb. 5, 2002 I enquired about the possibility of moving the house further back on the lot and talked to Chuck Dillerud about the setbacks. He then sent a letter regarding the buildability of the lot. (see attached).

If you look at a plat of the other existing 8 neighboring homes 8282, 8308, 8364, 8384, 8404, 8428, 8464 and 8488 Stillwater Blvd. you will find all these homes were built on lots approximately half the size of my current lot. A few years back parcel 2 was added to this lot and similar parcels to the neighboring lots increasing their lot sizes.

I believe the current ordinance is unfair regarding this lot since it was platted long ago with the other neighboring lots in which homes have been built and especially since the original lot has nearly doubled in size over the lot sizes of the neighboring 8 homes.

I am requesting that you grant me a variance to build a modest home based on the information I have presented.

Sincerely,



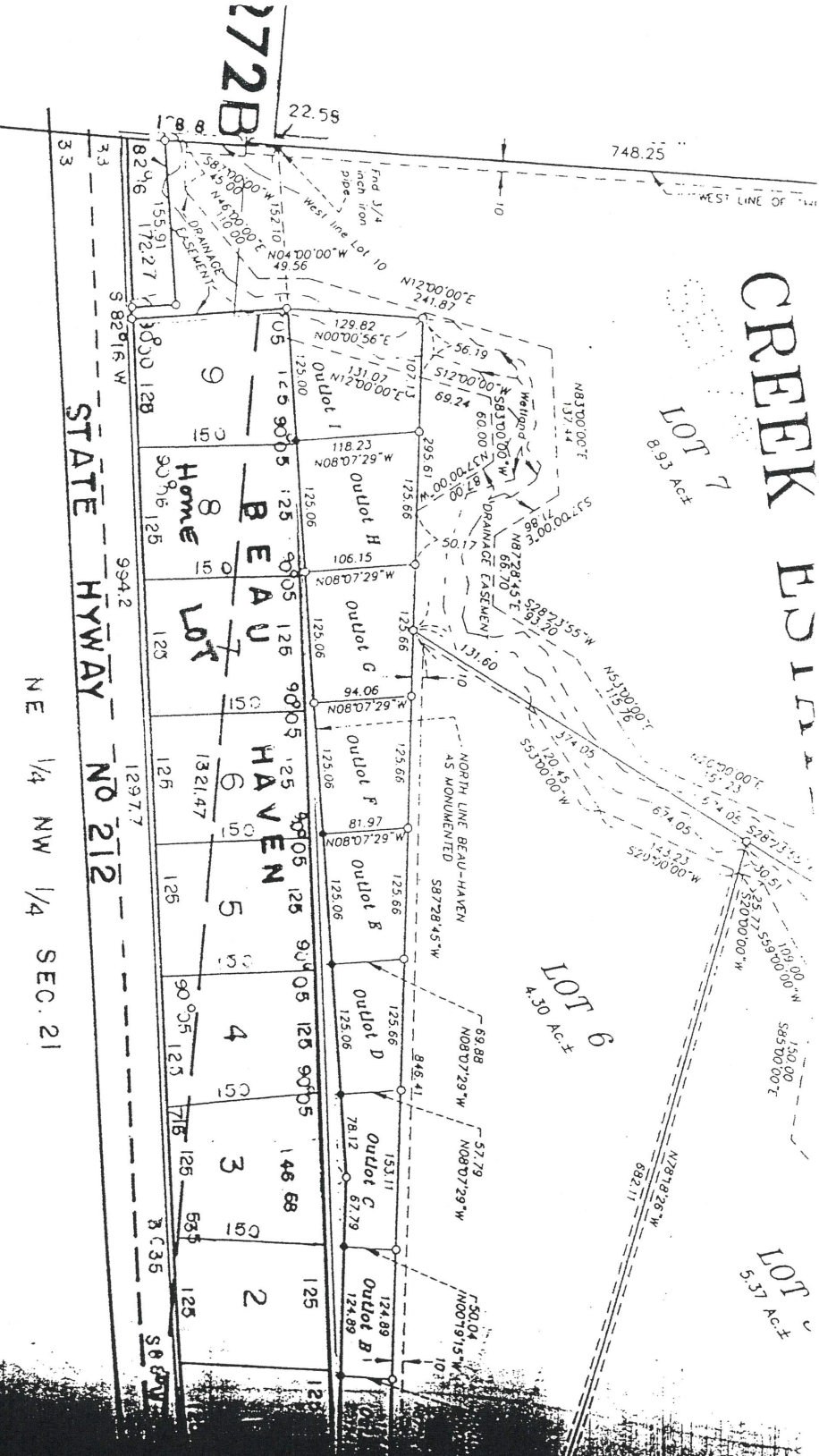
Patrick J. Kinney

CREEK EDITION

LOT 7
8.93 Ac.±

LOT 6
4.30 Ac.±

LOT 5
5.37 Ac.±

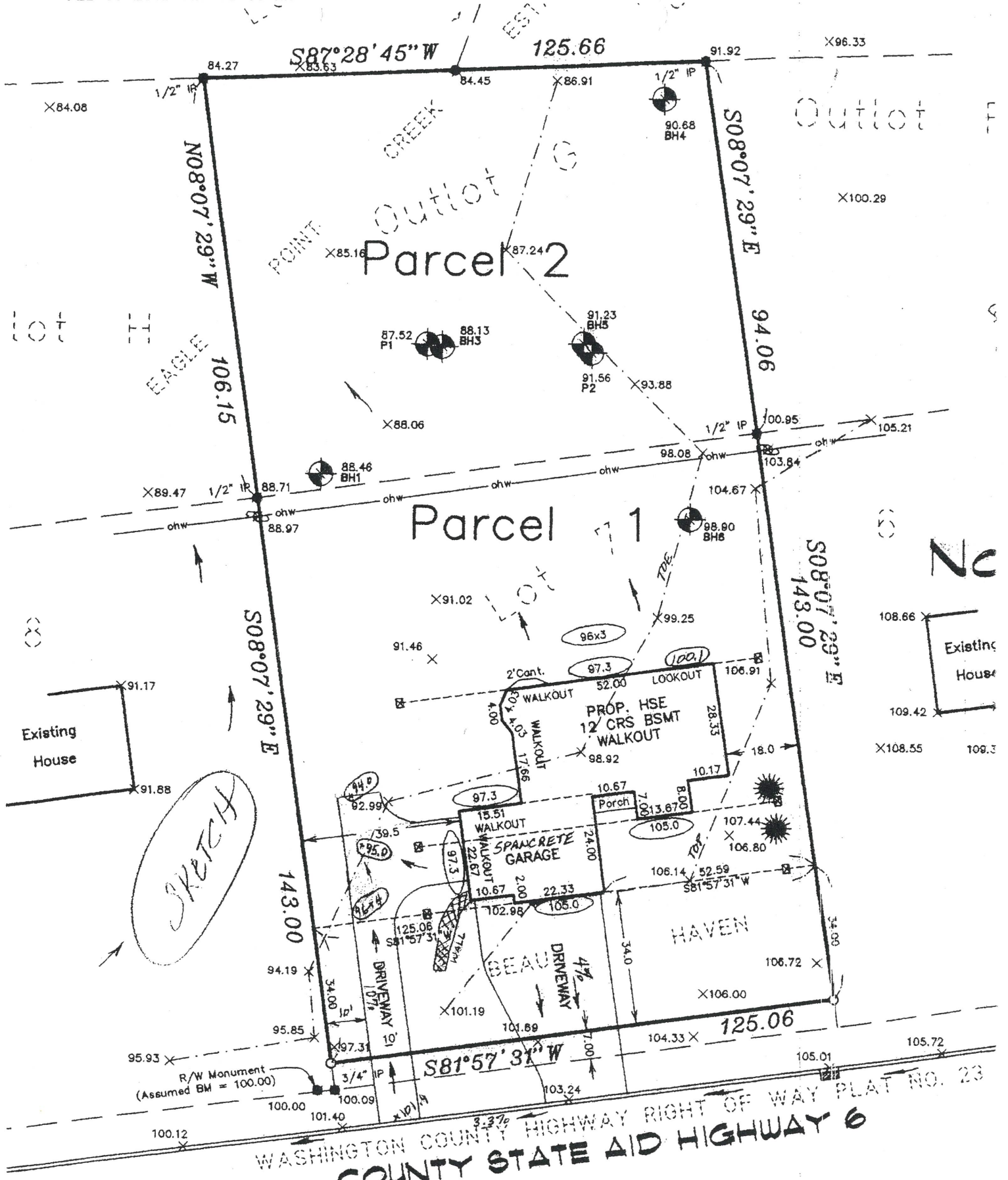


272B

33

NE 1/4 NW 1/4 SEC. 21

304-



PROPERTY DESCRIPTION

1

except the Southerly 7 feet thereof,

PROPOSED ELEVATIONS:

TOP OF BLOCK = 105.7

GARAGE FLOOR = 105.3

LOWEST FLOOR = 97.6

TOP OF FOOTING = 97.7

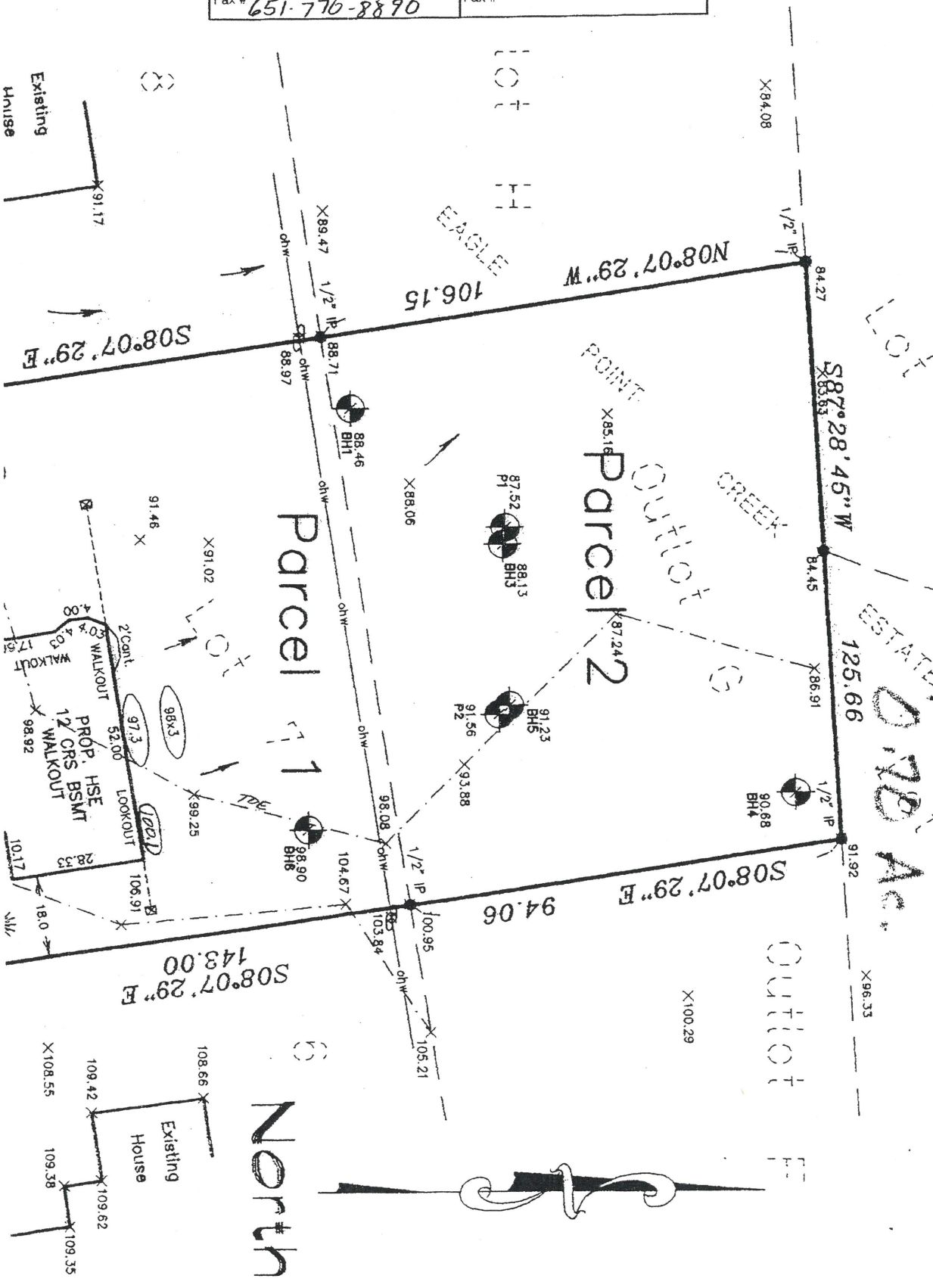
Post-it® Fax Note	7671	Date	4 MAR.	# of pages	1
To	PAT KINNEY	From	Don O		
Co./Dept.		Co.	EG RUD		
Phone #		Phone #	786-5556		
Fax #	651-770-8890	Fax #			

CERTIFICATE OF SURVEY

FOR: Pat Kinney

30,403 sq. ft.
0.70 Acres

Lot Area = 30,403 sq. ft.
0.70 Acres



EKLIN SOIL TESTING AND INSPECTIONS, INC.

1986 Ridgewood Avenue
White Bear Lake, MN 55110
1-612-429-1090

Pat Kinney
4108 Oakmede Lane
White Bear Lake, MN 55110

April 27, 2001

Dear Pat,

On April 27, 2001, a septic system design was done for Lot 7, Outlot G, Beau-Haven, Stillwater Blvd., Lake Elmo.

Soil borings indicate there is a three foot separation from the bottom of the drainfield trench to water table. The percolation rate was 16 & 21 MPI.

For a four bedroom home, two 1000 gallon septic tanks will be needed. 1100 square feet of drainfield is recommended. The drainfield will consist of four runs, three feet wide, 24' to 30" deep and 80' to 100' long. There should be 12" of rock below the pipe and 2" of rock over the pipe. It will take approximately 70 yards of inch and a half washed rock for this job. Before backfilling, an approved Geotech fabric should be put down over the rock to keep the backfill from sifting into the drainfield. It is important to establish cover over the drainfield as soon as possible. Rain water getting into the system could cause the system to fail.

Depending upon basement elevations, it might be necessary to put a sewage ejector in the basement to take care of the lower level plumbing. The ejector should pump no more than 10 to 15 gallons per cycle. The upper level could be run on gravity to the septic tank. This will have to be determined before the plumbing is done in the house so proper elevation can be maintained for the drainfield.

See the attached papers for suggested design and boring and percolation logs.

DURING CONSTRUCTION IT IS IMPORTANT TO KEEP ALL TRAFFIC OFF OF THE DRAINFIELD AREA SO THE GROUND WILL NOT BECOME COMPACTED. YOU SHOULD FENCE OR FLAG OFF THE TESTED AREA BEFORE ANY EXCAVATION IS DONE ON THE SITE.

Low flush toilets and restricted shower heads would cut your water usage down. If a water softener is installed, it can drain directly to the wetlands or a low spot on the lot as this contains no harmful chemicals and it is legal. These recommendations are a very good practice to follow on all septic systems, whether they be mounds or the conventional

continued.....

trench systems. If hot tubs or over sized bath tubs are used, it would be advisable to enlarge the drainfield.

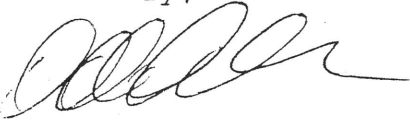
It is important to maintain your septic system by pumping the septic tank periodically. The size of the family will determine how often this has to be done. If the septic tank is not pumped when needed, sludge can build up and work over into the drainfield and cause the field to stop up. Never hook basement footing drains to your septic system. Always try to conserve on water use.

During winter months it is also very important to keep all traffic off of the drainfield area; snowmobiles, skiing, sliding, etc. If snow becomes compacted it could cause your drainfield to freeze up.

This report does not mean that you have a permit to install the job. Your local inspector will have to first approve the suggested design and logs. In some cases other agencies may require a permit. Your local authorities should be able to inform you of this.

If I can be of any further assistance please feel free to call me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Dale Eklin', written in a cursive style.

Dale Eklin
Certification No. 695

EKLIN SOIL TESTING AND INSPECTIONS, INC.

1986 Ridgewood Avenue
White Bear Lake, MN 55110
1-612-429-1090

Scott Beaver
8308 N. Stillwater Blvd.
Lake Elmo, MN 55042

March 23, 2001

Dear Scott,

On March 21, 2001, soil borings and percolation tests were done at Lot 7, Outlot G, Beav-Haven, Stillwater Blvd., Lake Elmo.

The test site is large enough for two septic systems for a four to five bedroom house. The east side of the test site will have to be the primary area.

Before a building permit can be issued, a septic system design along with specification data will be needed.

If we can be of any more help, give us a call.

Yours truly,



Dale Eklin
Certification No. 695

Pat Kinney

In looking over your lot on Stillwater Blvd. a little closer, it appears that you may have another problem that we did not address on the phone. It appears that the dimensions of the lot(s) would be 125 x 250 (approx.). That would yield a lot area of 31,250 square feet.

You will recall my mention of "non-conforming lot". That was in reference to the current R-1 lot area minimum of 1.5 acres – as you can see on the page of the Zoning Ordinance that I faxed previously. Of course, 1.5 acres is 65,340 square feet. There are buildable non-conforming lots and those that are not buildable, as the result of "grandfather clauses" in the Code. The City Code draws the line between buildable non-conforming, and non-buildable, in the following manner:

1. A lot is buildable in the R-1 zone, although non-conforming in area, if it existed as at least 1 acre on October 16, 1979 – the date the clause was adopted by the City. An acre is 43, 560 square feet. Your lot does not qualify as buildable under this grandfather clause.
2. A lot is buildable in the R-1 zone, although non-conforming in area, if it is at least 60% of the required area minimum. So, you are in the R-1 zone, with a 65,340 square foot lot area minimum; and, 60% Of that is 39,204 square feet. Your lot does not qualify as buildable under this grandfather clause either.

Bottom line: Unless I have measured the depth of your lot incorrectly – and it's actually a lot more than 250 feet in depth – your lot is not buildable do to lot area less than the R-1 minimum, or either of the "grandfather clauses".

Chuck Dillerud
651-777-5510

**LAKE ELMO PLANNING COMMISSION
STAFF REPORT**

Date: April 2, 2002 for the Meeting of April 8, 2002

Applicant: Krongard/Wier

Location: Southeast Quadrant of 43rd Street North and Kindred Way

Requested Action: Open Space Preservation Concept Plan

Land Use Plan Guiding: RAD

Existing Zoning: RR

Site History and Existing Conditions:

The site of the proposed OP Concept Plan is comprised of a single 34 + acre parcel; and a 6+ acre portion of a second parcel – a total of 40.74 acres. The existing parcel from which the 6+ acres will be taken (Wier) now exists as a 16.655 acre parcel (net of 43rd Street North ROW). If the OP is eventually approved and platted, the remainder of the Wier site will continue to comply with the RR minimum parcel size of 10 acres.

The 16.655 acre parcel was created by a Minor Subdivision approved by the City in 1983. A home was constructed in 1986, and a pole barn was constructed in 1987.

The 34+ acre parcel was created by a Minor Subdivision approved by the City in 2001. There are no structures on this parcel, and no other City Records.

The combined site is rolling and treeless, but does present a DNR Protected wetland (84-484W) at the southeast corner. In addition, it appears that there may be additional wetlands (Jurisdictional) along the entire west periphery of the site.

Discussion and Analysis:

The applicants propose an OP plat responsive to the Open Space Development provisions of Section 300, as amended in 2001. The 2001 OP amendments include: increase in the minimum OP parcel size from 20 acres to 40 acres; elimination of all density bonus provisions (except rehabilitation of historic structures), and increase in the base OP allowable density to 16 units per 40 acres; Preserved Open Space minimum parcel requirements (at least 60% of Preserved Open Space must be in parcels of 10 acres or more); an increase in the minimum lot area with communal septic treatment from ½ acre to ¾ acre; and, several other less significant changes.

The applicant's Concept Plan responds to the new OP requirements as follows:

1. The site size exceeds the 40 acre minimum parcel area. As long as the 6+ acres from the Wier parcel remain subject to the Conservation Easement, the intent of the OP ordinance is complied with, regardless of underlying ownership. The location of the Wier home dictates the unusual shape of the combined parcel.

2. The Concept Plan proposes 16 new home sites of at least $\frac{3}{4}$ acre area. Shared (Communal) conventional wastewater treatment systems are proposed. No historic structure rehabilitation is proposed.
3. Preserved Open Space is proposed by four Outlots, which will function as three open space areas totaling 24.63 acres. The exact "Buildable Land Area" of the site remains unknown, pending a Wetlands Evaluation. The minimum area of Preserved Open Space must equal 50% or more of that area, but can not include areas of the site not qualifying as "Buildable Land Area". The sum of the calculations will likely yield the required 50%.
4. Proposed Outlots A and B would function as a contiguous and singular Preserved Open Space, even though the underlying fee title owners would be different. With a sum area of 17 acres, those outlots, taken as a unit, are over 60% of the required Preserved Open Space – thereby complying with the new ordinance standards regarding the minimum scale of Preserved Open Space parcels.
5. Land parcels adjoining to the west and south are either existing OP developments (west); or, by nature of land use guiding and parcel size, eligible for OP development (south). While no structure footprints have been suggested by the Concept Plan, it appears that structure footprints, assuming the 30 foot front setback on the OP lots, would likely comply with the 200 foot-to-adjointing property line requirement of the OP Ordinance – Except to the south. There the applicants propose introduction of berming and forestation as the substitute "physical features" that allow a substitute 100 foot buffer.
6. Interior pathways are now a mandatory design feature of OP, and must be paved. The "walking trail" proposed by the applicants exceeds the length prescribed by ordinance formula, but may be difficult to build and maintain over a portion of the proposed routing, due to a diagonal crossing of a slope. There appear to be alternate routing options. The trail should, in some manner provide a stub extension to the southeast to comply with Old Village orientation requirements of the OP Ordinance.

Staff has briefly discussed the proposed OP layout with the applicants' designer. We have advised him that it had been our hope that OP lots could be concentrated on the northerly portions of the site, with the southerly portions retained as one sizable and integrated Preserved Open Space unit. The reasoning behind this desire relates to the Green Belt concept that is an important element of the Old Village plans to date. While we recognize the design difficulties presented by the (probable) Jurisdiction Wetland that occupies the northwest corner of the site, as well as the design flexibility "lost" when OP lot area minimums increased from $\frac{1}{2}$ to $\frac{3}{4}$ acre - and, we hesitate to become the site designer – but, we continue to question why it is necessary for lots and roadways to encroach as far south on the site as proposed.

The applicant has not advised as to whether the Preserved Open Space will be offered to the Minnesota Land Trust for easement and stewardship. We have sent MLT a copy of the Concept Plan for their review, but we do not expect response by the April 8 meeting date. Should MLT decline, the Preserved Open Space would be subject to a City-held Conservation Easement, including Outlot B.

Findings and Recommendations:

Staff finds that the OP Concept Plan presented meets or exceeds the minimum standards for OP Development in Lake Elmo. We recommend approval of the Concept Plan, subject to the following conditions:

1. Prior to submission of the Preliminary Plat/Development Stage Plan the applicants' secure a Wetlands Evaluation from a qualified Wetlands Evaluator. The OP Development Stage Plan shall reflect protection of the identified Wetlands; and, OP Preserved Open Space calculations shall be adjusted to also reflect the area of those identified Wetlands. No waiver of the Buildable Area/Preserved Open Space formulas of the zoning ordinance is approved.
2. Concurrent with the submission of the Preliminary Plat/Development Stage Plan the applicants shall provide the City evidence of review of the Plan by the Minnesota Land Trust together with a decision by the Land Trust regarding the acceptability of the Preserved Open Space for Land Trust easement and stewardship activities. Acceptance of the Preserved Open Space by the Land Trust is not necessarily a condition of Plan approval.
3. Prior to submission of the Preliminary Plat/Development Stage Plan the applicants shall consider modification of the layout to better concentrate lots and roadways on the northerly portion of the site, and Preserved Open Space in a contiguous unit on the southerly portion of the site. Should the applicants retain the design presented by the Concept Plan, the Development Stage Plan submission shall address the reasons for rejecting modifications to layout as here suggested – without reference to the relative marketing issues of walkout, lookout, and full basement lots.

Planning Commission Actions Requested:

A Motion to recommend approval of the OP Concept Plan for Sunfish Pods per the plans staff dated April 2, 2002, but subject to the conditions specified by the Planning Staff Report of April 2, 2002

Charles E. Dillerud, City Planner

Attachments:

1. Location Map
2. Applicants' Documentation

Folz, Freeman, Dupay & Associates, Inc.



LAND SURVEYING • LAND PLANNING
5620 MEMORIAL AVENUE NORTH • STILLWATER, MINNESOTA 55082
(651) 439-8833 • Fax (651) 430-9331

David L. Dupay, LS
President

Timothy J. Freeman, LS
Vice President

Bruce A. Folz, LS
1939—2001

Narrative Concept Plan SUNFISH PONDS

March 25, 2002

History:

This property consists of a joint effort of two adjoining property owners... as was the objective when the revision of requiring the 40 acre minimum parcel size was added to the OP Ordinance. The larger parcel, 34.0 acres was formerly in the Krueger family, and is now owned by St. Croixland Development Co. (Jack Krongard). The easterly parcel is owned by the homeowner to the east of the Krongard parcel (Jed Wier). These two owners have cooperated in combining their parcels to create an overall parcel of 40.6 acres. The parcel on the rear of the Wier property is included in the development, and will be ultimately retained by Mr. Wier, subject to a Conservation Easement that will restrict it's future use to agricultural uses only, and no further housing density.

Physical Features:

The property has a two tiered elevation layout. The upper area is predominantly in the southerly areas. The lower areas are in the northeasterly, northwesterly, as well as the southwesterly areas of the Krongard parcel. There is an area in the very southwesterly corner of the Krongard parcel that contains a jurisdictional wetland area, noted as DNR Protected Water No. 82-484W.

Designing the project to fit the land required an assessment of the areas to be protected, as well as laying out the most suitable areas for the home sites. There is not enough area below the upper area to accommodate the home placement. Therefore, with some homes being sited in the upper area, and within the long range view of downtown Lake Elmo, it was determined that the home sites should be sited in such a way as to create walkout homes which will encourage the homes to be placed as low as possible. A concentrated effort was made to provide screening of the home sites from the long range view. By excavating ponds in the lower areas, enough suitable material can be found to build berms along the southerly and southeasterly property lines. These berms would be built in an undulating and natural manner, so as to prevent the "wall" look. Five foot tall evergreen trees and native landscaping will be planted on the berm areas to further screen and enhance the look of the development.

The ponds being created in the lower areas will provide for increased storage capacity to reduce the runoff rate and volumes, as well as treat the runoff water for water quality

prior to any discharges. The theory of the created ponds is they will be designed for storage of standing water to a specified elevation, as well as infiltration ponds above that elevation. With some water standing in the bottom areas of the ponds, they will serve as an amenity to the project, as well as the neighborhood in general.

Project Details:

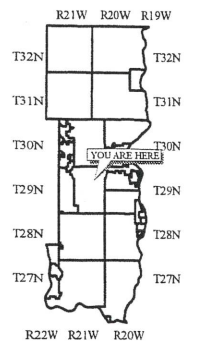
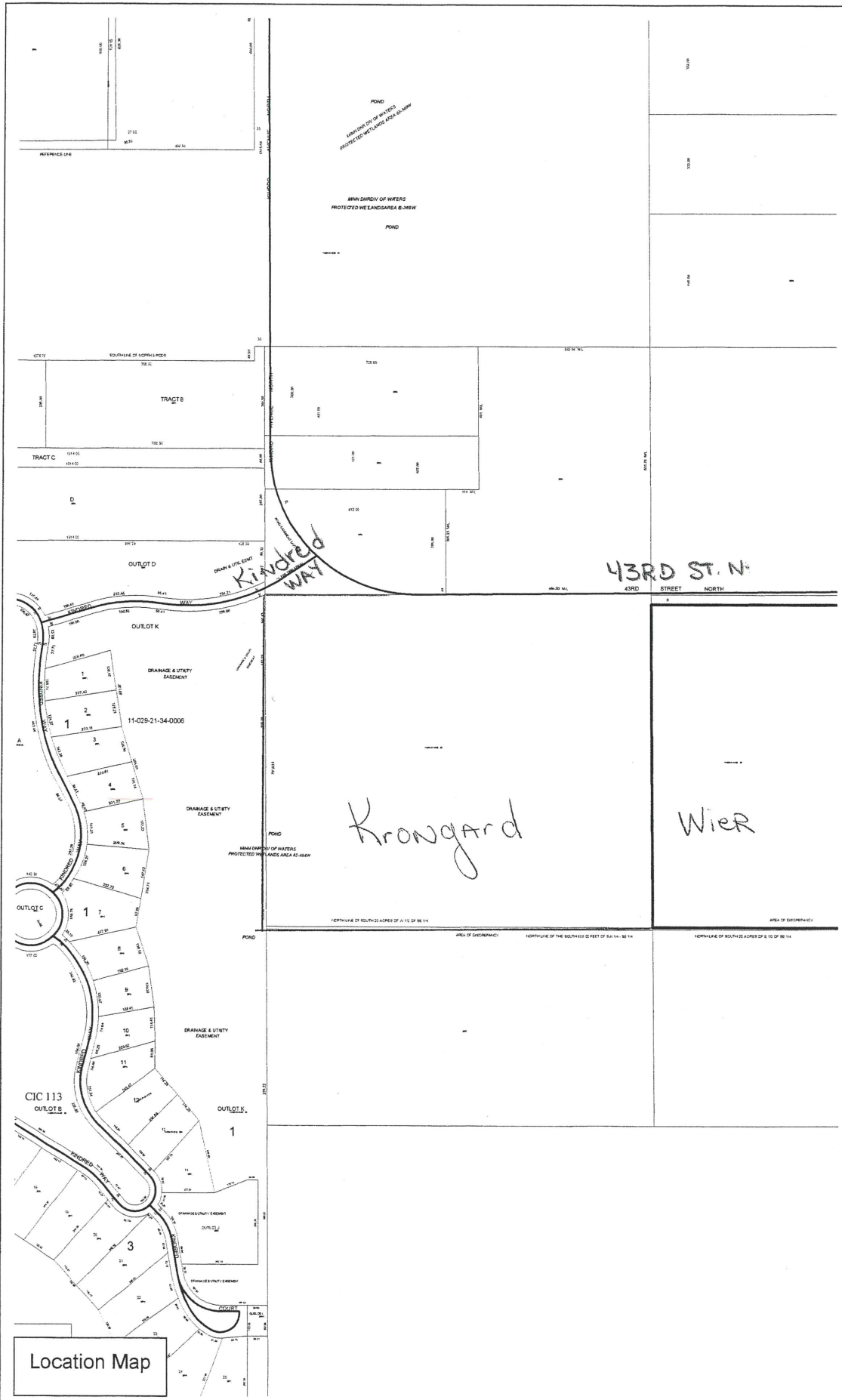
The details of the project are mostly listed on the face of the General Site Plan sheet of the OP Concept Plan. The minimum requirements of the ordinances for an OP Development have been painstakingly adhered to. The home sites will utilize shared drainfield areas throughout the development. The soils will be tested for the drainfield system areas, and the results will be submitted with the Preliminary Plat. The county soils maps indicate the likelihood of suitable soils for onsite septic treatment systems. Individual wells on each parcel will provide water to the home sites.

We anticipate the project will feature a Homeowners Association that will be the owners of Outlots A and B, and responsible for the upkeep and maintenance of this open space. Outlot C will be owned privately by Jed Wier, and the upkeep and maintenance of this open space will be his responsibility.

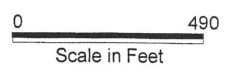
The westerly cul-de-sac street is platted all the way to the south line of the property to provide road access to the property to the south. This location should provide an excellent alignment for the street to be extended parallel with the top of the ridge, providing room for lots on the west side of the new street.

Conclusions:

The request is for approval of the Concept Plan for an OP Development as well as the Conditional Use Permit that is required to allow an OP Development. The proposal as submitted meets the letter of the ordinance, as well as the spirit and intent of the Comprehensive Plan.



Vicinity Map



Location Map

This drawing is the result of a correlation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Source: Washington County Surveyor's Office
Phone: (651) 430-6875

Parcel data based on AS400 information current through: February 28, 2002
Map printed: April 4, 2002

MEMO

(April 4, 2002 for the Meeting of April 8, 2002)

To: Lake Elmo Maintenance Advisory Special Projects Commission

From: Chuck Dillerud

Subject: Public Works Request for Capital Improvement

Consistent with past practice and the direction of the City Council, the Public Works Superintendent has submitted a request for authorization to purchase two capital equipment units, as follow:

1. A 1 ton Truck with Dump box to replacement the 1989 unit.
2. A heated pavement patching trailer – new unit.

Both of these units appear in the approved 2002-2006 Capital Improvements Program, with funding for the purchases from the Public Works Equipment Fund.

Note that the delivered price of the truck will be net of the trade-in value of the 1989 unit – estimated to be \$3,000. Therefore the final truck expenditure will be within the CIP allocation of \$39,000. Note also that the last 2002 date for ordering vehicles under the State Master Purchase Contract is April 26, according to Dan Olinger. Therefore the need for a MAC Special Projects recommendation to the City Council, regarding the truck, is immediate for the Council's April 16 meeting. No multiple vendor quotations are required when cities purchase under the State Contract.

Dan has not supplied me any vendor quotations for the patching trailer. Short of that information, MAC may not be in a position to render a recommendation on that unit at this time. I have attached the Public Works Superintendent's justification for the heated patching trailer, together with the City Administrator's remarks in that regard. MAC may wish to discuss these somewhat divergent perspectives while awaiting vendor quotations for the proposed unit.

Public Works
100-4310

Department
Fund

CITY OF LAKE ELMO
CAPITAL SCHEDULE

CAPITAL EQUIPMENT

ITEM	\$ REQUESTED	REPLACEMENT YEAR	2002	2003	2004	2005	2006
FUND BALANCE ADDITIONS			72,226 68,300	89,526 68,300	82,826 68,300	71,126 68,300	139,426 68,300
PURCHASES							
1-Ton Pickup	39,000	2002	39,000				
Patching Trailer	12,000	2002	12,000				
J Deere Tractor/Mower	75,000	2003		75,000			
Dump Truck	80,000	2004			80,000		
Air Compressor	13,000	2006					13,000
Backhoe	48,000	2006					48,000
FUND BALANCE			89,526	82,826	71,126	139,426	146,726

Memo

To: Maintenance Advisory Committee
From: Dan Olinger
Date: March 22, 2002
Re: 1 - Ton Truck Specs and MN – Dot Contract

Enclosed are the specifications and MN – DOT contracts for this purchase. I took the base bid and added the options that I feel will make the Unit work the best for the Public Works of Lake Elmo. In the Cab and Chassis bid I added a diesel engine, cloth seat, trailer towing wiring harness and cab steps to ease entering the cab. In the dump body bid I added L.E.D. brake - tail – turn signal lights, DOT 111 – 202-A strobe light system, molded fenders over rear drive wheels, stationary cab – shield and rock chute in tailgate. The following is the breakdown of the bids.

> Cab and Chassis base bid	\$24,473.00
Options	<u>\$4,357.00</u>
	\$28,830.00
	Tax <u>\$1,873.95</u>
	\$30,703.95
> Dump Body base bid	\$7,297.00
Options	\$3,103.00
Deduct	<u>-\$427.00</u>
	\$9,973.00
	Tax <u>\$648.25</u>
	\$10,621.25
Total for both contracts	\$41,325.20

**City of Lake Elmo
Capital Improvement Request**

Department:
<input type="checkbox"/> Fire
<input checked="" type="checkbox"/> Maintenance
<input type="checkbox"/> Parks
<input type="checkbox"/> Other

Department Head Name: DAN OLINGER

Title: SUPERINTENDENT

Capital Improvement Requested:

Description: REPLACE 1989-2-TON DUMP TRUCK - IT HAS BEEN ON CIP LIST FOR REPLACEMENT SINCE 1997. THIS UNIT WOULD BE PURCHASED FROM THE MN/DOT CPV.

New Purchase
 Used Purchase
 Replacement Purchase
Yes No

Seasonal
Yes No

Storage
Inside Outside

Location: PUBLIC WORKS

Explain the reason the Capital Improvement should be purchased:
HOLES RUSTED THROUGH DUMP BOX AND DRIVE-TRAIN IS IN POOR CONDITION

Reviewed by City Administrator

Date: 3/01/02

Remarks: Contingent upon costs being within budget.

Maintenance Advisory Committee Evaluation

Date: / /

Remarks:

Reviewed by City Council

Date: / /

Remarks:

General Specifications:

H.D. 1-TON DIESEL ENG, AUTO-TRANS, AIR-COND
ENG BLOCK HEATER CLOTH SEATS, 15,000 BUWR. 10' DUMP BOX
FOLD DOWN SIDES, REMOVABLE CHIPPER TOP, STROBE LIGHT PACKAGE

5 Year C.I.P. SINCE 1997 10 YEAR CIP
Yes No

Budgeted \$ 39,000.00 FOR 2002
Yes No

Estimated Years of Service 10
Estimated Operating Hours of Service _____
Estimated Miles Operated Per Year 10,000

Estimated Purchase Price \$ 39,000.00

CAPITAL ITEM REPLACED

Description:

1989 CHEVY 7-TON GAS ENG, 4X4, AUTO TRANS, 9' DUMP BOX

Year: 1989 Odometer Reading: N/A ^{BROKEN} _{LAST 5 YRS} Operating Hours: N/A

Condition: Poor Satisfactory Excellent

Maintenance Records:
Yes No

Recommendation: Scrap Spare Trade-In Sell

Estimated Value: \$ 3,000.00

Date: 2/28/2002

Name: Don Chign

From: GERRY WORNER 218-739-2283 X123 FAX 218-736-7432 inquiry02a

INQUIRY FOR 2002 MODEL VEHICLE

State Dept/City/County: Lake Elmo Date 3/7/02

Mailing Address: _____

City, State, Zip: _____

Department: _____

Person's Name: Dan Olinger Title: _____

Voice Phone: 651-770-2537 FAX Phone: 651-777-6530

State of MN Contract No 428589 Spec No 11F Contract Price \$ 24,473

Contract Type: (Pass Vehicles) (Pickups/Cargo Vans) (Cab/Chassis) (Medium SA/TA)

7.3L Diesel engine	\$ 3,817.00
Cloth Bench Seat	136.00
Trailer Towing Wiring Harness	132.00
Black molded cab steps	272.00

TRUCK 11 F

Contract Number 428589

FORD F450 4X4 Regular Cab Chassis.....(Dual Rear Wheels)

GVWR: 15000 LBS

Cab to Axle: 60 Inches

6.8L Gasoline Engine

4.88 L limited Slip Differential

Automatic Transmission

Air Conditioning

AM/FM Radio

Standard Vinyl Upholstery

Max Traction Option Tires (T9C)

36 Gallon Fuel Tank

Engine Block Heater

Chrome Front Bumper

Price for (1) Unit per the above Specification.....(Available With Body Package Option) \$ 24,473.00

List all components that contain mercury: See Table - None

Environmental Code: RC

Discount for Purchase of Chassis Only or Payment for Chassis Prior to Up-Fit.....\$ 40.00

Freight Charge for Up-Fit and Delivery to Final Destination.....(Per Mile).....\$ 0.75

Vendor Name and Address Nelson Ford P.O. Box 338 Fergus Falls, MN 56538

Contact Person Gerry Wornier E-mail _____

Phone 218-739-2283 Toll Free 800-726-7564 Fax 218736-7432



J-CRAFT, INC.

70th 27 - 330th St. Kimball, MN 55353
Ph: 320-398-6122 Fx: 320-398-6123
Toll Free: 800-864-3828
www.j-craftinc.com

E-mail: municipalsales@j-craftinc.com

"Experts in Contractor & Municipal Applications"



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BODY SPECIFICATIONS - FOLD DOWN SIDES

MODEL:
090-SDFDS-XML

DIMENSIONS:
9' long x 96" wide O.D.

HEADBOARD:
36" high, 10 gauge steel construction, with reinforced top edge, including a slotted (full-width) viewing window. Steel provisions for Oblong (rubber mounted) Brake-Tail-Turn lights included on back-side of headboard. Conduits installed for strobes & oblong lights.

SIDES:
15" high, 10 gauge steel construction, 10 ga tubing top rail, side board pockets, (both drop 180° w/greasable hinges at floor line, rubber bumpers by end hinges, and sloped self-cleaning rubrails.

TAILGATE:
23" high, 10 gauge steel construction, reinforced top edge, flamecut upper hinges, 1 1/4" top & bottom pins, 3/8" spreader chains, forged steel base latches, manual front trip, lever-top-pin release, Center horiz reinf capped flush and welded continuously.

FLOOR:
3/16" AR-400 smooth steel, 1 piece construction

UNDERSTRUCTURE:
6" structural I-BEAM longills, CROSS-MEMBER-LESS DESIGN, W/gussets welded to front & rear aprons.

REAR APRON:
Full depth and width, 7 ga Gr-50 const, provisions for OEM stop/tail/turn lights and rubber mount clearance lights recessed in apron.

CABSHIELD:
1/4 type, 12" cabshield, 10 ga const, with angle bracing, weld on style, attached to front panel, primed, and painted to match.

LIGHTS:
Meets FMVSS 108 std, rubber mtd clearance lights in rear apron, and Oblong Rubber mounted Brake-Tail-Turn lights at headboard, installed with OEM tail lights provided by Chassis & installed in apron

PAINT/PREP:
Exterior of body Grit-blasted, EPOXY primed and painted with 2K Poly Urethane finish color. Understructure will be undercoated with standard (flat black) undercoating.

Nelson Ford

Body Package # 1-60F, Dump Body Package.

Applicable Chassis: 2002 Ford F350, F450, F550, 60" C/A, Dual Rear Wheel Chassis

Contractor (chassis vendor): NELSON FORD

Up-fitter: J-CRAFT, Inc.

2 Cu Yd Dump Body..... Make & Model: J-CRAFT 090-SDFDS-XML Length: 9Ft Maximum Width: 96" Outside Fully Enclosed Dirt Shedding Rails and Posts Fold-Down Sides with stops Quick Drop Tailgate Tapered Bulkhead with Screened Window 12" Cab Protector Rubber Mounted Stop/Turn/Tail Lights in Bulkhead Uprights Customer to Select Body Paint Color at Time of Order NTEA Class C, Double Acting, Lo-Mount Hoist..... Make & Model: RUGBY HR-520-EDM Electric/Hydraulic Pump Mounted Outside Frame Rail with Enclosure Hydraulic Valve Assembly Mounted Outside Frame Rail with Enclosure In-Cab Push Button Control (Mounting Location to be Selected) NOTE: F550 requires Rugby Model HR-540-EDM hoist "add-on" below Rear Wheel Mud-flaps with No Printing or Logo Whelen Model 800D (no substitutes) Amber Strobe Light with Self Leveling Bracket 1/4 inch Pull Plate Trailer Hitch Designed for 15000 Lb Trailer ICC Bumper, 6" Channel with (BUSTIN) Grip Material for Step Two D-rings Rated for 15000 Lbs Each BUYERS Pintle Hitch/Ball Combo, 2-5/16" DIA Ball 7000 Lbs, Pintle 16000 Lbs Three Vertical Positions for Pintle Mounting Variable Decibel Electronic Back-up Alarm (Preco #1020) Trailer Wiring with 6 or 7 Pin Round Metal Socket (Customer to Indicate on P.O.) (A=Electric Brakes, S=Battery Charging When Using 6 Pin Socket) Battery Charging Circuit Activated with Ignition Switch in the "ON" Position Only Electronic Type Electric Trailer Brake Controller Frame Mounted Aluminum Toolbox: 30" x 18" x 18" (30" X 18" X 15" not available) Price for Body Package 1-60-F Installed Complete, ready to operate		
	\$7,297.00	
(Option) Fixed Sides in Lieu of Fold Down Sides	(DEDUCT) (\$ 200.00)	
(Option) Rugby HR-540-EDM (F550 application) hoist in lieu of HR-520-EDM above	ADD \$ 86.00	
(Option) Upgrade Body to Crysteel Millennium (or equal)	(ALREADY EXCEEDS SPEC) \$ N/A	

Body Pkg Upfitter: J-CRAFT, Inc.
 70127 - 330th Street; Kimball, MN 55353
 Contact Person: Tim Erickson -or- Tom Gertgen
 Phone #: 800-864-3828
 Fax #: 320-398-6123
 E-Mail Address: municipalsales@j-craftinc.com



Nelson Ford

NELSON FORD

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Up-fitter:
Page 2 of 2

J-CRAFT, Inc.

Please List Any Additional Equipment Offered

Item	Description	Price Installed Ready-to-Work
26	Western 8'6" MVP Flow w/rubber flap, for Central hyd system only NOTE: Requires options #14 & #15 -or- #15 & #17 also (ADD)	\$4,012.00
27	Delete Sander, Flow Control, Sander Light & all sander plumbing from 3-50-D, 3-60-F, or 3-60-G package (Deduct)	(\$3,113.00)
28	Delete Sander unit only (leaving dual flow ctrl, hoses to rear, & sander light) from 3-60-D, 3-60-F or 3-60-G package (Deduct)	(\$2,281.00)
29	Double Eagle, E-48-91 Dump-Thru Lift Gate Package (Dump Body App) (ADD)	\$2,894.00
30	Double Eagle E-50-91 Dump-Thru Lift Gate Package (Dump Body App) (ADD)	\$2,954.00
31	Aluminum Tool Box 30" x 18" x 18", w/frame mounting brackets (Add TO or Deduct FROM)	\$ 420.00
* 32	L.E.D. Oblong Brake-Tail-Turn lights, & running lights in lieu of STD type (ADD)	\$ 163.00
* 33	DELETE Whelen 800-D strobe Light, switch, Self-Leveling bracket, & Conduits (Deduct)	(\$ 427.00)
34	Whelen DOT III, system 201-A strobe system (4 strobe system IE:2 front & 2 @ rear corner posts) Note: requires option #33 above also	\$2,047.00
* 35	Whelen DOT III, system 202-A strobe system (3 strobe system IE:1 front & 2 @ rear corner posts) Note: requires option #33 above also	\$1,635.00
36	DELETE Elect Trailer Brake Controller & wiring (only) from Body Package (Deduct)	(\$ 166.00)
37	DELETE Variable Decibel Elect Back-up Alarm (PRECO #1020) from Body Pkg (Deduct)	(\$ 126.00)
38	DELETE HITCH ASSEMBLY from Body Package, including: 1/2 Inch Pull Plate Trailer Hitch Designed for 15000 Lb Trailer ICC Bumper: 6" Channel with (BUSTIN) Grp Material for Step Two D-Rings Rated for 15000 Lbs Each BUYERS Pintle/Ball Combo, 2-5/16" DIA Ball 7000 Lbs, Pintle 16000 Lbs Three Vertical Positions for Pintle Mounting Trailer Wiring with 6 or 7 Pin Round Metal Socket Elect Trailer Brake Controller & wiring to rear socket (Deduct)	(\$ 760.00)
39	2" square Reese type receiver tube w/pin (only), in lieu of Combo Pintle Ball	\$ 44.00
40	2" square Reese type receiver tube w/pin, adjustable hitch bar, & Combo pintle/ball hitch	\$ 122.00
41	PH-15 (30,000# GTW) pintle hook in lieu of Combo Pintle/Ball hitch (Deduct)	(\$ 14.00)
42	PH-20 (40,000# GTW) pintle hook in lieu of Combo Pintle/Ball hitch (Deduct)	(\$ 14.00)
43	'MUD-FLAPS' Front of Rear Wheels w/anti-sail brackets	\$ 152.00
* 44	Fenders, SCSi model M1601 (16.5" wheel) w/custom steel mounting brackets	\$ 436.00
45	Fenders, SCSi model M1901 (19.5" wheel) w/custom steel mounting brackets	\$ 436.00
* 46	Stationary Free-Standing cabshield, in lieu of weld-on style, including strobe mount(s) NOTE: will require adjustment of dump body length to accommodate	\$ 690.00
47	24" All aluminum I-PACK BackPack tool box, with (2) doors per side, twist locks, weather seals, and 1 cross shelf. (NOTE: Requires 24" longer wheelbase Truck)	\$1,999.00
48	Vert (2" x 4") stake pockets, 3/side added to Dump Body Sides (solid-sides or fold-down)	\$ 294.00
49	Horiz tie-rail, full length, both sides added to Dump Body Sides (solid- sides or fold-down)	\$ 124.00
* 50	Coal Chute/Rock Chute in center of rear tail gate, added to Dump Body	\$ 179.00

Body Pkg Upfitter: J-CRAFT, Inc. 70127 - 330th Street
Contact Person: Tim Erickson -or- Tom Gertgen
Phone #: 800-864-3828 Fax #: 320-398-6123

Kimball, MN 55353

E-Mail: municipalsales@j-craftinc.com

Nelson Ford

**City of Lake Elmo
Capital Improvement Request**

Department:	_____ Fire
	<input checked="" type="checkbox"/> Maintenance
	_____ Parks
	_____ Other

Department Head Name: DAN OLINGER

Title: SUPERINTENDENT

Capital Improvement Requested:

Description: HEATED ASPHALT PATCHING TRAILER

New Purchase
 Used Purchase
 Replacement Purchase
Yes No

Seasonal
Yes No

Storage
Inside Outside
Location: PUBLIC WORKS

Explain the reason the Capital Improvement should be purchased:
TO KEEP PATCHING MATERIALS HOT AND EASIER TO WORK WITH. IN THE PAST WE HAD ONLY ABOUT 1 1/2 HRS TO USE ALL OF THE MATERIALS BEFORE THEY WOULD SET UP. WITH THIS TRAILER WE WOULD HAVE ALL DAY

Reviewed by City Administrator

Date: 3/10/10

Remarks: I do not disagree with the need for this, but question if we have adequate staff to work all day on this type of project. MK.

Maintenance Advisory Committee Evaluation

Date: / /

Remarks:

Reviewed by City Council

Date: / /

Remarks:

General Specifications:

PROPANE HEATED TANDEM AXLE

ASPHALT PATCHING TRAILER.

5 Year C.I.P.
Yes No

Budgeted \$12,000.⁰⁰ IN 2002 CIP
Yes No

Estimated Years of Service 15
Estimated Operating Hours of Service N/A
Estimated Miles Operated Per Year N/A

Estimated Purchase Price \$ 12,000.⁰⁰

CAPITAL ITEM REPLACED

Description:

Year: _____ Odometer Reading: _____ Operating Hours: _____

Condition: _____ Poor _____ Satisfactory _____ Excellent

Maintenance Records: _____
Yes No

Recommendation: _____ Scrap _____ Spare _____ Trade-In _____ Sell

Estimated Value: \$ _____

Date: 2/28/02

Name: Dan Olinger