

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PUBLIC HEARING OF FEBRUARY 6, 1975

Public Hearing called to order at 7:41 by Chairperson Lundquist.

PRESENT: Major, City Council, PZC and interested citizens.

OPENING: Introductions made by Mayor Eder and guidelines for input explained by Lundquist. The format will be a discussion of each of the three questions raised by the mail out literature. (The following names of participating citizens may be misspelled)

WHAT ARE YOUR VIEWS ON DETERMINING "URBAN" AND "RURAL" AREAS?

EDWARD STEVENS There should be gradual development from the high use roads outward.

RUSSELL MILNAR Questioned what the policy was in rezoning rural areas.

RONALD NELSON Questioned what the terms low, medium and high density meant. The answer was given as: high 3 homes per acre, Medium 2 homes or less per acre; low 1 home or less per acre.

ROSALIE WAHL Resides at 10231 N. 47th Street and would like to see her area reclassified from SFU to rural.

JAMES PARKER Lives north of Lake Jane in a rural area. He has a 165 foot frontage and has been told that sewers can run as high as \$61 a front foot. (\$10,065.00) He is concerned about what development of his area will do to the present residents financially.

GENE PELTIER The area he is in along the Hudson Road is zoned SFU, but in reality is between old 12 and the north route and would be used for commercial. What is the use of these zoning terms and could he really build a house on his property?

GORDON GRUNDEEN How do all these development ideas and plans relate to the Metro plan? Will 212 have 4 lanes? How much does the plan take in?

DAVID MORGAN The cost of sewers for a one-half acre lot is \$10,000 to \$12,000. This is so high that it doesn't pay to live there.

ROSALIE WAHL Is there a timetable for development of 212? No.

PARANTO'S PLANNNER (Name not understood) Discussed uses along the corridor. The Metro Council is uncertain about this area. Has Lake Elmo consulted with the Valley Branch Watershed Dist.

in making up its plans?

RONALD NELSON The east and north should be agricultural zoning.

PAUL HANSON Lives in the Tri-Lakes area. He doesn't want to see the Crombie property rezoned into smaller than one acre lots.

KERMIT CANOPY (?) Soil conditions are good in Lake Elmo. The population estimates may be faulty because builders are looking for this type of area. Orrin Thompson says Lake Elmo is a prime building area. What about storm water drainage?

GENE PELTIER Had a question relating to sewers to be held until that area was discussed.

GENE SHERWIN (?) Doesn't want the Crombie property rezoned from Agricultural. What can he do to stop it?

NEAL GALLIFF (?) Is Lake Elmo in favor of the Airport because it is already zoned this way/ Was Lundquist quoted properly/

HELEN MEEHAN Questioned what was required for building a house. Agric. requires 5 acre lots, SFU 3 lots per acre. She questioned the use of the park on county road 80.

LOU JAINIE (?) What about that road in the center of one of the slides? This will be explained later.

MARY CASSEY (?) Against lots requiring less than one acre.

EDMOND NIELSEN What are the Zoning lot sizes?
SFU 3 per acre; SFS 1-2 per acre; SFR less; SFE less: and A 5 acres per house.

ROD QUENDEN (?) Lives across from the Crombie property. Likes the A classification.

RUSSELL H. LINER (?) The tax base should be calculated on the zoning. there should be 10-20% commercial so there will be enough tax money.

DAVID JOSEPH The attitude survey taken in connection with I94 should be used as to the lifestyle the people want. Is there a timeschedule for the Planner?

ROSALIE WAHL Would like the A classification for her area.

EDWARD STEVENS All the maps shown on the slides and mail out are different. These maps should be brought up to date.

EARLE KASK Why is SFU permitted in the clearance zones for the airport? These areas should be left agricultural to avoid the problems of Mendota.

RONALD NELSON	How can he combat these developers? He's opposed to them
PARRANTO PLANNER	Lake Elmo should use natural dividers in laying out the Comprehensive plan. The slides shown all use roads as dividers.
NANCY HANSON (?)	Zoning is different on the slide map.
DAVID MORGAN	Don't make the Comprehensive plan based on a certain economic - tax base factors. Just follow the wishes of the Citizens. (applause)
THOMAS BIDON	Told to hold question until Goals discussed. Stated that he liked the rural atmosphere and that there should be one acre lots in the Tri-Lakes area.
WILLIAM HAMMES	There should be Commercial Industrial in the I94 Corridor. An interchange should be built at I94 and I9.
BRUCE WEEKS	He lives in a rural area and wants to discourage any new development.
WHAT SHOULD BE THE TIME TABLE FOR SEWERS?	
PAULA QUAKEY (?)	How many new people will be moving in and why?
EARL GOERSS	What about the sewer plan is it necessary? There should be a study to see whether sewers are necessary. What does the Metro Council want on sewers? Told that the Pollution Control Board is studying the need. Goerss stated that even the one acre lot idea would be bad if fully developed.
LOWELL WEIKE (?)	Lives near proposed 3M development on 39th. Lots should be one acre or larger in the open land to the east.
LOU GEORGE (?)	Where is the high density in the Tri-Lakes area?
RUSSELL MILNAR	Where will the tie in be for the sewer?
EDMOND NIELSEN	Lots should be large enough so no new sewer is needed and where needed there should only be short trunks.
RONALD NELSON	What about other alternatives other than sewers?
DAVID MORGAN	Why have sewers that will just dump in the St. Croix and pollute there.
???????????????	Why does the Metro Council have more power than the people of Lake Elmo?
ROBERT EISCHEN	There should be a cost effect study of the sewer.
FRANCIS POTT	Metro Sewer Board is doing a priliminary study of the Tri-Lakes area and the west half of the village. There will be a public hearing sometime late in February. No date has been set yet.

RONALD NELSON The study should be directed as to whether it is necessary at all, not to a time table for installation.

WHAT ARE YOUR VIEWS ON THE DRAFT STATEMENT GOALS AND POLICIES?

CHARLES BRANDON Likes Lake Elmo the way it is and won't give it up for lesser taxes.

JAMES CLAGAN (?) As to point 14, airport business should be discouraged not encouraged.

MARY CASSEY (?) Point 15, she is against low and moderate income housing and apartment buildings.

????????????????? Against the expansion of the airport. People don't want to live in or near an air corridor.

EARL GOERSS As to point 7, the developers have too much power and the city should persist in its requirements and not alter them.

EDWARD STEVENS Will there be another Cimarron anywhere? No

HARRY ZABROK What about this lift station idea? The developers have too much power. The Comprehensive Plan needs to state the objections to it within it.

PARRANTO'S PLANNER Complimentary on the Lake Elmo Goals because they face face realities.

JAMES R. FRIEND Against the convenience stores envisioned in Point 8.

BRUSE FOLZ Would like to hear from the owners of A zoned land.

DIANNE SELBREDE Lives on 38th Street near proposed 3M development. Is their sewer fate sealed? She is against the sewer.

HARRY ZABROK Goals are nice if you follow them. What about the high interest on the bond issue?

LOWELL WEIKE (?) Cimarron is a glorified trailer park. Where the owners in the area really consulted before the usage was given approval/

HELEN MEEHAN Who will keep up all these parks? The Airport corridors should be over open land.

DENNIS LANDUCCI The people should ask for what they don't want because then they will be assured of getting what they do want.

HARRY ZABROK Give the exact list for low-high density: LD - 2 1/2 per acre (people), MLD - 7, MD - 10, MHD - 20 and HD - 60.

WILLIAM SCHUMACHER Lives in Tri-Lakes area. What about all those elementary schools on the maps?

EDMOND NIELSEN Had questions about point 5, mass transit.

ROGER ???????? Would like to see a mock up or preliminary plan when Midwest gets its draft in. There should then be another public hearing.

JAMES R. FRIEND He is against the road shown on the map which goes through the Metro park. This would be 19 curving to the west.

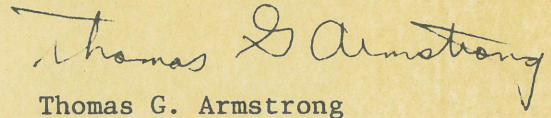
DIANNE SELBREDE What about mass transit and more road?

RICHARD CRAM Wouldn't the Hadley extensions serve as an access for 3M?

MAYOR EDER There will be another meeting on the airport for input.

The meeting adjourned at approximately 9:45 P.M.

Respectfully submitted,


Thomas G. Armstrong