

East Oakdale Planning Board Meeting  
December 8, 1960

Present: Ken Sovereign  
Martin Eberhard  
John Kleis  
Wm. Lundquist

At this meeting there was a hearing regarding the petition to rezone 5 acres of land belonging to Al Berschens, in general on the southeast corner of Lake Elmo, south of the road with no lake frontage involved. Mr. Katzenmeier is to be the buyer and builder, and presently operates a tavern further west on Lake Jane on property owned by Mrs. Crombie.

There were 26 visitors present, mostly neighbors of Berschens and Katzenmeier, and supporting the rezoning and the way Mr. Katzenmeier has been running his business in the past.

There was some question as to whether a commercial area should be as small as 5 acres but even this objection was removed provided the present area occupied by Katzenmeier is rezoned residential.

The recommendation of our Planning group is that the requested 5 acre area be zoned commercial with the vacated area to become residential. A hearing to rezone the vacated area residential will be required.

Mr. Gunnar Gidlow requested permission to use 8" Durox slat walls with steel reinforcing below grade on a residence. His house also calls for Durox above grade but apparently this is satisfactory since the American Institute of Architects have approved Durox for above grade.

Durox is used below grade in the Cedar Credit building in Minneapolis as the only exception to the Building Code in Minneapolis. The question will be resolved after further conferences with the engineers.

W. E. Lundquist, Secretary

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CHESTER S. WILSON

December 8th, 1960

Mr. Walter Larson  
Lake Elmo, Minnesota

Dear Mr. Larson:

In furtherance of my promise to send to Ken Sovereign some information on the dedication of certain areas for recreational purposes where plats are dedicated I am writing to you and sending him a copy of this letter. Minnesota Statutes provide "In appropriate plots of subdivisions to be developed for residential uses the governing body of any municipality shall have the power to approve the same as herein provided and may require that a portion of such land of sufficient size and character be set aside and dedicated to the public for public use as parks and playgrounds." Information we have received from the Metropolitan Planning Commission shows that several metropolitan areas subdivisions now have such requirements and specifically set forth a percentage. Anoka County for the entire County evidently has a five per cent requirement. Brooklyn Center, Deep Haven, Fridley, Golden Valley, St. Louis Park, Wayzata, and the Township of Chanhassen have a five per cent requirement. Coon Rapids, Maple Grove, require ten per cent. The Planning Commission may be interested in checking the experience of these areas. I should state that the Ordinances in all of these cases do not absolutely require this percentage but allow it to be required where needed. Quite a few other municipalities simply allow the board in the case of each plat to require some land for parks and playgrounds. We had mentioned that in the east certain sums of money or land for school purposes was required. The Minnesota law refers only to parks and playgrounds and I know of no other authority in this field. Some metropolitan area ordinances allow a cash payment instead of land being dedicated where there is not land suited for public purposes. There would be a disadvantage in many unconnected small areas being dedicated but there has been no determination of legality about this cash procedure. One other factor is the amount of land required can properly vary with the size of the lots in the development in that very large lots would probably need less land for parks and playgrounds.

Yours truly,

THOREEN, THOREEN & LAWSON

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