

V I L L A G E O F L A K E E L M O
P L A N N I N G C O M M I S S I O N

Date: May 25, 1970 Lake Elmo Village Hall

Joint Meeting with Village Council called for 7:00 PM

Meeting called at 7:05 PM the following planning commission members were present: E. Tomljanovich, Tom Torseth, D. Boorman, J. Evert, B. Folz, W. Lundquist, L. Kirvida, M. Eder

Village Council members present C. Brookman, L. Shervhiem, L. Friedrich, R. B. Abercrombie and D. Mehsikomer W. R. Park, D. Raleigh

The joint meeting was called to listen to a presentation from District Nine, Minnesota Department of Highways staff and ask questions regarding future plans for Highway 212 through the Village of Lake Elmo.

Mr. _____ explained in general the steps necessary to actually bring a project from the planning stage to final construction. He told of the required municipal approval of highway department plans by the local unit of government as required by the statutes.

Defined a corridor hearing as that which describes the route planned only in a general or approximate location. At a design hearing the route has been more specifically defined, the interchanges have been located and other refinements have been shown on the route plan.

The corridor hearing with regard to Highway 212 has already been held. In the St. Paul East Area the proposed route affects both residential and commercial properties. Current law adds the additional task of relocation for the highway department and in the St. Paul East Area this is presently being accomplished.

Originally 212 was planned as an expressway similar to highway 36. Present planning is being continued with Highway 212 planned for Freeway Standards.

Mr. C. Segerud next undertook to explain the present planned corridor through the Village of Lake Elmo and the proposed alternatives beyond the Village East Boundaries to reach the St. Croix and Wisc.

The corridor study commenced in (April) 1967 and was completed in late '67. Today there are 3 alternates which at best ^{are} broad in scope:

- Alt 2A - Follows old 212
- Alt 2B - South of old 212, through Baytown
- Alt 3 - North from Lake Elmo to west of 212/36 intersection around Stillwater to North

All have common line in Lake Elmo--Lake Jane Drive on a straight line Northeast to south of 212/36 intersection.

He further explained about 212/36 interchange, county Road #13 and Moris Road....Each to be Loop--one-half diamond access. ~~Lake Jane Drive.~~

The Time Schedule--after '75 (76 - '77?) on East St. Paul 212.

Mr. Bill Merritt, District Engineer was also present at the meeting.

At 8:25 The Council was ^{ASKED} asked to remain for a few minutes into Planning Meeting.

Don Raleigh - Village Attorney recommended:

1. Procedure - use County type form on special use permits
2. A denial motion should relate in it specific reasons and reference to ordinance (give all reasons)

Mr. Raleigh will draft a new special use permit form.

The remainder of the evening was devoted to a discussion of minimum lot sizes which is presently 5 acres in agricultural zone and 1 acre in residential zones.

It was noted that recent land sales of less than 2 1/2 acres without platting may have taken place recently on real estate owned by Ray Dalton and real estate owned by Gene Peltier.

Most of the discussion centered around area need for sewerage disposal. The desirable or undesirability of providing sewerage facilities to the northern area of the community zoned agricultural!

The relationship of present ordinances to previously platted parcels was quite controversial. A majority felt that building permits should not be issued to previously platted lots.

Tom Tarseth moved:

The Planning Commission recommend to the Village Council that the ordinances in effect now (residential - 1 acre minimum and agricultural - 5 acre minimum) be applicable for all requests for building permits.

Motion was seconded by J. Evert.

Meeting adjourned at 10:25 P. M.

Respectfully submitted,

Maynard L. Eder

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Secretary