

PLANNING COMMISSION

Village of Lake Elmo, Minnesota

Meeting of July 27, 1970

Village Council Chambers

7:30PM

Members in attendance: W. Lundquist, B. Folz, D. Boorman, L. Kirved, E. Tomaljanovich and M. Eder. Absent: J. Evert & T. Torseth

The minutes of the May 25th, 1970 meeting were read by each member.

Correction noted: page 1..Mr. McRae, District Nine was speaker.

page 2..Motion Carried should be added to last line.

B. Folz moved minutes be accepted as read and corrected. Motion second was made by D. Boorman. Motion passed.

The minutes of the June 9th, 1970 meeting were read by each member.

Corrections noted: 7:45PM Mr. & Mrs. David Arneson (spelling)

9:00Pm Peter VanDusartz (spelling)

10:45PM 3M Club.....on Schrade property. (word added)

...subject to the following: (substitute the foregoing statement) the rules, hours and restrictions proposed by 3M Club.

D. Boorman moved minutes be accepted as read and corrected. A seconding motion was made by B. Folz. Motion passed.

The minutes of the June 22nd, 1970 meeting were read by each member.

Correction noted: 9:05PM Dick Schrier and Peter VanDusartz (spelling)

E. Tomaljanovich moved minutes as read and corrected be accepted.

B. Folz moved the seconding motion. Motion passed.

The minutes of the July 14th, 1970 meeting were read by each member.

Corrections noted: 7:30PM Mr. Jerry Moe (spelling, on three occasions)

8:15PM Roseville Village Building Superintendent.

9:45 PM ...cul-de-sac....(spelling)

E. Tomaljanovich moved minutes be accepted as read and corrected.

Seconding motion introduced by B. Folz. Motion passed.

8:10PM VILLAGE TRAIL SYSTEM (especially related to Lake Jane Hills sketch plan previously reviewed with recommendation of inclusion)

B. Folz reported to the members he conversed with Carl Dale of Midwest Planning with regard to subject and its incorporation into county-wide plans. C. Dale said it is included in the County Comprehensive Plan. Mr. Dale referred to what is being accomplished with a trail system in Arden Hills where it was included in their Comprehensive Plan. The land area opened to date was donated by NSP along transmission lines. B. Folz showed the Arden Hills comprehensive plan, a map of the present trail system referred to as a pedestrian trail and the NSP news release issued at the time of the donation. Problems encountered to date were the use of the trail by Hondas and during the winter months use as a snowmobile trail. Arden Hills does not presently have an ordinance regulating the trail system, but in the interim through their Parks and recreation Department have established rules for the trail use. Also the entrances have blocked to vehicular traffic by installing posts close together so only people could get through.

Since the Oace Acre-4th Addition Proposed Plat involves the question also of the Trail System in our community, a decision of long term importance must now be made at this time.

## VILLAGE TRAIL SYSTEM (Continued)

E. Tomaljanovich expressed concern about the use people would make of the trail system and problems that could result.

L. Kirveda favored a trail system but felt that consideration be given land areas adjacent to road right-of-ways.

After further discussion, it was the consensus of all present that a Village Trail System should be pursued. To accomplish this the Village Council should adopt a policy statement on the matter.

B. Folz reminded all present of the recreation plan and turned attention to one of the maps which clearly shows the desirability of an inter-connecting park system within the community. He stated that the Village Council at their July 21st meeting indicated they were now ready to proceed with Phase I of the Recreational Plan. Estimated costs before grants which may be obtained are considered is approximately \$500,000.

The Arden Hills data (NSP News Release, Trail map of present routes and NSP Letter of Transmittal...copies) are made a part of these minutes as attached exhibits A, B, & C.

8:40PM CARLSON'S MEADOW 1st SUBDIVISION (Proposed Plat)

Mr. C. Milney (Surveyor) and Mr. Gerald Hartman (Co-Owner) appeared.

Mr. Milney explained the past history of this potential plat. County Surveyor would not accept plat in the fall of 1969 on two occasions. That matter is now being resolved. The deeds which were executed prior to the death of Mrs. Carlson (acreage was sold without platting as required.. platting was in process by purchasers to obtain building permits) and since the plat could not be accepted the deeds were recorded in the fall of 1969.

M. Eder reviewed that which was found by a search of the Township minutes of 1969. A hearing on the proposed plat was held on August 19, 1969 along with a proposed Dearborn plat. This had been preceded by planning board and Town Board review. The minutes of the August 26, 1969 Town Board meeting following the hearings is not too specific.. in that said the Town Attorney was to contact each owner and give a full explanation in the matter. That which was remaining to be resolved was the drainage question involved and the culvert sizing that would be required under the private drive into the building site areas.

- B. Folz moved the following with respect to the proposed plat:
1. The commission recommends to the council that a variance from the sixty-six requirement of East Oakdale Ordinance No. 19 be granted.
  2. The plat locate and dedicate a 15 or 20 foot wide drainage easement to the public.
  3. Accept the lot numbering as proposed (Lots 1, 2 & 3) noting that lot one (1) can not be utilized as a building site in the motion to accept the plat.
  4. Utility easements of 10 feet in width are to be dedicated along the Easterly portion of the private drive.
- D. Boorman provided the seconding motion. Motion passed.

## CARLSON'S MEADOW 1st SUBDIVISION (Continued)

B. Folz introduced the following: That due to ~~XXXXX~~ extenuating circumstances in securing approval of the County Surveyor of the plat, the death of Mrs. Carlson so they could not negate sale and have the Carlson's dedicate plat instead of the Hartman's and the Pechan's, and since a hearing was held August 19, 1969...a rehearing of the plat not be held....since as a final conclusion the commission does not find that the proposed plat has been altered from that presented at the hearing previously held and adjacent property owners have not changed. L. Kirveda provided the seconding motion. Motion Passed.

## 9:30PM MR. &amp; MRS. ANDERSON REZONING REQUEST..AGRICULTURAL TO RESIDENTIAL

The members agreed to adopt by reference the minutes of the Oakdale Planning Commission ~~met~~ meeting, specifically that portion which represents the joint meeting between the Commissions of Lake Elmo and Oakdale, which was held June 25th, 1970.

The Village Council at their July 21st meeting approved the setting of a hearing date in the matter. Members established the date of August 24th, 1970 as the date of the hearing on rezoning.

It was noted that the land described in the rezoning request of the Anderson's is currently being advertised for sale.

W. Lundquist read from the Subdivision Ordinance, Section 4 (Page 8) with reference to the question offering for sale or the sale of real ~~estate~~ without platting...what the violation is, each day offered is a separate violation and the penalties thereon.

## 9:50PM 3M CLUB TRAP SHOOTING RANGE

Members discussed the matter of a hearing on the requested Special Use Permit as required in the Zoning Ordinance. W. Lundquist reviewed the question of the requirement for hearing if within 250 feet of adjacent property owners. The Village attorney evidently has concluded that the distance is from the outer each of the land area in question. Under such interpretation, Mr. Joe Friedrich and Mr. Emerson are within that requirement. The council will ask the club to secure the signatures of the property owners waiving a hearing..if not a hearing will be required.

10:10PM B. Folz presented the commission with a copy of the Pollution Control Agency..List of Approved Incinerators (List No.2) that was provided through the Fire Chief of the Village Fire Department.

Relative to the recommendation of the commission with regard to minimum requirements--size of lot (area) and width of lots..it was noted to the members present that the council had received an opinion from the Village Attorney at the July 8, 1970 meeting on present requirements and that the commission recommendations would be studied. At the July 21st meeting the subject was again discussed and an agreement was made that the attorney advise the Building Inspector and the Commission in writing the status of currently intrepided minimum requirements on lots within the community.

Discussed the need for coordinating commission recommendations with action taken by the Council.

W. Lundquist advised members that Carl Dale will be at the August 24th, 1970 meeting to discuss and review comprehensive plan of the Village.

B. Folz explained to the commission members what action had been taken on Mr. Moe's building permit request. A sketch plan had been presented to the council and accepted on the condition that an easement for drainage be dedicated to the public on a portion of the property as determined by the engineer. It was noted that the entire lot was below 930 feet above sea level. Concern was expressed that surveyors contour determinations were not required as recommended by the commission.

B. Folz advised the members of a forthcoming meeting being prepared by the highway department on the planned 212 continuation in the viaduct area. Mrs. Morris requested a meeting with ~~persons~~ persons living in the immediate area, however, highway department officials would like to hold the meeting in the village chambers on August 10, 1970 to allow anyone that would like to attend.

W. Lundquist asked that commission members have ready in written form their questions, ideas, etc. for the August 24th, 1970 meeting which is hoped will include the village council members.

W. Lundquist distributed Village Attorney Raleigh's proposed forms for Zoning requests and Special Use Permit procedures. Members are to review prior to the next meeting of the commission.

B. Fols suggest that the commission appoint sub-committees comprising one commission member and two lay members from the community to assist the members working on special projects, such as the Uniform Building Code. The following committee were agreed to among the members:

1. Building Codes
2. Parks
3. Forms and Filing

The meeting adjourned at 11:50 PM.

Respectfully submitted,

*Maynard L. Eder*

Maynard L. Eder, Secretary