

MR. WM. LUNDQUIST OPENED THE HEARING ON APRIL 5, 1971 AT 7:30 PM.

PLANNING COMMISSION MEMBERS PRESENT:

WM. LUNDQUIST, B. FOLEY, J. EVERT, E. TOMJANOVICH, M. EDER,
AND T. TORSETH.

ON BEHALF OF LAKE JANE HILLS DEVELOPMENT Mr. SCHREIER AND Mr. VAN DUSARTZ.

OTHERS PRESENT - SEE ATTACHED LIST 36 CITIZENS TOTAL

THE LIST OF 36 PEOPLE IN ATTENDANCE EXPRESSED OPPOSITION TO GRANTING
A VARIANCE IN THE 1 ACRE MINIMUM LOT SIZE. A WRITTEN SUMMARY OF POINTS
OF CONCERN PLUS CONCLUSIONS WAS PRESENTED TO THE PLANNING COMMISSION.
A COPY IS ATTACHED.

SOME OTHER POINTS OF INTEREST NOT COVERED IN WRITTEN FORM WERE.....

1. PRESENT OWNERSHIP OF LAND - WHO WILL BE THE OWNERS AND DEVELOPERS?
2. WILL A PRIVATE EASEMENT BE REQUESTED TO LAKE JANE FOR FUTURE HOME OWNERS?
3. WHERE WILL SURFACE DRAINAGE RUN?
4. THE CENTER OF THE SITE IS HIGHER THAN LOTS PLOTTED.
5. THE TRI-LAKES GROUPS VOICED OPPOSITION TO PROPOSED SEWER SERVICE TO THE AREA.

MOTION MADE BY WM. LUNDQUIST TO ADJOURN THE HEARING AT 10:00 PM WITH
INSTRUCTION TO THE PLANNING MEMBERS TO MEET AGAIN ON APRIL 13, 1971 AT
7:00 PM FOR FINAL DISCUSSION AND MAKE RECOMMENDATIONS TO THE VILLAGE
COUNCIL.

SECONDED BY M. EDER

PASSED

6 AYES
0 NOS

SINCERELY,
Thomas E. Torseth

LAKE JANE HILL HEARING held in Village hall @ 7:30 PM
 April 5, 1971

NAME

Address

D. A. Morgan	2000 Lake Jane Dr.
Spencer Hill	2000 Lake Jane Dr.
Ronald M. Weber	3792 Lake Jane Rd.
Kathy Webb	
Paul	
Warren DeMay	2030 Lake Jane Rd.
Tom Bidan	3945 Lake Jane Rd.
Harold Anderson	4045 Lake Jane Road
Hubert A. Brown	
Henry O. Baker	3955 Lake Jane Dr.
Tom Sealbeck (LAKE CHEMIST)	3005 Lake Jane Drive
Yvonne Sweet	4105 Lake Jane Rd.
Don Sweet	4105 Lake Jane Rd.
Don Conlin	4005 Lake Jane Road
W. A. Brown	2345 Jack Pine Trail
Carl Paul	2475 Lake Jane DR
W. N. Rowe	2430 Sumac Ln.
Ed Stolpe	3995 Lake Jane Drive
J. O. DeLong	3855 HIDDEN BAY RD.
My. Claire P. Huppert	2030 Lake Jane DR.
Clare P. Huppert	2030 Lake Jane Dr.
John K. Weaver	3890 Hidden Bay Rd.
My. Conrad Adams	2795 Lake Jane Drive
W. E. Nelson	3720 HIDDEN BAY Rd.
Roger Wyland	3985 LAKE JANE RD
Charles W. Wenke	4035 LAKE JANE RD
Richard C. Sutcliffe	4055 LAKE JANE RD.

~~James K. Johnson~~
W. W. Johnson
E. W. Johnson
N. C. Johnson
~~James Johnson~~
ROGER ZITON
✓ George D. Hedges

2705 DEER LANE TRAIL
2415 Deer Pond Trail
4350 Lake Jane Rd.
4315 Lake Jane Rd.
3446 Lake Jane Drive
2985 LAKE JANE DR L
2405 Birch Bark Lane

TO: LAKE JANE CITIZENS

April 1, 1971

SUBJECT: LAKE JANE HILLS - 1 acre lot size and multiple dwelling variance.

A group of citizens residing on Lake Jane Road met to discuss the request for variance from 1 acre minimum to 1/2 acre lot size and multiple dwelling, pertaining to the plan under the title of Lake Jane Hills.

The conclusions to the points we discussed is that the esthetics and quality of living in this community will be degraded if this variance is allowed, and that the tax increases which will eventually result to keep the area a first class community will be an excessive burden to all.

POINTS OF CONCERN

1. Cost of maintenance of culdesacs, as shown on plan, will be higher than thru roadways because culdesacs are not as easily accessible by maintenance equipment. All emergency equipment will also be hampered by this lack of accessibility.
2. Easement on side of Lake Jane Road for sewer and water is not allowed for on plan. As shown, roadway must eventually be torn up at expense of property owners when improvements are installed.
3. The increased population density will pollute wells on lakeshore lots, due to natural drainage. We also run a higher risk of polluting Lake Jane.
4. Residential roadways as developed, i.e., Lake Jane Road, will not handle traffic as result of future population density, given 1/2 acre lots.
5. Multiple dwellings are not consistent with homes or planning of surrounding community which is residential.
6. General agreement by citizens of community to minimize lots to 1 acre (cited in Washington County planning), and on which a precedent has been set in the community is being violated.
7. If this variance is permitted (1/2 acre lots) the precedent set will encourage still smaller lot size requests and misplaced multiple dwellings which is a step toward building a community with future slum potential.
8. Questions:
 - a) Where is park land in plan and when will it be designated?
 - b) What % of land must be designated for park and recreation?
 - c) Are you going to sell lake access with the lots, whether 1 acre or 1/2 acre?

IT IS OUR BELIEF THAT PUBLIC ACCESS TO LAKE JANE WILL DESTROY IT!

PLANNED DEVELOPMENT:
LAKE JANE HILLS

In accordance with the resolution of the Village of Lake Elmo, Minnesota, establishing guidelines for proceedings by a developer for the approval of a "PLANNED DEVELOPMENT", the following has been submitted to the planning board for approval by Mr. Richard J. Schreier, Mr. Gerald Mogren, and Mr. Peter J. VanDusartz, of Van Real Estate Co., acting in their behalf.

1. A completed detailed plan of development for all of the land within the land area covered by the proposed plat. (See plat plan Lake Jane Hills.)
2. A completed time table for the proposed development established in terms of specific years and by reference to specific future events, such as the completion of sewer service into the area. (See attached Time Table of Expected Progress On Lake Jane Hills.)
3. A discription of the method by which the proposed development is to be financed. (See attached Method of financing.)
4. The developer has complied with the procedural requirements by:
 - a. Filing 10 copies of the preliminary plan with the Village Clerk.
 - b. The developer is prepared to pay the fee of \$25.00, plus \$1.00 per lot to the Village Clerk is this is what is yet to be complied with. (Developer has not yet been able to determine is this is the case.)
 - c. No cost estimate by the assessor for division of any assessments has been given.
 - d. A zoning form or other application provided by the clerk has not as yet been completed, as we have not as yet been able to secure this form. Completion of such form shall be complied with as soon as form is obtained.

TIMETABLE FOR PROPOSED PLANNED DEVELOPMENT
LAKE JANE HILLS

AREA NO. 1 - 70% complete two (2) years after approval of final plat.

AREA NO. 2 - 70% complete four (4) years after approval of final plat.

OUT LOTS - 70 % complete two (2) years after completion of sewer service into area.

APARTMENT CONSTRUCTION - Shall be started five years after sewer and water completion.

METHOD OF FINANCING
PLANNED DEVELOPMENT LAKE JANE HILLS

A Security Bond in the amount of Fifteen Thousand and No/100 Dollars,
(\$15,000.00), will be provided at the time of approval of Final Plat.

PROPOSED PLAT OF
LAKE JANE HILLS

1. Drainage

A possible drainage problem could occur if the proposed plat were completely developed as shown on Exhibit "A". The answer to this possible problem would have to be determined by an engineering hydraulics study followed by an attorney's legal opinion.

note: If natural drainage follows the present path and that path is not excessively altered by new construction then, a recorded easement may not be necessary.

2. Roads The recommendations of June 22, 1970 planning commission minutes were as follows:

1. Lake Jane Road 80' r/w (40' from #)
2. Lake Jane Drive 80' r/w (40' from section line)
3. East-West Street (42nd St. N.) 70' r/w
4. Minor Streets (internal) 60' r/w - 60' rad. cul-de-sacs

note: Village policy to accept only hard surfaced roads.

3. Apartments

note: Section 4.29 of zoning ordinance No.34 calls for no less than 10,000 ft. of lot area for any building housing 3 or more families in a residential district.

note: Section 4.20 of zoning Ordinance No. 34 calls for minimum of 4000 ft. of lot area for Townhouses.

This area has an existing development precedent, i.e, low density (large lot area) and individual residential housing. The Oaces Acres Area immediately to the west is one acre lots. The landfill to the East will become an open space of part area. It is inconsistent with the surrounding area to develop 1/2 acre cots in a regular subdivision development in this area at this time without sewer and water utilities available.

4. This is NOT a P.U.D. in the opinion of this planning commission ~~but~~ but a regular subdivision. It is not proposed as a development of unique nature which requires variance for reasonable and practicabel physical development but is primarily based on financial considerations.

AFTER REVIEWING ALL THE FACTS PRESENTED AT THE HEARING ON APRIL 5, 1971, PLUS RE-READING OUR MINUTES AND ZONING REGULATION CODES, IT IS MY OPINION THAT THE LAKE JANE HILLS DEVELOPMENT IS A SUBDIVISION AND MUST MEET OUR 1 ACRE MINIMUM.

MY MAIN REASON IS THIS DEVELOPMENT DOES NOT CONTAIN ANY UNUSUAL FEATURES THAT WOULD CALL FOR ISSUANCE OF A VARIANCE.

1. EACH LOT WOULD BE INDIVIDUALLY OWNED
2. HOME DESIGN WOULD BE OF OWNERS CHOICE. IT WOULD BE A SINGLE FAMILY, CONVENTIONALLY BUILT UNIT
3. EACH HOME WOULD HAVE A PRIVATE WELL AND SEWER SYSTEM.
4. STREETS AND ROADWAYS WOULD BE OWNED AND MAINTAINED BY VILLAGE
5. DEDICATED OPEN SPACE FOR A PARK OR PLAYGROUND WOULD ALSO BE OWNED AND MAINTAINED BY VILLAGE

IT IS MY OPINION THAT A "PLANNED UNIT DEVELOPMENT" IS A WAY OUT OF A STEROTYPE, UNFLEXABLE ORDINANCE WHICH MOST ZONING REGULATIONS ARE MADE UP OF. A GOOD PLANNED UNIT DEVELOPMENT MUST ACCOMPLISH SEVERAL GOALS TO BRING ABOUT UNDERSTANDING AND CHANGE.

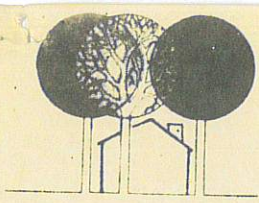
A PLANNED UNIT DEVELOPMENT IS LESS SPECIFIC AND MORE JUDGEMENTAL IN NATURE. IT WOULD GIVE US MORE OF A CHANCE TO BE INVENTIVE. WE COULD GIVE A BONUS OF A LESS RESTRICTIVE ORDINANCE FOR GOOD DESIGN. MAYBE WE COULD GIVE A LITTLE FOR A WELL PLANNED, PERMANENTLY MAINTAINED OPEN SPACE.

I BELIEVE THAT POLLUTION IS A HOT BUTTON TODAY AND CAN BE OVERDONE. ON THE OTHER HAND, ALL WE HAVE TO DO IS LOOK AROUND AND SEE THE DAMAGE THAT HAS BEEN DONE.

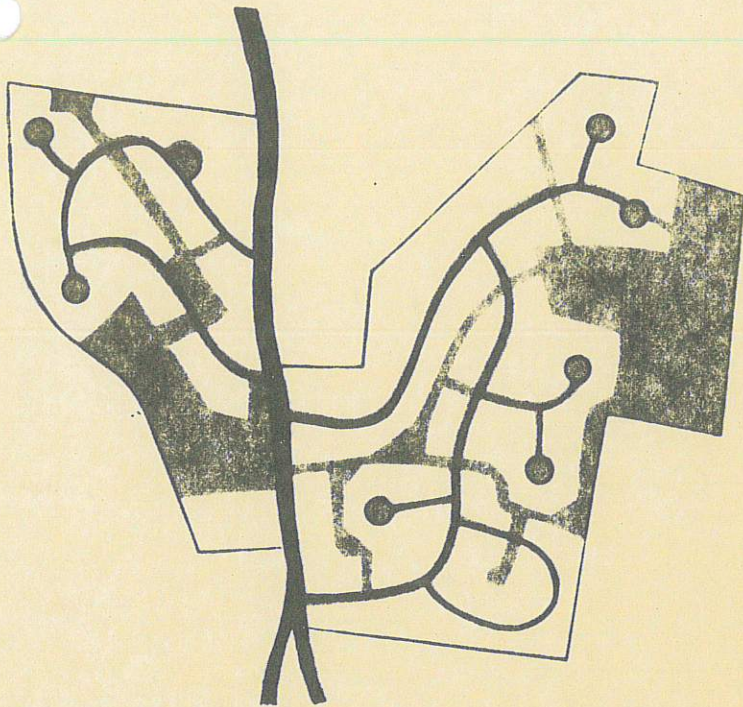
I BELIEVE THAT IN OUR VILLAGE WE HAVE A GOOD EXAMPLE OF A CONTROLLED DENSITY HOUSING FOR A TEMPORARY USE OF LAND, PENTOWN MOVILLA.

WE HAVE A FINE DEVELOPMENT IN OACE ACRES, OF ONE ACRE MINIMUM. I WOULD LIKE TO ENCOURAGE GOOD PLANNING. I'M ENCLOSING A COPY OF AN ARTICLE

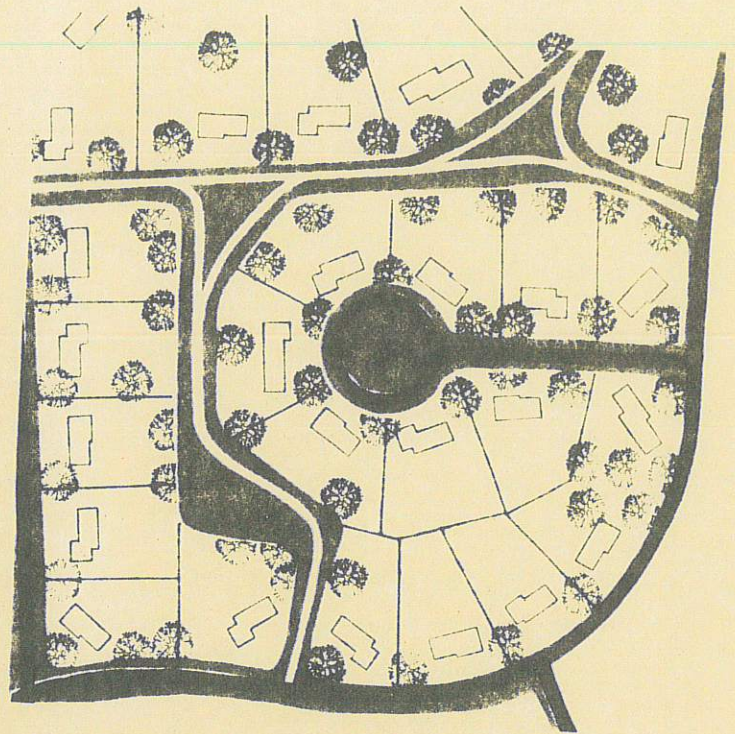
OPEN SPACE" Mr. PETER VANDUSARTZ STATED THAT HIS HOMES WOULD BE IN THE \$50,000 CLASS. THIS TYPE OF HOME, PLUS THIS TYPE OF PLANNING WOULD BE A REAL ASSET TO OUR VILLAGE AND SURELY WOULD GET THE SUPPORT OF THE COMMUNITY.



Large Lot Luxury Plus Open Space



Community of Mountain Farms site plan. Gray areas show open space. There is only one main traffic artery.



Green strips act as buffer between houses sited on loop streets and cul-de-sacs.

OPEN SPACE communities generally are thought of in terms of smaller lots. Mountain Farms, near Hartford, Conn., is an exception. The 220-acre community, with homes priced at \$50,000 and up, is being developed by Charles LoDolce and Joseph W. Ferrigno, Jr., with a minimum lot size of three quarters of an acre. An additional 1/4 acre for each lot is deeded to the town of Simsbury, relieving the homeowner of maintenance responsibilities. The plan thus provides 62 acres of open space as well as large individual

lots for the roomy homes. There is only one through traffic artery, West Mountain Road, which links with Route 44 and will soon join planned new highways to downtown Hartford and interstate routes. The houses are set back along loop streets and on 200-foot cul-de-sacs whose centers are landscaped with grass and either retained or new trees.

Open-space green strips wind through the development, acting as buffers between houses. The green belts are 50 feet wide and feature tree-lined winding walks. These lead to bridlepaths, recreation areas and the main roadway.

All utilities are buried at Mountain Farms and the open country appearance is enhanced by nearby forest preserves and the surrounding wooded hills. Allen W. Hixon, Jr., the landscape architect and site planner, worked with the builders to produce the park-like environment through maximum use of the existing heavily-wooded areas and rolling terrain.

The builders are producing two-story houses with three or four bedrooms. All are designed of materials to blend with their rustic setting and range from 1,765 sq. ft. to 2,230 sq. ft.

Homes of \$50,000 and up are sited on wooded slopes. Utilities are underground. Houses range from 1,765 sq. ft. to 2,230 sq. ft.



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