

3/12/74

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING MARCH 12, 1974

Meeting called to order at 7:45 p.m.

Members present: Chairman Wm. Lundquist, B. Dreher, B. Folz, C. King, D. Lyons, R. Johnson, T. Torseth.

Minutes of February 25th meeting corrected as follows:

Page 2, paragraph 4: correct spelling of RUD; correct spelling of WINDEN.

Minutes approved as corrected.

MR. & MRS. KEN HOLMBERG, 1901 Manton, St. Paul, appeared regarding a building permit for Lot 1, Block 2, Lake Jane Manor #2. The elevation and acreage appear adequate for building so Mr. & Mrs. Holmberg were advised to obtain a building permit from building inspector. No apparent problem with drainage or water table is foreseen.

MR. & MRS. LLOYD SHERVHEIM - Proposed plat for "Ruth's First Addition to Lake Elmo". Ernie Rud of Winden & Associates also appeared.

Motion by B. Folz, seconded by R. Johnson, to recommend approval of the preliminary plan of Ruth's First Addition to Lake Elmo, subject to the following conditions:

1. That the comments from the Village Engineer's letter (copy attached) dated March 12, 1974, be included in the preliminary plan. Item #6 of the Engineer's comments does not clarify nor specifically designate the high flood mark or the normal high water mark. The Village Engineer should be instructed to clarify his intent. It is assumed that the intent is that the high flood mark is 888.0' and the normal high water mark is 884.0'.
2. That the right-of-way on Klondike Avenue be 30' from the center line of the traveled roadway.
3. That the lot width on Lot 6 be widened three feet to be 125' at the building setback line.
4. That the park land dedication for this plat should be a monetary consideration and not be taken in land.
5. That any restrictions and/or covenants that the developer wishes to place on the land should be submitted to the Village Attorney prior to the approval of the final plat.
6. That any street improvements necessary to take care of additional traffic that is generated by this development be negotiated by the Council.



- Hanson*
7. That the portion of Lot 8 from Klondike Avenue easterly for about 200' should be included as a public street, together with a cul-de-sac at its easterly terminus, and this roadway be dedicated to the public but not be improved; the cottonwood trees within the right-of-way be protected by written agreement between the owner and the village. If such an agreement, in the opinion of the Village Attorney, cannot be legally adopted, then some other provision for a public easement to give access to Lot 9 should be provided.
  8. That Lot 9 should connect to the cul-de-sac as defined in Item #7 (above) to allow public access for all lots.
  9. It appears that Lots 4, 5, and 6 may not be a part of the public waters of Lake Elmo and, therefore, could be filled. PZC also observes that Lots 4, 5, and 6 could not be reasonably developed without extensive fill. PZC, therefore, recommends that the Village Attorney rule whether the Village has the authority to grant sufficient fill on Lots 4, 5, and 6 to develop these lots without a public sewer system.

NOTE: Ordinance 129, Section 8, Subdivision D, covers fill on shoreline areas.

10. That a copy of this plan should be submitted to the Valley Branch Watershed District, along with a copy of the Village Engineer's letter of March 12th, and a further clarification of Item #6 of said letter, for their recommendations and approval.

Motion passed unanimously.

LEONARD HANSON appeared before the PZC to request a variance for a building permit to construct a \$12,000 pole barn for his registered quarter horses. Mr. Hanson would like to obtain the permit within 45 days so that he may begin construction within 60 days.

Motion by B. Folz, seconded by R. Johnson, to recommend to Village Council that they individually contact the County Commissioners and instruct the Village Attorney to expedite the settlement of the Leonard Hanson property for the Washington County Park. Motion passed unanimously.

COMPREHENSIVE PLAN. Motion by B. Folz, seconded by T. Torseth, to adopt that portion of proposed revised comprehensive plan for the Village of Lake Elmo as attached. Motion passed unanimously.

PRELIMINARY PLAN OF "LAKE ELMO HEIGHTS". PZC submits attached letter to C. O. Georgi as matter of record. It is our stated objective that all of the additional water run off created by the development be held within the development area and that the Village Engineer make recommendations as to what diking and ponding is required.

Motion by B. Folz, seconded by D. Lyons, to recommend approval of that part marked "Plat 1" of the preliminary plan of Lake Elmo Heights, subject to the following considerations:

1. That Lots 4 and 5 of Block 2 be combined into one lot and the existing pond on Lot 5 remain as it presently exists.
2. That Lots 4 and 5, Block 3, be combined into one lot and the pond on Lot 5 remain as it presently exists.
3. That a 20' walkway easement be maintained, centered on the NSP power line easement.
4. That curb and gutter be added per village standards.
5. Subject to a favorable recommendation from the Village Engineer, namely in the area of drainage structure on Stillwater Boulevard and the size of the necessary water ponding area on Lots 11, 12, and 13, Block 1 and Lots 1 and 2, Block 5.

Motion passed unanimously.

NOTE: This is approval of only about 1/4 of the 160 acres. Plan 1 consists of Blocks 1, 2, 3, and 4 which contains 39 lots on 51 acres, more or less.

Meeting adjourned at 12:30 a.m.

Respectfully submitted,

Sandy Phernetton  
Rec. Secretary

LAKE ELMO PLANNING COMMISSION  
LAKE ELMO, MINNESOTA

February 6, 1974

C. O. Georgi  
3092 Lexington Avenue North  
St. Paul, Minnesota 55113

Re: Preliminary Plan of "Lake Elmo Heights"

NW 1/4 sec. 21

Dear Mr. Georgi:

We have the following comments on the portion of "Layout No. 1" lying east of the power line:

1. All lots along the power line (except Blk. 1) should have the backyard abutting the power line.
2. The increased runoff due to surfaced roads, roofs, driveways, landscaped yards, etc., should be calculated. A holding pond or ponds must be provided to contain the increased volume of water within the limits of the development.
3. Block 1, Lots 12 thru 15 should be revised and be combined into two lots.
4. Block 2, Pond in Lots 5 and 6. What are you proposing to do with the pond? What is the flood control elevation of the pond. Lots 6 and 7 should front on Innsdale Avenue.
5. Block 3. Pond in Lots 5, 6 and 7. What are you proposing to do with the pond? What is the flood control elevation of the pond?
6. Block 4. Remove the curves in Innsdale Avenue North.
7. Block 5. Reduce to 4 lots with the back of each lot abutting the power line.
8. Block 6. Reduce Lots 13, 14 and 15 to two lots with the back of each lot abutting the power line. Combine lots 27 and 28 into one lot.
9. Indicate the type of roads to be built and include a typical section of same.



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We feel the portion of the plan west of the power line could be revised by moving Imperial Avenue further east (on north end of plat) to allow lots to be backed up to the power line. This would allow future subdivision into 1/2 acre tracts when public utilities are provided.

Ironwood Trail could swing further south after crossing the power line and follow the top of the ridge, westerly to Ideal Avenue. If the revision of the two above mentioned roads can be accomplished, then Blocks 6 and 7 would have to be revised.

The area marked Plat 1 looks good with the previously mentioned modifications. The additional data on Plat 1 must be provided before final approval.

We do not like Layout No. 2 and will not make further comments, unless you wish to pursue this layout.

In general, we approve the concept and layout of the portion of Plan 1, lying east of the power line. You will also be required to provide an adequate number of percolation tests, to prove that private septic systems will function in this soil.

Sincerely,



Bruce A. Folz  
Lake Elmo Planning Commission  
City of Lake Elmo

cc: Bob Garrity Co.

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LAKE ELMO  
PROPOSED REVISED COMPREHENSIVE PLAN

In general, the present comprehensive plan is still valid. However, in view of some changes that have taken place since the original plan was developed, it is proposed to encourage short term development in three areas, in accordance with present trends.

1. Old village area, including area east of the lake between 212 and Tartan Park,
2. The corridor area up to the parks,
3. The Tri-Lakes area.

This modification of the original Lake Elmo plan drawn up about seven years ago is desirable because:

1. The population increase projected to the year 2000 for Washington County, on which the plan was based, has been reduced considerably. The growth of Lake Elmo can follow the original plan, but at a slower rate, and with staging of sewer availability.
2. Park plans for Lake Elmo, which did not exist in their present state of development seven years ago, are removing some land from the private sector.
3. There is much more information available today regarding sewer availability.
4. Some needs have changed.

In order to develop this concept in more detail the Planning Commission is requesting that the Village Council provide it with professional engineering and planning assistance, as follows:

1. An engineering study relative to sewerage the old village either into the Cimarron plant or into a new packaged plant in section 13 or 24, including industrial area up to the airport.
2. An engineering study, jointly with Oakdale, for determining feasibility of sewerage the Tri-Lakes area and the adjacent area in Oakdale, into the WONE interceptor. The total area to be seweraged should be limited such that it hopefully can function unchanged and not overload the WONE interceptor for 30 to 50 years or maybe forever. Feasibility costs of this alternative should be established, as well as establishing feasibility of other alternatives, such as correcting faulty septic systems or a packaged treatment plant.
3. An engineering study as to how much land in the Dayton area can be seweraged into the WONE system. We need to know what area will not be included when Dayton's decides that they are ready to go.

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PROPOSED REVISED COMPREHENSIVE PLAN  
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4. Professional planning assistance for reviewing the proposed 160 acre development in the SW corner of Old 212 and County 80, especially since this area may not be sewerred for a long time.