

VILLAGE OF LAKE ELMO  
PLANNING AND ZONING COMMISSION  
MINUTES OF MEETING OF OCTOBER 28, 1974

Meeting called to order at 7:30 P.M. by Chairman Lundquist.

Members present: Grace, Dreher, Johnson, Froehner, Novak, Williams, Lyons and Lundquist.

Minutes of Meeting of October 8

Corrections of minutes of October 8.-Change PZC in bottom paragraph of page 1 under 1) to MPCA. On page 2, 2nd paragraph, 3rd sentence, change to "The overlay indicated the following tentative proposed general changes." Under 3) change to "Adjustment of highway 212 to a less northerly route than shown..."

Motion by Williams, second by Lyons, that the minutes of the meeting of October 8 be approved as corrected. Motion carried.

Norm Wendt - Requesting Variance

Donald Raleigh, City Attorney, brought Norm Wendt papers in as Mr. Wendt could not be present and left the papers with him. Mr. Wendt would like to sell his property on the West side of lake. This property includes a house on a 265 foot wide lot. He would like to sell the North 165 feet and house as one unit if the South 100 feet would still be a buildable lot. Under this arrangement the house would be 30 feet from the lot line, so one possibility would be to move the lot line closer to the house and make the South lot wider than 100 feet. Another question was whether the Regional Park would for sure abut on the property. The amount of land above the Lake Elmo flood level should also be verified.

Motion by Williams, second by Froehner, to table consideration of this matter until the exact boundary of park is determined (whether or not park borders on South edge of new lot). Motion carried.

Roger Derrick, Robert Gottsacker, representing Derrick Allied Prop. (former Crombie property) - requesting opinions.

Roger Derrick, representing Derrick Allied Prop., and their engineer, Robert Gottsacker were present. At this time they are not formally requesting anything but opinions. Had preliminary layout of approx. 280 acre farm (former Crombie property).

THEY PROPOSED TO: Develop the land just North of DeMontreville Road up to the City park in 1-3 acre residential lots that would not require central sewer. Sedimentation ponds would serve as temporary storm sewers and County Road 13 would be relocated and enlarged. Land east of Park was proposed for development into single family, multiple family, industrial and commercial, when sewer is available.

The proposed land distribution was approximately as follows. Lots shown on map were illustrations only.

1-3 acre resid. lots	77.5	(would develop first)
dedicated	9	
public park	23	
multiple family	24	
industrial	60	
commercial	42	} (develop in 15 years)
single family	28.2	
streets	28.4	



Notes: 15 years to 75% development for the Eastern part. Mrs. Crombie retained about 30 acres just East of park along lake. Northeast corner is a swamp. There is a pipeline easement about 250 ft. from pipeline to road.

There was concern expressed re 3M traffic on Co. Road 13--should minimize access.

Mr. Maynard Eder stated that the Metropolitan Sewer Board and Metro Council will make decisions in near future regarding sewer. Comprehensive plan and sewage timetable is being worked on.

Mr. Bill Lundquist stated it was the general feeling of the PZC that the preliminary layout of residential development on West edge has been more or less agreed to--the other part will take some consideration before we can tell Derrick anything definite.

The Planning Commission is to let Derrick know of our reaction to the industrial, commercial and multiple housing proposal.

Sketch Plan for Paul Emerson Property-Requesting Comments on Concept.  
Paul Emerson and his attorney, Bruce Folz, were present with Sketch Plan of single family urban one-acre lots. 55 or 56 lots on 79 acres. The plat includes: 1/4 mile lakeshore on West side of Downs Lake--a 20 ft. walkway is proposed along lakeshore. The property is mostly gravel so should be no problem with perc. tests. The proposed lots are minimum one acre. A pond on property could be used for sedimentation. Otto Bonestroo developed a suggested road plan for Section 24 a year ago and this includes a NS center section road (Legion Avenue) on the West side of the proposed plat.

Bruce Folz requested Vill. find out whether the property owners on the West would dedicate land to Legion Avenue and/or participate (Gene Peltier and Peter Durand). Mr. Folz also requested that the PZC ask Otto Bonestroo, Engineer, what the width of Legion Avenue should be. Mr. Folz stated that they will be getting an aerial map the first of the year and then will be in with the preliminary plan. They would like the PZC's recommendation in 2 weeks to a month.

PZC general reaction is favorable to the Sketch Plan. The PZC decided to ask the Council whether they would want to have the entire mile of Legion Avenue completed at the same time as building the new road--if there is any advantage in completing it all at this time or just building the South one-half mile. The PZC will contact Gene Peltier and Peter Durand re Legion Avenue and also contact Otto Bonestroo re the width.

Elmer Haase-(owner of Cozy Cove Motel) - Requesting Special Use Permit.  
Elmer Haase was present requesting a Special Use Permit for a Recreation Room to be added to his residence (he has an office in his residence). Motion by Gene Froehner, second by Williams, that PZC has no objection to the addition and that a Special Use Permit be recommended. Motion carried.



George Hite- Dayton-Hudson Properties

Mr. Dick Wolsfeld, Dayton-Hudson, was present and showed highway situation, location and kinds of accesses. State Highway Dept. and County working on this at present time.

Mr. Peter Hall and Mr. George Hite, Dayton-Hudson, presented proposal to change park boundary as originally proposed to a different location in order to conform to natural vegetation, lowland, slopes, etc. of the land to integrate park with the center. Propose residential mainly around lake, transitional area of low density housing and then the center. PZC requested Mr. Hite keep them up-to-date on current timetables as they become available.

Motion by Williams, second by Grace, that PZC express general agreement with the desire of Dayton-Hudson to include the property within the park which contains critical areas South of Eagle Point Lake (i.e. those areas which are limited by slopes, water, and/or soil conditions), possible as a trade-off for buildable lands to the West. Motion carried.

Battan Timber - Discussion by PZC

Gene Froehner stated that upon checking, the City will have to set up haul roads in the near future for the Battan Timber tree disposal operation.

Metro Park - Discussion by PZC

Motion by Williams, second by Lyons, that the PZC expressed concern at being included in the master plan for the Metro Park. Motion carried.

Motion by Gene Froehner, second by Todd Williams, to adjourn at 12:16 A.M.

Respectfully submitted,

*Barbara J. Christianson*

Barbara J. Christianson, Secretary