

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING OF NOVEMBER 26, 1974

Meeting called to order at 10:05 P.M. by Chairperson Lyons.

Members present: Lyons, Sovereign, Froehner, Williams, Novak and Johnson. (The members of the Planning Comm. sat in on the special meeting of the Council concerning flood insurance before their meeting.)
Minutes of meeting of November 12, 1974

Corrections of minutes of November 12 - Page 1, under Allied Properties, second parag., "They would like to have ideas for a layout for the future - whether commercial ..."; third parag. under Allied Properties, first sent., "...undesirable so far as police and fire protection and extension of sewer are concerned." Fourth parag. under Allied Properties, first three sentences should read: "It is the desire of the PZC to keep at least the northern portion of the city zoned agricultural. The PZC felt that industrial development would catalize further development around the area and hence lead to the need for sewers much quicker and that the City shouldn't have to supply sewers for that kind of development within the next 20 years. It is felt that the estate lots would not bring further high density development around the area." Under members present, delete Froehner and insert Dreher.

Richert Mining, Application by Schaefer Contracting for Renewal of Special Use Permit.

Their present Special Use Permit now sets elevation at 930 feet. Schaefer contracting would like to go another 5 feet in depth. Motion by Williams, second by Sovereign, that the PZC recommends denial of a renewal of the Special Use Permit at this time because of the existence of ground water at 922 feet (refer to minutes of April 22, 1974, as corrected on May 14). This application is for a new Special Use Permit and the standard procedures for processing should be followed. Motion carried.

Robert & Irene Lang and Mack A. & Janet R. Nettleton - Petition for Vacation of Lots on Lake DeMontreville.

On December 17 the City of Lake Elmo Council will consider the petition of Robert and Irene Lang and Mack A. and Janet R. Nettleton for vacation of all that part of DeMontreville Beach lying and being between Lots 669 thru 672, inclusive, and the shoreline of Lake DeMontreville, all as defined on the plat of LANE'S DEMONTREVILLE COUNTRY CLUB ADDITION. Motion made by Williams, second by Sovereign, that the PZC table further discussion and request City Attorney to list in time for the December 10 PZC meeting, in detail, all those portions of formerly platted public beaches which have already been vacated. Motion carried.

Motion by Novak, second by Froehner, to adjourn at 11:35 P.M. Motion carried.

Respectfully submitted,

Barbara Christianson
Barbara Christianson, Secretary

SPECIAL INFORMATIONAL MEETING
CITY OF LAKE ELMO
RE FLOOD INSURANCE
HELD ON NOVEMBER 26, 1974

Members present: Mayor Eder, Mehsikomer-Clerk-Treasurer.
Several members of the Planning Commission also attended this meeting.

Meeting called to order at 7:45 P.M.

Sandra Schroeder, Federal Insurance Agency; Jim Wright, Department of Natural Resources, and Ralph Fanson (Engineer appointed to study watershed in this area) Water Resources Department, Stanley Consultants, Stanley Building, Muscatine, Iowa 52761 (Tel. 319/263-9494) were present.

The above persons were present to explain to the City what stage the City of Lake Elmo is in in regard to flood insurance program and what the flood insurance study being conducted by Stanley Consultants will mean to the City of Lake Elmo -- both for residents and information available to the City to manage flood plain areas.

Susan Schroeder-Federal Insurance Agency:

Most communities enter flood insurance program in two stages: (1) emergency program or subsidized level. They are presented a map pointing out flood prone areas in a general manner. This is the first attempt to notify communities and individuals that there are flood prone areas and that insurance should be purchased in these areas and that communities should take care that areas be developed in a manner consistent with flood hazard in that area. (2) Regular program. A more detailed study of community's flood prone areas.

City of Lake Elmo has different problem than what is normally covered in program. Ground water is concerned here and some elevations have lake surfaces and some overland flooding. Insurance rates will be determined by their elevation in comparison to the elevations of 1% or 100-year storm. People on upper end will have a high rate and people on lower end a low rate. When elevations are provided to the community, it will be expected to regulate flood prone areas in a manner consistent with the information provided and be required to have any structures elevated to one foot above the 100-year flood elevation. The community will be monitored on a yearly basis to check whether they are regulating flood plain in their community in compliance with federal and state standards. NOW

Ralph Fanson-Stanley Consultants:

Technical people from Stanley Consultants will be preparing report, Mr. Fanson presented a map as a result of preliminary study of City of Lake Elmo's flood plain areas. They determine flood areas and drainage patterns from talking to federal, state and local agencies which might have information on flooding, try to determine from old newspapers history on past flooding, looking at areas, obtaining data available on lake levels, and also compare with similar streams in Minnesota and Wisconsin. After looking at the area in detail, they begin office work and more detailed field work (sometimes call in surveyors). After completing the report they then submit it to the City for any changes. The DNR and FIA will be present and attempt

to incorporate any changes and comments before it is printed for HUD. After this stage, the report is submitted to HUD for approval.

Jim Wright-Department of Natural Resources

The Department of Natural Resources receives the completed report from Stanley Consultants and they then review it to see that there are no errors, etc.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Barbara Christianson

Barbara Christianson, Secretary