

NOTICE

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

The Planning Commission of the City of Lake Elmo will hold a public hearing on Tuesday, May 13, 1975, at 7:30 o'clock P.M. in the City Hall of the said City to consider the application of Allied Properties, Inc. for re-zoning of a 95.5 acre tract of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4), Government Lot Seven (7), Government Lot Six (6), and Government Lot Five (5), all in Section Five (5), Township Twenty-nine (29) North, Range Twenty-one (21) West in the City of Lake Elmo and more particularly described in the Application on file with the City Clerk.

The application is for re-zoning of the said property from "Agricultural (A)" to "Single Family Suburban (SFS)".

At the same time and place the said Planning Commission will hold a public hearing to consider the application of said Allied Properties, Inc. for approval of a preliminary plan for the subdivision and platting of the above described lands to be known as DEMONTREVILLE HIGHLANDS; a copy of said preliminary plan is on file with the City Clerk.

All interested persons will have an opportunity to be heard at that time.

Dated: April 14, 1975.

Donald Mehsikomer, City Clerk

AGENDA--PLANNING-ZONING COMMISSION
CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, APRIL 8, 1975.

- 7:30 P.M.-- Roll Call
Approval of Minutes
- 7:40 P.M.-- Lowell Rieks--4564 Kimbro
Building of 28x40 barn (SW 1/4 of Section 11)
- 7:45 P.M.-- "Hearing" -- Patti Homes at 11450 Hudson Blvd.
Special Use Permit for Sales of Trailer
Homes.
- 8:15 P.M.-- "Hearing" -- Eldon Loescher
Rezoning of Lot 4 of Cty. Aud. Plat 8
from its GB classification to a zoning
classification which would permit the
construction of a multiple family
residential dwelling.
- 9:00 P.M.-- Kent Musegades-7223 Millroad , Centerville, Minn.
P.O. Hugo, Minn. 55038
Office-221-7249 Home-426-2846
Questions on Lot 3, Pabst 2nd. Addition.

ITEMS FOR DISCUSSION:

Washington County Landfill.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 8, 1975

Meeting called to order at 7:40 P.M. by Chairperson Johnson.

PRESENT: Johnson, Williams, Dreher, Froehner, Grace, Lundquist, Novak
Sovereign (9:10) and Armstrong.

MINUTES MOTION by Williams to approve minutes of the March 24th Meeting
as amended:

1. At the MINUTES section after the first sentence add:
 1. In LOESCHER section, line 6 change "drainfield in" to read "drainfield for".
 2. In LOESCHER section, line 6 change "GB and his" to read "GB and residential".
 3. In FOLZ DOWNS LAKE section, in the first sentence of the Motion by Williams change "tabled the" to read "tabled until the".
 4. In DERRICK section line 1, change "the park's" to read "the proposed city park's". Line 5, change "If it" to read "If Derrick". Line 6, change "it will" to read "Derrick will".
2. In LOESCHER section, line 1, change "for the April" to read "for a rezoning hearing at the April".
3. In LOWELL RIEKS section, line 2, change "SW 1/4" to read "NW 1/4".
4. In JOINT COMMITTEE WITH OAKDALE section, in lines 2 and 3 of the Motion by Lundquist, change "the committee as to Oakdale." to read "the Joint Committee regarding Oakdale's involvement."

SECOND by Dreher

VOTE All in favor (Sovereign absent).

RIEKS Lowell Rieks requested approval for his plans to build a barn on his property in Section 11. The area is zoned SFU, but the PZC had received legal advice from the city attorney that this would not be considered an increase in the non-conforming pre-existing use.

MOTION by Armstrong

The PZC recommends that a building permit be issued to Lowell Rieks to construct a 28X40 barn for agricultural use on his 35.24 acres in the W 1/2 of Section 11.

SECOND by Lundquist

VOTE All in favor (Sovereign absent)

PATTI HOMES Patti Homes, Inc., a Minnesota Corporation, requested a Special Use Permit for the sale of Trailer Homes at its lot on Hudson Blvd.. Present for the Corporation were Tom Damm, General Manager, and Ross Young, Lot Manager. John H. Wright, the

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING April 8, 1975

PATTI HOMES property owner was also present. No one appeared in opposition. (Continued) The corporation is owned 100% by Howard Padratzak (Sp), alias Nick Patti. John H. Wright and his wife Myra E. Wright own the property jointly and reside at 3445 Holmes Avenue South, Minneapolis 55408. The lot rented by Patti is approximately 375X750 feet. It was formerly rented to Century Homes. There are no permanent structures on the property except the empty structure owned by Wright which Patti may use for storage. Patti Homes, Inc. has other sales facilities at 5050 Central Avenue N.E. in Fridley; Cedar at 13 in Eagan; and Highway 169 Shakopee. Patti Homes, Inc. purchased this business from Century Homes on January 1, 1974. The sales are of new and used mobile homes. The Office is a mobile home on blocks. The sales units are left on wheels and blocked on one end. Johnson cited the complaint that persons are being allowed to live in the mobile homes at the site. Damm claimed this was no longer being allowed. There are double wide homes on the lot. Patti has the option to buy the property. The corporation belongs to the Minnesota Mobile Home Association and is regulated by the State through licensing and the FTC.

MOTION by Williams:

The Special Use Permit be issued subject to the following conditions:

1. The Mobile Homes must be blocked up for safety.
2. There will be no repair work or maintenance on Mobile Homes at the site.
3. Operating hours will be:
 - 9:00 to 9:00 Monday to Thursday
 - 9:00 to 6:00 Friday, except summer 9:00 to 9:00
 - 9:00 to 6:00 Saturday
 - 12:00 to 5:00 Sunday
4. The grounds will be kept in a neat and orderly manner.

SECOND by Lundquist

VOTE All in favor (Sovereign absent)

LOESCHER Eldon Loescher requested a rezoning of Lot 4 of County Auditor's Plat 8. Notices of the Hearing were sent in compliance with the Ordinance. The following persons appeared:

Loretta Taylor	11098 34th Street North
Mrs. Joel R. Eder	11082 34th Street North
Bruce Dunn	11018 Upper 33rd Street North
Joe Streiff	11074 Upper 33rd Street North
Mr. & Mrs. Brian Dennis	11072 34th Street North
Eugene Markgraf	11002 Upper 33rd Street North

Mr. Loescher would like the lot rezoned from GB to a classification that would permit the construction of a multiple family residential unit. Loescher indicated he would put a Karate School in half of the lower section. This would be an open room approximately 25 X 40 feet. It would be a slab building with no basement. There would be two two bedroom apartments and two one bedroom apartments. The lot is 100 X 150.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING April 8, 1975

LOESCHER
(Continued)

Brian Dennis asked how the building would be sewerred and the parking be accomplished on a 100 X 150 lot. Loescher replied that the building would only be 40 X 50 and there would be two tanks at the back of the building. Someone stated that the Lake Elmo Inn has problems with its sewer and must pump the tank every week or so. Loescher stated that he owns the apartment building next door and in the last five years there has not been a problem with the sewer system. The other building is 43 X 53. Johnson informed the PZC that he had received a phone call from Ms Susan Dunn expressing concern for the adequacy of parking facilities for this new building, whether there was room enough for the proposed building and garages and what effect this will have on the character of the Old Village. Ms Dunn also expressed concern about the rapid development of Lake Elmo.

Loretta Taylor indicated that she lives across the street from the present apartments and that the heavy traffic caused ruts in the street and it is difficult to get into her driveway because of the parked cars from the present apartments.

Loescher indicated he would probably build garages for the old apartment building some day.

Eugene Markgraf expressed concern about the water run off and drainage problems this new building would cause. Johnson stated that the City Engineer should be asked to study this runoff problem. The melting snow from the tracks runs north through this lot.

Brian Dennis said that an apartment building would mean 24 hour traffic, but a business would only mean traffic for 40 hours a week.

Bruce Dunn asked what incentives there would be to build garages for these two buildings. Loescher replied that the new building would have the garage built immediately and that he would see that someday the old building had garages.

Brian Dennis stated he was against the rezoning because of Sewer problems and traffic. Where would the School parking be he asked. Loescher replied that the school would be open 6:30 to 8:30 P.M. Tuesday, Thursday and Saturday evenings and that there would only be 10 to 15 students.

Jan Sovereign arrived at 9:10 P.M.

Judy Eder asked where the garages would be on the old building.

Loescher replied that they would be along the back lot line.

It appeared that the driveways for the old building and new building would have to pass over the drainfield and proposed drainfield.

Dreher indicated that this was not permitted.

Concern was expressed that the home to the west would be restricted in view by the building 25 feet to the east.

Loescher said he would install holding tanks if necessary.

Joe Streiff went on record as opposed to rezoning for a multiple unit dwelling but was in favor of a SF Unit.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING April 8, 1975

LOESCHER Chairman Johnson asked for further comment from the persons
(Continued) present and hearing none, closed the Public Hearing portion
of the Meeting.

MOTION by Williams

The Loescher request for rezoning should be tabled until the
PZC has a written opinion from the City Attorney clarifying
§301.040 U. 2. as to whether lot areas given refer to SF units
or to entire structures regardless of the number of family units
therein.

SECOND by Armstrong

VOTE all in favor

MUSEGADES Kent Musegades requested an opinion from the PZC as to whether
his property was buildable. It is lot 3, Pabst 2nd Addition.
It measures 49.62 by 150 and is 7443 square feet with lake
frontage. Where no sewer and water have been provided by the
community, under §301.040 U. 2. the minimum square footage
must be 18,500 with a 125 foot minimum width. Zoning Code
§4.04 (A) would allow a lot to be buildable if it met 60%
of the requirement. This would be 11,100 square feet, so
even if §4.04 was applicable, the lot is still too small.
The lot is unbuildable and Williams Parks should be notified
that it is only an access lot and should be so assessed if it
is not so already.

SECTION 11 The PZC requests an opinion from the City Attorney on the merits
REZONING of rezoning that part of Section 11 zoned SFU to A at this time.

SALUS Raymond Salus, 494 Lake Elmo Avenue, indicated he would like
an extension of the 18 month limit placed on his occupancy of
a mobile home. His future plans can not be determined until
the final decision is made for the I 94 route. He was advised
to make an appointment with the Council. John Mueller indicated
there are no problems with the extension as far as his building
inspection was concerned.

LAND FILL Chairperson Johnson informed the PZC that one of the sites for
the proposed Washington County Landfill would involve 40 acres
in Lake Elmo. The exact location is not known but an informed
source felt that it appeared to be the NW 1/4 of the NW 1/4 of
Section 28 in Lake Elmo and the NE 1/4 of the NE 1/4 of Section
29, and the E 1/2 of the E 1/2 of Section 20 south of old
Stillwater Road in Oakdale. The County is looking for 200 acres
upon which to place 10 feet of trash. Members of the PZC
expressed the wish that the Metro Council investigate recycling
centers instead of looking for more landfill sites. The PZC
appointed Dreher and Armstrong to investigate the matter.

OAKDALE- Chairperson Johnson informed the PZC that Don Raleigh, the city
LAKE ELMO attorney had met with Mr. Wolf, the City Attorney for Oakdale
JOINT and they had reviewed the PUD Ordinances of the two cities.
COMMITTEE They found no significant difference and felt that a more
specific ordinance might cause as many problems as it would solve
and would tie the hands of the Municipalities.

MINUTES OF THE LAKE ELMO PLANNING AND ZONING COMMISSION MEETING April 8, 1975

AIRPORT

MOTION by Williams

WHEREAS the Lake Elmo Planning and Zoning Commission has reviewed the plans and alternatives for expansion and development of the Lake Elmo Airport by the Metropolitan Airports Commission; and WHEREAS, the Lake Elmo PZC has received opinions from many residents of Lake Elmo and other communities in Washington County, regarding the above-mentioned plans; and, WHEREAS, the vast majority of residents appear to be opposed to any expansion and development of the Lake Elmo Airport beyond its present facilities; and, WHEREAS, there appear to be no substantial benefits to be gained by Lake Elmo, or by other surrounding communities, or by Washington County as a whole, as a result of expansion and development of the Lake Elmo Airport beyond its present facilities; and, WHEREAS, any expansion of the Lake Elmo Airport will be accomplished by significantly adverse environmental impacts due to noise, air pollution, and ground water contamination; THEREFORE, be it resolved that the Lake Elmo Planning and Zoning Commission go on record as opposing the expansion and development of the Lake Elmo Airport beyond its present facilities.

SECOND by Armstrong

MOTION By Sovereign

That the motion by Williams be tabled until the next PZC meeting and that the PZC requests the Council to schedule a hearing to obtain citizen response to the Airport expansion.

SECOND by Grace

VOTE In Favor Johnson, Dreher, Froehner, Grace, Lundquist, Novak and Sovereign

Opposed Williams and Armstrong

Motion to Table is carried.

SHAFER

Johnson informed the PZC that the Mayor had received two weeks notice from Shafer Contracting that it will be using the Northern Route to Jamaca. Mr. Rudy of Shafer had been at the January 27 1975 meeting and the PZC had recommended the two week notice period. Rudy had said there was no problem with the easement rights over the property. Now the Company claims it no longer has the right to use the south access route.

MOTION by Armstrong

The PZC recommends that the Council deny the request of Shafer Contracting Company to use the North access route to Jamaca for reasons of traffic safety.

SECOND by Grace

VOTE In favor Johnson, Froehner, Lundquist, Novak, Sovereign and Armstrong

Abstained Williams, Dreher and Grace.

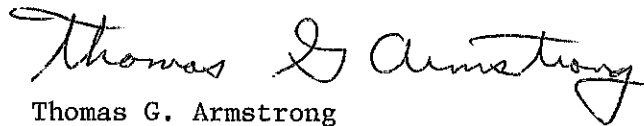
Motion is carried

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING April 8, 1975

ADJOURNMENT The meeting was adjourned at 12:00 P.M.

THE NEXT SCHEDULED MEETING IS MONDAY APRIL 28TH AT 7:30 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Thomas G. Armstrong". The signature is written in dark ink and is positioned above the typed name and title.

Thomas G. Armstrong
Secretary

Whereas the Lake Elmo Planning and Zoning Commission has reviewed the plans and alternatives for expansion and development of the Lake Elmo Airport by the Metropolitan Airports Commission; and,

Whereas the Lake Elmo P.Z.C. has received opinions from many residents of Lake Elmo and other communities in Washington County, regarding the above-mentioned plans; and,

Whereas the vast majority of residents appear to be opposed to any expansion and development of the Lake Elmo Airport beyond its present facilities; and,

Whereas there appear to be no substantial benefits to be gained by Lake Elmo, or by other surrounding communities, or by Washington County as a whole, as a result of expansion and development of the Lake Elmo Airport beyond its present facilities; and,

Whereas any expansion of the Lake Elmo Airport will be accompanied by significantly adverse environmental impacts due to noise, air pollution, and ground water contamination;

THEREFORE be it resolved that the Lake Elmo Planning and Zoning Commission go on record as opposing the expansion and development of the Lake Elmo Airport beyond its present facilities.