

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

MEETING TO BE HELD TUESDAY, JUNE 10, 1975.

- 7:30 P.M.-- Roll Call
Approval of Minutes
- 7:45 P.M.-- John Mueller, Bldg. Inspector
Discussion on rezoning of Lite Industrial
areas in "Old Village".
(Robert Hagstrom Property at
3394 Lake Elmo Ave.)
- 8:00 P.M.-- Demontreville Highlands, Plat
Mr. Derrick & Mr. Gottsacker from Allied
Properties to be in attendance.
- 8:20 P.M.-- Eden Park Plat (Paul Emerson Property)
- 8:40 P.M.-- I-94 Corridor--refer to letter from State
Planning Agency addressed to I-94 Management
Committee, handed out by Todd Williams at
an earlier meeting.
- 9:00 P.M.-- Ruben Lauseng--9591-60th. ST. No.
Erect pole barn at above address.
- 9:15 P.M.-- David Licht-- Midwest Planning
Update of Preliminary Concept Plan

ITEMS FOR DISCUSSION:

Set date for Lake Elmo Council/Planning Commission
Workshop meeting to discuss: 3M request for update
of land use plan;
proposed city road plan;
sewer plan.

Date tentatively set for June 30, 1975

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 10, 1975

Meeting called to order at 7:35 p.m. by Chairman Johnson.

PRESENT: Johnson, Williams, Dreher, Grace, (7:45) Lundquist, Novak, Sovereign (7:55) and Armstrong.

MINUTES: MOTION by Williams to table approval of the minutes until the next meeting.

SECOND by Dreher.

VOICE All in favor. (Grace and Sovereign absent)

MUELLER
(Hagstrom)

Mr. Mueller the Village Building Inspector discussed the Hagstrom property at 3394 Lake Elmo Avenue. The building area is presently zoned limited industrial (LI). There is a furnace which burns scrap wood and was condemned twice. Hagstrom will be putting in \$50,000.00 to repair the building including a new roof and fixing the front. Hagstrom would like to possibly put in retail use. His general business is construction. The problem is that LI does not specifically allow a retail use although it does allow a wholesale use. GB would allow more uses. Lundquist suggested that since the retail uses are uncertain at this time perhaps Hagstrom should come to the PZC when his plans are more concrete.

(Dahl)

Johnson questioned Mueller regarding Michael Dahl dumping dirt near Lake Jane. Mueller had given a permit to fill with gravel in order to allow Dahl to make a roadway to the Lake lot. Dahl lives at 8935 Lake Jane Trail North. Johnson questioned whether the DNR requires a permit for any fill within 1,000 feet of the Shoreline. Mueller was asked to check with Dahl and attempt to obtain a stipulation that the roadway would only be for Dahl's own use. Mueller was also asked to contact DNR and find out about the fill requirements.

DEMONTREVILLE
HIGHLANDS

Roger Derrick and Robert Gottsacker appeared to present further information on the Demontreville Highlands Plat. A letter of June 6, 1975 with attachments was read into the record and a copy of it is attached hereto. Derrick is now interested in platting only Block 1, Block 2, Lots 1, to 8 and Blocks 3, 4, 5 and 6. The PZC received word that Charles Kenow of the Minnesota Environmental Quality Council has stated that MEQC 25 covers Demontreville Highlands and that the MEQC will review the Plat this week and request an environmental assessment which Lake Elmo must prepare and forward. After the environmental assessment is forwarded the MEQC determines whether an impact statement is necessary. If the PZC does not approve the rezoning and plat, the MEQC will not act. Sovereign indicated she was concerned about run-off and pollution. Councilman Abercrombie stated that the City Engineer's desire for 3.2 acres of ponding for run-off corresponds to the DNR land

DEMONTREVILLE requirements for a rearing pond. The sewerage of the Demontreville
HIGHLANDS Heights area was discussed. Sovereign requested that the PZC be
(Continued) furnished with a copy of the study which was done on faulty sewage
systems in the Lake Demontreville area.

MOTION by ARMSTRONG (Motion prepared by Johnson)
WHEREAS the Preliminary Development Plan identified as Demontreville
Highlands requires rezoning from Agricultural to Single Family
Suburban; and,
WHEREAS much of Lake Elmo is already zoned for residential development
and at this point is unplatted and undeveloped; and,
WHEREAS the Lake Elmo Planning and Zoning Commission on May 16, 1975
formally requested the Developer, Allied Properties, Inc., to
postpone application for rezoning and subdivision until the City
of Lake Elmo had completed updating of the City's Land Use Plan and
Road Plan in September, 1975; and,
WHEREAS the Developer refused said request; and,
WHEREAS the City Engineer has recommended that "if sanitary sewer
cannot be provided within five years no rezoning should be allowed";
and,
WHEREAS the City Engineer has advised that it is unlikely that this
area would be seweraged within five years; and,
WHEREAS the Demontreville Highlands Plan calls for substantial
filling of existing water holding areas and only limited plans for
developing ponding areas for holding additional water run-off
resulting from this development;
THEREFORE be it resolved that the Lake Elmo Planning and Zoning
Commission recommends that the request for rezoning of the area
identified as Demontreville Highlands be denied; thereby also
denying the request for subdivision.
SECOND by Lundquist
VOTE All in favor

EDEN PARK
PLAT

Bruce Foltz presented further information on the Eden Park Plat.
He distributed another plat map which shows the lot lines running
into the lake. A letter dated June 10, 1975 was distributed to
the PZC. It is in reply to the letter of May 9 from the City
Engineer and a copy of each letter is attached hereto. Foltz re-
viewed his letter point by point. Armstrong expressed concern for
the fact that the plat showed a street which was partially on the
Durand property and that this property has not yet been acquired.
Concern was also expressed over the fact that Mr. Durand had re-
lated to Armstrong that he was threatened with condemnation.
Abercrombie stated that the developer should not rely on the city to
condemn a street for him. Foltz said the street was part of the
road plan which had been adopted for section 24. Johnson indicated
that this plan had not yet been adopted. The plan was originally
designed by the city engineer, to provide access to land locked
parcels. Licht stated that this is a rural service area in that
the rural service area is defined as a place where there are no
more than forty houses per square mile. Armstrong expressed
opposition to the development because it was not in the area

EDEN PARK
PLAT
(Continued)

which would be served by sewers within the next five years and it constituted leap frogging. There is no development in close proximity to this. Williams asked that the record indicate that he was in agreement with Armstrong but that he felt the plat had to be approved since the area had already been zoned for single family residential. Foltz claimed that the development is within 1/4 mile of other developments and that he does not believe it is leap frogging. Foltz again stated that the five year requirement of the metropolitan council is, in the opinion of the city attorney, not a legally binding requirement.

MOTION by Williams

1. Recommend approval of preliminary plat with the provision that the objections of the City Engineer (letter, May 9, 1975), City Planning Consultant (letter, June 9, 1975), and other public agencies, such as the Valley Branch Watershed District, be satisfied.
2. Recommend accepting the parkland dedication as not counting for the entire amount required because of the limited recreational use possible on such a mixture of low, wet, and steeply sloping land. The exact "credit" to be assigned should be determined by future discussions with the Park Advisory Board. The remainder of the parkland dedication should be satisfied by the appropriate cash payment.
3. Because of the heavily-wooded and hilly nature of the property, Single Family Residential is a good use of the land.
4. Much other land in Section 24 is suitable for agriculture and should remain in that use as long as is economically feasible (probably until public sewer has been installed).

SECOND by Lundquist

VOTE In favor Williams, Dreher, Grace, Lundquist and Sovereign

Opposed: Novak and Armstrong

MOTION CARRIED

LAUSENG

Rueben Lauseng requested PZC approval to put up a pole barn. It would be 48 by 110 feet. The barn would be 512 feet south of Hwy 36. It is 80 feet from the existing lot line to the east. The building will be used for storing machinery. Williams questioned whether this is an intensification of the special use permit.

MOTION by Williams. (The PZC has no objection to construction but the opinion of the city attorney is requested as to whether an amendment is needed to the special use permit. If an amendment is needed the PZC goes on record as being in favor of that amendment).

SECOND by Dreher

VOTE All in favor

DAVE LICHT

Mr. Licht discussed the preliminary concept plan. In one form or another he needs a unified decision from the PZC. He asks that the maps of August 1974 be used as a basis for discussing the comprehensive plan. Mayor Eder was present and expressed concern for the "16 farmers" who own and farm land in Lake Elmo. The impact of any comprehensive plan upon them should be given consideration. These farms are really not identified and Eder asked

DAVE LICHT (Continued) that they be identified in the input to the plan. Licht stated by the June 23 meeting he would have the inventory back. The July 8 meeting would be the deadline for picking up the written analysis from each PZC member. This analysis would then be synthesized and returned on the July 28 meeting.

TODD WILLIAMS Mr. Williams discussed the land use in southern and eastern Lake Elmo and cited the State Planning Agency Report that the land used should not be intensified. Williams suggested that either County Road 19 or possibly County Road 80 be designated as the Western Boundary and everything to the east of this point be agricultural. To do otherwise would cause premature extension of metropolitan services. Mayor Eder said that these limits of the metropolitan council should not be taken literally. The limits in other areas are set too far out and he believes that this limit is set too far in toward town. Eder said that the agency letter talks of open space along the freeway. He doesn't believe that this should happen. Williams and Armstrong expressed concern over extension of services. The question was raised as to what population figure the August, 1974 plan was geared toward. Sovereign asked what had become of the Barbara Lucherman "L" plan. Williams expressed concern that there should be low density east of 80 or 19 and south of the regional park in Tartan Park. Johnson said that each member of the PZC should address the question in their written analysis. Licht indicated that once a comprehensive plan is put together there must be a public hearing. The PZC would then take formal action. The plan would be referred then to the Metropolitan Council which has 90 days to review and comment. After the Metropolitan Council is finished, the City Council would take action. The council does not have to adopt the Metropolitan Council's recommendations, but the Metropolitan Council has the power over federal grants to Lake Elmo and other powers which make it difficult to reject the recommendations. Minnesota Mining has requested consideration in the development of the land use plan. A meeting will be set for June 30 with the Council and PZC for discussion of the 3M development.

ADJOURNMENT MOTION to adjourn by Grace

SECOND by Williams
All in favor
The meeting adjourned at 10:49 p.m.

THE NEXT SCHEDULED MEETING IS MONDAY JUNE 23, 1975, 7:30 p.m.

Respectfully submitted,



Thomas G. Armstrong
Secretary

CONSULTING CIVIL ENGINEERS
4826 CHICAGO AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55417
TELEPHONE 1-612-822-0985

ROBERT M. GOTTSACKER P.E.
1-612-544-9136

June 6, 1975

Mr. Richard E. Johnson
APC Chairman
8896 Lake Jane Trail
Lake Elmo, Minnesota 55042

Re: Progress on Demontreville Highlands to Date

Dear Sir:

We look forward to our meeting with the Planning Commission on June 10, 1975. Since the previous meeting, four major actions have been taken by the developer.

1. Percolation tests are being performed on the property as requested.
2. He has contacted the Environmental Quality Council so that a responsible agency (probably the City) can be assigned to prepare an environmental impact assessment.
3. A major discussion concerning a grading and filling permit was initiated with the engineer for Valley Branch Watershed District. The developer fully intends to work with that agency to meet all of its requirements. On June 12th, the full board will meet and the engineer will request to begin official work on the Demontreville Highlands submission.
4. On June 3rd, a meeting was held on the site with:
Dave Morgan, Chairman, Lake Elmo Park Commission,
Jess Mottaz, Member Lake Elmo Park Commission,
Paul Rice, Conservation Officer, DNR,
Duane Skodeen, DNR, Fisheries Management,
Ron Harnac, DNR, Shoreline Management,
Kurt Laffinghouse.

The major results of the meeting were:

- a) The information that positively the State owns that part of Government Lot 7, east of CSAH 13, but that Mrs. Crombie owns similar land in Government Lot 6.

June 6, 1975

- b) The DNR definitely wishes to acquire and develop a major facility for fish spawning and other uses as defined by the low areas on Block 2, Lots 9-15. The developer has agreed to work with the DNR toward their acquisition of this property. If they should decide not to acquire it, the developer would proceed with presently outlined plans.

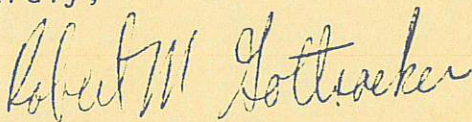
Based on the actions above, the willingness of the developer to cooperate to the fullest with all concerned, it is requested that approval be given to rezoning the entire parcel and that preliminary plat approval be given to all of Block 1, Block 2 Lots 1-8, all of Block 3, and all of Blocks 4, 5, and 6. As discussed, the developer would shift proposed Hightrail Circle east about 50 feet to permit about 150 feet between the steep drop-off into the pond and the road right-of-way line. This certainly provides a reasonable usable area.

The above action would permit the developer to utilize existing road frontage as other people in the area have done while processing the balance of the property to everyone's satisfaction.

It is felt that the concept of acre plus lots has already been approved and that there are no major technical problems with the approval of the 16 lots of Phase I on already existing roads, and the 24 lots of Phase II which physical construction would begin, at the earliest, Fall of 1975, but more probably in Spring of 1976.

The developer requests a positive action on the above so that he can begin some work on the project. Everything possible to cooperate fully with all parties and agencies involved has been demonstrated for over two years and he feels positive action is necessary at this time.

Sincerely,



Robert M. Gottsacker, P.E.
Engineer for Allied Properties

RMG:mm

Enclosure: (Answers to specific comments by City Engineer
in letter of May 9, 1975)

cc: City Clerk
Roger Derrick

2335 W. Trunk Highway 36
St. Paul, Minnesota 55113
Phone: 636-4600

Otto G. Bonestroo, P.E.
Robert W. Rosene, P.E.
Joseph C. Anderlik, P.E.

Bradford A. Lemberg, P.E.
Robert D. Frigaard, P.E.
Richard E. Turner, P.E.
James C. Olson, P.E.
Lawrence F. Feldsten, P.E.
Glenn R. Cook, P.E.
Keith A. Gordon, P.E.
Thomas E. Noyes, P.E.

Charles A. Erickson
Richard W. Foster
Robert G. Schunicht
Marvin L. Sorvala

May 9, 1975

City of Lake Elmo
Lake Elmo, Mn. 55042

Attn: Mr. Donald Mehsikomer

Re: DeMontreville Highlands

Gentlemen:

The DeMontreville Highlands plat was submitted to our office for review. The following comments are presented based upon our analysis of the plat:

1. The plat is in an Agricultural zone requiring 5 acre lots. A rezoning is required for use of 1 acre lots. If sanitary sewer cannot be provided within 5 years no rezoning should be allowed. This concept is within the proposed guidelines of the Metropolitan Framework Development Guide. The Tri Lakes area does fall in the area which is sewerable.

2. The one acre lots shown on the plat should be further subdivided with streets and split lots to indicate divisible usage of the land if utilities were available.

3. A collector road from T.H. 36 using the gas utility easement to coordinate with the Oakdale boundary is recommended. The use of Co. Rd. 13 should be for local traffic only.

4. Consideration of moving Co. Rd. 13 such that two lots on each side of the road should be given. If future utilities are provided it is very costly to serve lots along one side only.

5. Trees to be removed for grading shall be cleared and grubbed to eliminate problems installing future utilities.

6. Grades of 10 percent are indicated for streets. This is excessive. The grade from Overlook Drive onto Co. Rd. 13 should be reviewed in relation to the weye connection which is not desirable.

7. An easement is required for flowage from Long Lake to DeMontreville Lake.

8. In Block 10, drainage is shown from the road surface westerly. Natural drainage is to the east to Lake DeMontreville. It is recommended that all water go to DeMontreville to eliminate boundary problems with Oakdale.

City of Lake Elmo
Lake Elmo, Mn. 55042

May 9, 1975

Re: DeMontreville Highlands

9. Drainage easements are required on the interior and borders of lots. These will be finalized later when drain routes are established by final grades for streets and back lot water courses.

10. In Block 2, drain fields may be a problem due to filling the pond. House location and drain field structure should be reviewed.

11. The storage pond was designed for a 100 year storm using 0.34 percent runoff. This factor seems too low for the steep sloping land.

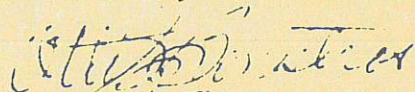
12. In Block 4, the holding pond is land locked. Steep slopes exist between the house location and the pond. Trees are heavy in this block. Septic tank and drain field locations are critical in these conditions for this block.

13. Percolation tests are necessary for final review of the plat.

Additional comments will be made as the final plat is submitted and modified.

Yours very truly,

BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC.



Otto G. Bonestroo
OGB:li

cc: Donald Raleigh, Atty.
Mr. Dick Johnson

SPECIFIC ANSWERS TO COMMENTS BY CITY ENGINEER IN LETTER OF MAY 9, 1975

- Item I. Full agreement is expressed with the fact that this area could be sewerable within five years and this is the basis of the request to rezone to acre lots at this time, as well as the desire to develop the property.
- Item 1. The lots will not be further subdivided based on:
1. The impact of more grading of steep hills;
 2. Additional run-off to Lake Demontreville with more lots;
 3. Additional traffic problems; and
 4. The difficulty of future lot splits by individual owners, even though an overall plan would exist.
- Item 3. Full cooperation as to the location of any major collector street will be given. The developer was under the impression that a major road may pass to the east of Lake Demontreville rather than in this location, but, in any case, he will cooperate fully with City instructions on this matter.
- Item 4. The developer has no wish to move County Road 13 based on the present lack of an alternate route and access to public land on Government Lot 7 east of the present road. De-emphasis to a local street is proposed instead.
- Item 5. This requirement will be complied with.
- Item 6. These grades can be reduced to 8% to conform to City requirements but more grading would be required. We request the 10% grades be permitted. The CSAH 13 intersection will be detailed to the satisfaction of the County and City when construction drawings are prepared.
- Item 7. The easement will be granted upon final platting of the first phase.
- Item 8. The drainage will be re-routed as recommended.
- Item 9. This will be as per current City standards.

- Item 10. This area is now under study by the DNR to be acquired, but if developed, fill will be placed such that all codes and requirements are met.
- Item 11. The runoff factor was based on steep slopes and loose soil. A tighter soil would generate more runoff, but the drainage into these soils is excessive and thus, that runoff factor was chosen. If the City requires a re-computation, please inform us as to your desire.
- Item 12. This is true and lot sizes are being increased by 50 feet + between the road and steep slope. The increased runoff from acre lots will never fill this very deep hole or cause flooding.
- Item 13. Currently being taken.

ORR·SCHELEN·MAYERON & ASSOCIATES, INC.

Consulting Engineers
Land Surveyors

June 10, 1975

Mr. Richard Johnson, Chairman
Lake Elmo Planning Commission
City of Lake Elmo
Lake Elmo, Minnesota 55042

Re: Preliminary Plat of Eden Park

Dear Mr. Johnson:

On May 27, 1975, the Planning Commission requested a written reply to Mr. Bonestroo's comments on Eden Park. The Planning Commission also indicated their desire to remove Outlot A and extend the lot lines to the east property line. I have revised the preliminary plat and the street grades to conform with the city's request.

As of this date, I have not been able to arrange a meeting and field inspection of the property with Mr. Ziebel of the Washington County Soil Conservation Service. I would prefer to wait until after we have staked the street center line before we prepare the grading plan. I also would like to have soils data prior to preparation of the grading plan. Before these items can be obtained, we need some assurance the layout is acceptable. Otherwise we would be spending a considerable amount of time and money that would be wasted if revisions in the layout of the streets were requested.

The following reply relates to Mr. Bonestroo's letter of May 9, 1975.

1. Trees are of value to the property owner as well as the environment. A concerted effort will be made to retain as many existing trees as possible.
2. This statement is not true. The point of deepest cut is near station 12+25 which is about 8'. The center line grade is 898', the top of the curb elevation at 16' left of the center line would be 898'. A point 20' left of the center line would be 898.5'. This would be in about 8' of cut. From this point we would elevate at a 3 to 1 slope for about 21' or a total of 41' from the center line. This slope would intercept natural ground at this point and would still be 22' from the gas line.

Mr. Richard Johnson, Chairman
Lake Elmo Planning Commission -2-
Re: Preliminary Plat of Eden Park

June 10, 1975

3. The radius has been revised to 60' on all cul-de-sacs except for the temporary cul-de-sac on Lisbon Avenue North.
4. The full width cross sections are shown on the plan and profile sheets.
5. All stumps will be removed from the street grades.
6. This use depends on the right of the Watershed Board to divert water from its natural drainage. The proposed use is not intended for an active park recreation.
7. All lots lines will have a 12' wide drainage and utility easement as shown by the standard note.
8. The park is proposed to be dedicated to the City, therefore, they can place a utility line wherever they desire.
9. The gas company has indicated the right-of-way width may be reduced to 66' wide. Lot 23 could not be split as shown, but the other lots mentioned would be okay.
10. We have revised the street grades to reduce the fill in some lots. This requires grades up to a maximum 8 percent allowable under the ordinance. This revision substantially reduces the fill in Lot 3, Block 1. Mr. Emerson does not intend to market housing. Each lot can be visually inspected to determine where each buildable site exists at an elevation of 1' above the street. If a future sanitary sewer is proposed through the park and open space as Mr. Bonestroo suggests, then I wonder why the lots adjoin the park and open space must be 1' above the street grade.
11. The street grade on Lisbon Avenue North has been lowered adjoining Lots 2 and 3. The driveway entrance for Lot 1, Block 2, may be from Lisbon Avenue North. I can't make a firm proposal until the street alignment is staked on the ground and inspected in relation to the trees and slopes. Lot 8, Block 4, will require some fill.
12. After the streets are staked and reviewed, we will take all percolation tests that are required by the City to prove that each lot has an adequate location and soil for a drainfield. If any lot should fail, the lot will be removed and the area combined with another lot.

Mr. Richard Johnson, Chairman
Lake Elmo Planning Commission -3-
Re: Preliminary Plat of Eden Park

June 10, 1975

13. I believe your City Attorney adequately answered this question on page 2 of his May 13, 1975, letter regarding the proposed plat of Eden Park.

If you have any further questions or problems regarding this plat, please contact me at your earliest convenience.

Yours very truly,

ORR-SCHELEN-MAYERON
& ASSOCIATES, INC.



Bruce A. Folz
Mgr. Land Planning & Surveying Dept.

BAF/jet

Enclosures 12 Copies Revised Preliminary Plat
6 Copies Revised Street Grades