

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, SEPTEMBER 9, 1975

- 7:30 P.M. -- Roll Call
- 7:30 P.M. -- Joint Meeting of Council and Planning Commission. Subject for discussion:
- Federal Funds for Interceptor, availability, time limit, etc.
  - Sewer Timetable
  - PZC Motion on limiting residential development to 5 acre minimum.
  - 3 M Best method for sewerage  
C. Brookman - representative of the Waste Control Commission is invited to attend.
- 8:00 P.M. -- Parranto - Request for Subdivision
- 8:30 P.M. -- Emerson - Request for Mining Permit - Eden Park
- 8:50 P.M. -- Minutes of Previous Meeting
- 9:00 P.M. -- Discussion Period for P.Z.C. Members

ITEMS FOR DISCUSSION:

- 3 M Request for ammendment to Land Use Plan.
- Continuation of discussion on 5 acre minimum lot size.
- PZC recommendation for 1976 Budget allocation for planning.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER (9, 1975)

Meeting called to order at 7:45 p.m. by Chairman Johnson

PRESENT: Johnson, Williams, Dreher, Froehner, Grace, Lundquist, Novak, Sovereign and Armstrong. Also present were the Mayor and City Council.

LAKE ELMO  
SEWERS

Dick Turner and Robert Schunicht of Bonestroo & Associates made a presentation concerning the alternative plans for sewer development in Lake Elmo. These alternatives were taken from the Tri-Lakes study, for sewerage the Tri-Lakes area, the potential development in the south-central area of Lake Elmo. Each of the alternatives was discussed. The first two involved lift stations to pump sewage into the WONE interceptor by a route north of 212 for Alternative 1, and a route south of 212 for Alternative 2. Alternative 1 was given an approximate life span of five years, and Alternative 2 was given a six-year life span. Alternative 3 involved a lift station along Highway 12 and has an estimated nine-year life span. Alternative 4 involved a lift station and force main along 12 with a tie-in to the Woodbury sewer interceptor when it is built. Turner stated that Alternative 2 would cost \$170,000 per year more than Alternative 3 because of the lift station required.

Mayor Eder questioned when the sewer interceptor pipe running southeast to northwest could be built, if a request was made for it in 1976. Turner could not give any definite answer but felt that two years would be feasible for the construction, although it would not begin immediately in 1976 if requested in that year.

Kelly Brookman informed the PZC that there is no time limit set on Federal funding of the interceptor. There is a waiting list for the Federal funds, and the Metropolitan Waste Commission staff has recommended that the Lake Elmo sewer wait until Federal funds are available.

Turner indicated that that part of Section 32 in Lake Elmo which is presently within the WONE sewer district would be the only part of southwestern Lake Elmo that would be sewerage to WONE through that interceptor. Sovereign inquired whether the city would be forced to install laterals merely because the interceptor had been built. Armstrong questioned whether there is an engineering requirement that the pipe has to be used to any capacity. Turner indicated that the Metropolitan Waste Commission does not wish to install interceptors that are not used and he was uncertain as to whether the use be 3M alone would constitute enough use to satisfy the Metropolitan Waste Commission. Turner stated that there is no engineering requirement that the pipe has to be used to any certain capacity to properly maintain it. Schunicht stated that the interceptor pipe would be laid at the deepest fifty feet underground. There would be no tunneling. The average depth of the pipe would be 25-35 feet. The width of the trench is 2 feet for every foot of depth.

Johnson asked for input from the Council as to what they would like the PZC to do in regard to the sewer alternatives. Councilman Abercrombie asked that the PZC evaluate the entire sewer alternatives and determine whether we need the entire interceptor system at this point or something in between. The Council then withdrew to the Clerk's office to continue their meeting.

FIVE-ACRE  
ZONING  
REQUIREMENT

Johnson requested Turner's opinion as to the feasibility of a five-acre requirement for residential housing. Turner indicated that one acre is just as good as five acres for septic systems. Lundquist questioned this and Turner did state that one acre plots would eventually have to be sewerred, but in Turner's opinion, Lake Elmo would be sewerred eventually, so what difference would it make. Gene Peltier stated that he has a 2-1/2 acre lot for his house and that this is a great deal of yard for anyone to keep up. The zoning question was then tabled to allow the presentation by the Parranto group.

PARRANTO

Edward Parranto presented plans for his I-94 PUD request. Parranto criticized the PZC for the late notice of this presentation and he criticized the Planner for not bringing exhibits to the meeting which Parranto had given to the Planner. Lichte indicated that the Parranto matter was put on the agenda only so that the PZC could discuss it, and that it was not anticipated that Parranto would give his presentation at this time. Parranto stated that he had been called by a member of the Council and informed on the day of the meeting that he was on the agenda. Parranto also stated that he would answer any questions which the PZC might have regarding Dayton's development. He asked that it be noted in the record that he had only seen Midwest's Plannings comments on this project within the hour previous to his presentation

Mr. Aslanitis, the Planner for the Parranto project, made a presentation concerning the topography of the 160 acres in question. Aslanitis stated that the development was not being based on any possible development of land to the west by Dayton-Hudson. Their development was based on the Metropolitan Countil's population estimates. Aslanitis stated that the suggestion that County Road 19 be a dividing line between commercial and residential, with commercial being to the west and residential to the east, was not a good plan. He stated that roads are not good dividers. Aslanitis showed how the Parranto project would provide a divider between commercial and residential by use of open space and a lake. The Parranto project was anticipating residential development with 12 units per acre. The entire project has 26.25 acres in residential, 35.88 acres in commercial, 52.48 acres in light industrial, 19.73 acres for open space and for highway and other easement right-of-way 25.66 acres. Planner Licht indicated that Lake Elmo will have to further discuss the PUD ordinance and its application to this project. Sovereign questioned Parranto regarding the Dayton-Hudson development and its requirements for sewer. Parranto indicated that Dayton-Hudson is waiting for determinations to be made on road and sewer before undertaking any development plans. Parranto denied that Dayton-Hudson had made any dicsision not to build a commercial center in Lake Elmo. He stated that "absolutely" Dayton-Hudson will be building a commercial center. When questioned regarding the two-price option for land that Dayton-Hudson is selling (one price if the commercial center is built and another price if it is not built), Parranto withdrew from his earlier "absolute". Parranto asked that the I-94 PUD and the Washington 37 project be set on for public hearing in early October.

MOTION by Williams:

The PZC should hold a public hearing regarding the Washington 37 project on September 22 and a public hearing regarding the I-94 PUD on October 14.

SECOND by Armstrong.

VOTE all in favor.

EMERSON  
MINING PERMIT

Bruce Folz was present to represent Paul Emerson. Emerson wants to mine gravel and remove material for road building on his plat. Folz indicated that he hopes the project will be able to be completed in 60 days.

MOTION by Sovereign:

That the hearing on the Emerson mining permit be set for the 22nd of September as the first public hearing on the agenda.

SECOND by Dreher.

VOTE all in favor.

PUD  
ORDINANCE

Dave Licht discussed the Parranto request and the PUD Ordinance. Lundquist indicated that there is a disagreement between the City Attorney and Dave Licht as to the merits of the ordinance and proposed changes.

MOTION by Williams.

WHEREAS, there are currently pending, and will in the future be received, many PUD applications, and

WHEREAS, Lake Elmo City Planning Consultant, Midwest Planning, feels that substantial revision of the existing Lake Elmo PUD Ordinance No. 302 is needed to deal with these applications,

THEREFORE BE IT RESOLVED That the Lake Elmo Planning and Zoning Commission urgently requests the City Council to appropriate funds for the Planner and City Attorney to appear before the Council and state their respective viewpoints regarding the adequacy of said ordinance, and that the City Council make a determination of what revisions are necessary, if any.

SECOND by Armstrong

VOTE all in favor.

LICHT said that the Parranto project would be a good situation for a contract zone. The difficulty of a PUD zoning was discussed. Grace indicated that it makes for many problems later when the development is finished and one of the residents desires to take some action that would require Council approval, such as opening a beauty salon. The requirement placed on them would be to redraft the PUD Zoning Agreement. This is a heavy burden to place on the individual. Licht had pointed this problem out previously.

FIVE-ACRE  
ZONING

Folz recommended that the standards for septic systems be raised to absolutely prevent contamination of ground water. He believes that is the best way to accomplish what the PZC is attempting. The PZC could use the rough draft to the Comprehensive Development Plan before it was adopted by the City Council. This means that development could be controlled under the plan before it is fully approved.

SEWERS

MOTION by Sovereign:

That Lake Elmo request that Alternative 4 of the Tri-Lakes Sewer Study be adopted.

SECOND by Grace.

SEWERS  
(Cont'd)

VOTE: In favor - Johnson, Williams, Dreher, Froehner, Grace, Lundquist  
and Sovereign.  
Abstain - Novak (Armstrong was absent)

MOTION CARRIED.

The basis for the above motion is as follows:

1. A sewer interceptor will probably have to be put in sooner or later.
2. At the present time there is public funding available.
3. No matter who pays for the sewer, it will cost more in the future.
4. Other alternatives are more temporary and require equipment which will be obsolete within ten years.
5. Alternative 4 has a longer in-term capacity than the other alternatives.
6. Expanding the Cimmaron plant will be difficult, if not impossible, and Alternative 4 will solve the Old Village's problems.
7. Adopting Alternative 4 now will do "damage" to land that is presently undeveloped in the Metropolitan Park and elsewhere. It is best to accomplish this before development takes place.

PARRANTO

Lundquist said that there is a definite discrepancy between the PUD Ordinance procedure and what Midwest Planning has done, for example, treating this as a special use application. According to the ordinance, the preliminary concept is to be "discussed" and no public hearing is needed at this point. Hopefully, this discrepancy will be resolved when the City Attorney, the City Planner and Council resolve the PUD Ordinance. Johnson will consult the City Attorney as to whether the hearings on the plant are in accordance with the existing City ordinance.

3M

MOTION by Grace:

That the PZC recommends approving the requested amendment to the 1967 Comprehensive Plan, such that it would accomplish the 3M development, specifically research and office park development, thereby excluding manufacturing, except pilot plants. Council approval should be conditioned upon receipt of a favorable environmental impact statement.

SECOND by Dreher.

VOTE: In favor - Johnson, Dreher, Froehner, Grace, Lundquist.  
Abstain - Williams, Novak, Sovereign.  
Absent - Armstrong

MOTION CARRIED.

MINUTES

MOTION by Novak, that the Minutes of the meeting of August 25, 1975, be adopted with the following amendments:

1. At ZONING & LOT SIZE, page 1, lines 9 - 12. The last two sentences should be eliminated and the following inserted: "Johnson stated that revision of the ordinance requiring a five-acre minimum is a better method than rezoning SFR, SFU and SFS to A."
2. At LAKE JANE HILLS, page 3. MOTION by Lundquist, line 5, "The PZC approved" should be changes to read "The PZC recommends approving".
3. At PARK PLAN, page 4, line 1, the first sentence should be eliminated and the following inserted: "Lundquist stated that he has seen three plans for the Metro Park."

MINUTES  
(Cont'd)

SECOND by Grace  
VOTE all in favor. (Armstrong absent)

PLANNING BUDGET

Lundquist stated that this year's budget was too small. All the members present agreed. Johnson will get the exact figures for this year from the City Clerk and report back to the PZC at the next meeting.

ADJOURNMENT

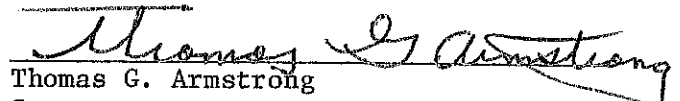
MOTION by Novak to adjourn.

SECOND by Grace.  
VOTE all in favor.

The meeting was adjourned at 11:38 p.m.

THE NEXT SCHEDULED MEETING IS MONDAY, SEPTEMBER 22, AT 7:30 P.M.

Respectfully submitted,

  
Thomas G. Armstrong  
Secretary