

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 27, 1975

Meeting called to order at 7:40 p.m. by Vice-Chairman Williams.

PRESENT: Williams, Dreher, Froehner, Grace (8:45), Lundquist, Novak, Armstrong.

MINUTES: MOTION by Froehner

That the Minutes of the meeting of October 14, 1975, be approved with the following amendments:

1. At Page 2, PARRANTO I-94 CORRIDOR PUD, at the second line from the bottom of the page, "that they were" should be changed to read "that the Gun Club was".
2. At Page 3, WASHINGTON 37 AND WILLARD MORTON, line 8, "Barbara Seness" should be changed to read "Barbara Senness".
3. At Page 4, WASHINGTON 37 AND WILLARD MORTON, the third "Whereas" should be changed to read "Whereas, the City Planner has recommended denial of the application in a memorandum dated September 5, 1975".
4. At Page 4, WASHINGTON 37 AND WILLARD MORTON, in the paragraph following the Motion, lines 4 and 5, "approval of a small commercial center at the corner" should be changed to read "favorable reaction to a small commercial center at the southwest corner".

SECOND by Novak.

VOTE all in favor. Grace absent.

PARRANTO I-94  
CORRIDOR PUD

MOTION by Armstrong

Whereas, the PZC has reviewed the plans for Parranto I-94 Corridor PUD, and

Whereas, the new Comprehensive Plan has not been approved and is still under review, and

Whereas, the plans for sewers are not complete and it would appear that the area will not be sewered in the next five years, and possibly not until 1985 or 1990, and

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, OCTOBER 27, 1975.

7:30 P.M. -- Roll Call

7:45 P.M. -- Gene Peltier--10376 Hudson Blvd.

Roger Grimh--representative from the  
Rolling Meadows Home Estates,  
Eau Claire, Wisc.

Regarding displaying model modular homes  
on the Gene Peltier property on highway 12.

8:15--9:00P.M. -- Discussion period for PZC members

ITEMS FOR DISCUSSION:

Parranto Bros.-- PUD Application

Lake Elmo Road Plan

9:00 P.M. -- Continuation of review of rough draft of  
Comprehensive Plan, ( with City Council ).

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 27, 1975

Meeting called to order at 7:40 p.m. by Vice-Chairman Williams.

PRESENT: Williams, Dreher, Froehner, Grace (8:45), Lundquist, Novak, Armstrong.

MINUTES: MOTION by Froehner

That the Minutes of the meeting of October 14, 1975, be approved with the following amendments:

1. At Page 2, PARRANTO I-94 CORRIDOR PUD, at the second line from the bottom of the page, "that they were" should be changed to read "that the Gun Club was".
2. At Page 3, WASHINGTON 37 AND WILLARD MORTON, line 8, "Barbara Seness" should be changed to read "Barbara Senness".
3. At Page 4, WASHINGTON 37 AND WILLARD MORTON, the third "Whereas" should be changed to read "Whereas, the City Planner has recommended denial of the application in a memorandum dated September 5, 1975".
4. At Page 4, WASHINGTON 37 AND WILLARD MORTON, in the paragraph following the Motion, lines 4 and 5, "approval of a small commercial center at the corner" should be changed to read "favorable reaction to a small commercial center at the southwest corner".

SECOND by Novak.

VOTE all in favor. Grace absent.

PARRANTO I-94  
CORRIDOR PUD

MOTION by Armstrong

Whereas, the PZC has reviewed the plans for Parranto I-94 Corridor PUD, and

Whereas, the new Comprehensive Plan has not been approved and is still under review, and

Whereas, the plans for sewers are not complete and it would appear that the area will not be sewerred in the next five years, and possibly not until 1985 or 1990, and

PARRANTO I-94  
CORRIDOR PUD  
(continued)

Whereas, the City Planner has recommended denial of the application in a memorandum dated September 5, 1975,

Therefore, the PZC recommends the City Council deny the request.

SECOND by Dreher.

VOTE all in favor. Grace absent.

BUDGET

Williams questioned Councilman Abercrombie concerning the information on this year's budget. Williams stated that he would like to evaluate how the money was spent for the last year so that we can better save money in the future. Abercrombie indicated that Don Raleigh said he would get the figures and send them to the PZC.

GOVERNMENT  
HANDBOOK

Williams informed the PZC that a handbook entitled Local and Regional Planning in Minnesota by Gunnar Isberg was available by writing to:

League of Minnesota Municipalities  
300 Hanover Building  
480 Cedar Street  
St. Paul, Minnesota 55101

The cost for these books is \$6.00 to any governmental unit or person connected with a governmental unit.

MOTION by Armstrong

That the PZC request the City Clerk to purchase one of these books for the use of the PZC.

SECOND by Lundquist.

VOTE all in favor.

ROAD PLAN

Chuck Swanson and Larry Bosquet, Washington County Engineers, were present and explained the proposed County road plan through Lake Elmo. Swanson indicated that County Road 13 (old 80) would generally follow the power line easement north-south in the area north of Lake Jane. The area between 15th Street and the road's intersection with Jamaca was different on the County plans as compared to the Lake Elmo plans. The County is proposing that the road veer to the west near Tablyn Park crossing County Road 6 to the west of its present intersection with it and then crossing over the railway line and meeting 212 on grade. Swanson indicated it was not feasible to go straight through from the present deadend of County Road 13. He also indicated that an overpass could be built much cheaper

ROAD PLAN  
(continued)

than an underpass on the railroad tracks. In order to build an underpass, a shoofly would have to be built to permit trains to continue operating while the underpass was constructed. He said that an underpass would cost \$500,000.00 and an overpass about \$250,000.00. He also mentioned that a western route would mean that more of the road would be on 3M land and that acquisition cost would be cheaper since this road is serving 3M. He proposed that Ideal Street be cut at the north end of the 3M Complex and that the present Ideal follow along the north boundary line of the 3M Complex to the east to intersect with new County Road 13. The accesses to the 3M site would be off 13, 212 at Ideal and 40th Street. He proposed that 40th Street be relocated to the north so that it intersects Ideal at Hidden Bay Trail. Swanson stated that a divided 4-lane would require 214 feet. They are planning for a divided 4-lane on County Road 13. Possibly, 10th Street would also be a divided 4-lane. There is no present determination on either of these questions. The rerouting of 212 to the north of the old village probably would not happen in our lifetime, except if 212 is built into St. Paul. A half-diamond interchange at 40th and 694 was discussed. Swanson said he wasn't sure that the Metropolitan Council would buy this argument. Swanson stated that the County would like a cloverleaf at 15 and 94 and possibly not at 19 and 94. He said that a cloverleaf at 13 is an eventual necessity.

## MOTION by Froehner

That the Transportation Plan be amended to show an alignment of County Road 13 to the west of the present 13 departing just south off of Tablyn Park and rejoining the present proposed plan near 35th Street. This change is necessary because of the park lands to the east of present 13; the extra cost of building a shoofly for an underpass on the railroad tracks which would be required by the present Lake Elmo proposal for County Road 13; the cost effectiveness of an overpass at the railroad tracks on the western routing; and because more of the roadway on the western routing would be on 3M property and therefore there would be less acquisition cost.

SECOND by Armstrong.  
VOTE all in favor.

COMPREHENSIVE  
PLAN

Barbara Senness was present and discussed further proposed changes to the Comprehensive Plan. Dick Johnson had indicated at a previous meeting that he felt that the school district should be taken into consideration.

COMPREHENSIVE  
PLAN  
(continued)

Councilmen Abercrombie and Shervheim stated that they do not think the Comprehensive Plan was the place for a policy statement on schools, since the City has no power over school districts. To have such a statement in the Plan would tend to make the Plan more in the line of wishful thinking and less as a planning directive. Mayor Eder discussed adding a provision to provide access to bodies of water over 50 acres. Williams asked that the northwest corners usage be changed to agricultural and not single-family. He stated that the Springborns desire to keep farming and that the area would not be sewered at least until 1995 and therefore it should be agriculture. Roger Derrick was present and indicated he opposed the agricultural designation for the property that his company owned. He also said that he would like the line for sewer-ing after 1995 be run further to the south on the west side of Lake Demontreville so that all Derrick property would be in an area that would not be sewered until after 1995. Mayor Eder indicated that the Comprehensive Plan be printed in a newsletter and sent out to the citizens.

FIVE-ACRE  
MINIMUM

MOTION by Armstrong

Whereas, Lake Elmo desires to have development occur in an orderly fashion and in areas designated as best suited for development; and

Whereas, development should take place first in those areas which will have sewer available within the next five (5) years; and

Whereas, a large number of houses on less than 2-1/2 acre lots will probably force sewer-ing of those houses due to the standards of the State of Minnesota and the Metropolitan Council; and

Whereas, forced sewer-ing of any area of Lake Elmo will cause severe financial hardship on the residents; and

Whereas, the original zoning of Lake Elmo was done some years ago when the planning outlook and predictions were much different; and

Whereas, it is to the benefit of all residents of Lake Elmo to limit the number of housing units in unsewered areas and areas where sewer will not be installed with five (5) years;

