

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, DECEMBER 22, 1975.

- 7:30 P.M. --- Roll Call
- 7:45 P.M. -- Mr. Ernest Nordling, representing the  
Top Twenty Investment Club, Box 2052  
No. St. Paul, Minn. -- 777-3958  
Submitting sketch plan for platting  
approximately 26 acres--part of the  
east half (E 1/2) of the northeast quarter  
(NE 1/4) of Section 21, Twsp. 29, Range 21.
- 8:15 P.M. -- Demontreville Highlands revised plat.
- 8:45 P.M. -- Lake Jane Hills, Second Addition
- 9:00 P.M. -- Midwest Planning technical assistance contract.
- 9:15 P.M. -- Discussion on January 6, 1976 Hearing on  
the Comprehensive Plan.

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF DECEMBER 22, 1975

Meeting called to order at 7:40 p.m. by Chairman Johnson.

PRESENT: Johnson, Williams, Dreher, Froehner, Grace, Lundquist, Novak, Sovereign (8:00) and Armstrong.

MINUTES MOTION by Williams to approve the minutes of the meeting of December 9, 1975 with the following amendments.

1. At ELDON LOESCHER, line 2 change "GB a" to "GB to a".
2. At DEMONTREVILLE HIGHLANDS HEARING, page 1, line 9 change "the water" to "the surface water".
3. At DEMONTREVILLE HIGHLANDS HEARING, page 2, line 15 change "lots should not be subdivided unless" to "large lot subdivisions should not be undertaken when"
4. At DEMONTREVILLE HIGHLANDS HEARING, page 3, line 2 change "the land" to "the soils".
5. At SEWERS, page 3, line 1 change "Sennes" to "Sennes" and "Waste Commission" to "Waste Control Commission".
6. At SEWERS, page 3, line 2 change "Maximum Urban Service Area" to "Metropolitan Urban Service Area".
7. At SEWERS, page 3, line 3 change "is called the soft line" to "is a soft line" and change "take 3M" to "take possible spin off from 3M".
8. At PLANNER COMMITTEE page 3, lines 8 and 9 change the last sentence to read "Williams will ask Midwest to submit written comments and a discussion between the PZC and Midwest will take place at the January 13th meeting."

SECOND by LUNDQUIST

VOTE all in favor.

TOP TWENTY  
INVESTMENT CLUB

Ernest Nordling representing the Top Twenty Investment Club made a presentation of the proposed plat of approximately 26 acres in the east half of the northeast quarter of section 21. This area lies to the east of Tablyn Park. There are eighteen lots of at least one acre each; the largest might be two acres. The minimum front width is 125 feet. The only access to the area is along 27th through Tablyn Park. There is no access directly to Stillwater Road. No formal application has been made at this time. Bruce Folz made the plat diagram for the Investment Club. Folz was present and commented on the project. Lundquist questioned how many houses should feed in through one roadway. Because of the proximity to the Metropolitan Park a copy of the plan is being sent to Bill Schwab for review. Johnson indicated that the Watershed District should also see a copy of the plan because of its proximity to a stream. The PZC will discuss the matter further at the January 13th, 1976 meeting.

MONTREVILLE  
HIGHLANDS

Roger Derrick requested the delay in further consideration of the plat until the January 13th, 1976 meeting. Lundquist made several comments concerning the plat and a copy of the comments will be forwarded with the agenda for the January 13th, 1976 meeting. Some of the general problems discussed were traffic, surface water, ground water and the economics of sewerage the northwest corner of Lake Elmo.

LAKE JANE HILLS  
2nd Addition

Bruce Folz answered further questions concerning the Lake Jane Hills 2nd Addition. The storage of additional run-off water on the site was discussed. Folz stated that the developer would be willing to grade down the hill on lots 2 and three in block 2 to accommodate the storm water project. Folz stated that the storm water project is still up in the air because a decision has not been made whether the storm water from Lake Jane should be diverted through Sunfish Lake or to Eagle Point Lake. The decision on this should be made within the next six months. Novak reported that she had discussions with the City Attorney and that no previous Parkland Dedication had been made for Lake Jane Hills 1st Addition. The City Attorney recommended that the dedication of all the land be made now or if there is not a dedication of land that money be taken for the 1st and 2nd Addition. There is a total of at least 40 lots in both Additions.

MOTION by Froehner

The PZC recommends approval of the preliminary plan of Lake Jane Hills 2nd Addition subject to:

1. Dedication of 7% of the area of the 1st and 2nd Addition for Parkland and, taking into account the future route of County Road 13, the selection of a future Park Site for the entire Lake Jane Hills area.
2. Recommendations of the Valley Branch Watershed District and agreement of the City Engineer regarding storm water drainage easements and related problems.
3. Developers providing on-site ponding for additional storm water run-off due to development.

SECOND by Novak

VOTE in favor Johnson, Williams, Dreher, Froehner, Grace, Lundquist, Novak, Sovereign.

Opposed: Armstrong

MOTION CARRIED

Armstrong indicated that he was opposed to subdivisions into one acre lots and recommended that the zoning for this area and most of the rest of Lake Elmo be changed to five acre minimums as recommended by the PZC in its motion of October 27th, 1975. No action has been taken by the Council on that recommendation by the PZC.

MOTION by Williams

The PZC recommends that the City Council instruct the Lake Elmo Park Board to study the Lake Jane Hills Development Plan and adjacent lands owned by Schreier and Mogren and make a recommendation to the Council before the end of January 1976 as to the most desirable

LAKE JANE HILLS  
2nd Addition  
(Continued)

location for the Parkland Dedication .

SECOND by Armstrong  
VOTE all in favor.

TECHNICAL  
ASSISTANCE  
CONTRACT

Further discussions were held concerning the future role of Midwest Planning and possible methods of handling the city planning requirements. Armstrong reported that he had a discussion with Bill Schwab, the Washington County Planner, and that Schwab indicated that the charge for attending one meeting per month would be \$100.00 and two meetings per month would be \$150.00. This would be a flat fee. Any work which had to be done in connection with those meetings would be part of the monthly retainer. Additional work such as Cost Pass Through Items would be completed at \$10.00 per hour. The high planner costs on several small projects was discussed. Folz stated that in Grant Township where his firm does studies on a project by project basis that an estimate is given to the town and the developer before any of the work is undertaken. Possibly an estimate in advance on each project might be helpful to the City and Developers. There was a consensus among PZC members that many smaller items such as pole barns and garages could be taken care of without the help and cost of the Planner. Johnson asked that the PZC members come prepared to the January 13th meeting to word a specific motion making recommendations to the Council with regard to the Planner. Johnson indicated that he had asked Midwest to come to the January 13th meeting but he would call them and tell them that they are not needed at that meeting.

ANNUAL MEETING

Johnson noted that the Annual Meeting of the PZC will be held January 13, 1976 and election of officers will take place at that time.

COMPREHENSIVE  
PLAN

The Public Hearing on the Comprehensive Plan will take place at the Oakland School on January 6th at 8:00 p.m. During the week of December 29th, 1975 the Plan will be mailed out to all the citizens. Further discussion took place regarding the wording of the letter to accompany the Plan. Williams had several suggestions which Johnson will bring to the attention of Mayor Eder.

MOTION by Johnson

That the PZC acknowledges the participation and contributions made by Todd Williams and Gene Froehner to the City and thanks them for their past service.

SECOND by Grace

VOTE all in favor (Williams and Froehner abstained)

ADJOURNMENT

The meeting was adjourned at 11:15 p.m.

THE NEXT SCHEDULED MEETING IS TUESDAY, JANUARY 13, 1976 AT 7:30 P.M.

Respectfully submitted,

  
Thomas G. Armstrong, Secretary

To Planning Commission Members , From Bill Lundquist

Proposed reasons for denying the Roger Derrick request for rezoning:

1. Our engineering staff has told us that houses on 1 acre lots with private septic systems and drainfields will sooner or later pollute the ground water. At that time the need for both central water and central sewer is indicated.
2. AT the present time the Metropolitan Council and the Waste Control Commission have not yet reviewed or approved the proposed Lake Elmo sewer plan or time table, so we have no final assurance that the area in question will be sewerred in the foreseeable future.
3. The land in question is presently zoned agricultural and is indicated as being agricultural on our present comprehensive plan. In our revised comprehensive plan we propose to change part of the land in question(south of the proposed park) to single family urban. However we have not yet had our public hearing on this plan and at this stage it is only a proposal. If we were to rezone the land at this time, we would be committing ourselves to a position we could not back down from.
4. Part of the proposed land in question is east of the proposed park where our proposed comprehensive plan calls for agricultural zoning. The proposal to rezone this land is therefore inconsistent with our proposed comprehensive plan.
5. It has not yet been decided how the sewer lines will be paid for. If all of the village is going to pay for any part of the sewer extensions in question, the people of Lake Elmo should have some right to be in on the decision.
6. Our City Engineer recommends no building on one acre lots unless sewer is available within 5 years.

Otto B. says we are going to get our interceptors installed at no cost to the city, so our sewer costs will be relatively low. The interceptors will also serve all of Oakdale east of 694 and some west of 694 i.e. Whispering Oaks and other areas where the gravity flows to the SE. We should look at the proposed Lake Elmo sewer plan to see how far the interceptor goes and how long the local trunks would have to be to serve the area in question.

*copy sent to  
PZC members  
1/2/76*

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3. The land in question is presently zoned agricultural and is indicated as being agricultural on our present comprehensive plan. In our revised comprehensive plan we propose to change part of the land in question (<sup>south of</sup> ~~west of~~ the proposed park) to single family urban. However we have not yet had our public hearing on this plan and at this stage it is only a proposal. If we were to rezone the land at this time, we would be committing ourselves to a position we could not back down from.

4. Part of the proposed land <sup>in question</sup> is ~~beyond~~ east of the proposed park where our proposed comprehensive plan calls for agricultural zoning. The proposal to rezone this land is therefore inconsistent with our proposed comprehensive plan.

5. It has not yet been decided how the sewer lines will be paid for. If all ~~the~~ of the village is going to pay for any part of the sewer extensions in question, the people of Phake Elmo should have some right ~~to~~ to be in on the decision.

6. Our City Engineer recommends no building on one ~~less than 2 1/2~~ acre lots unless sewer is available within 5 years.

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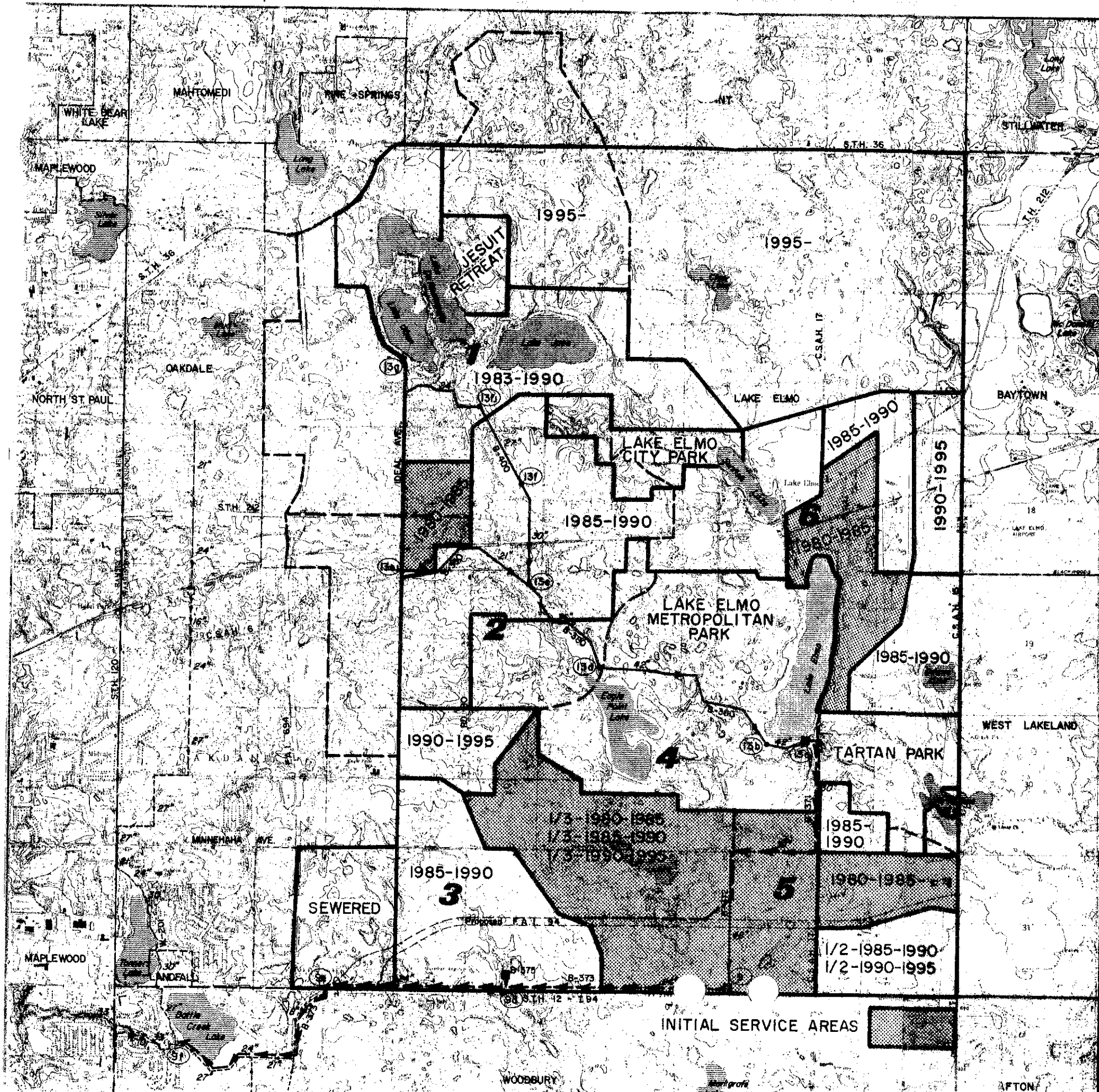
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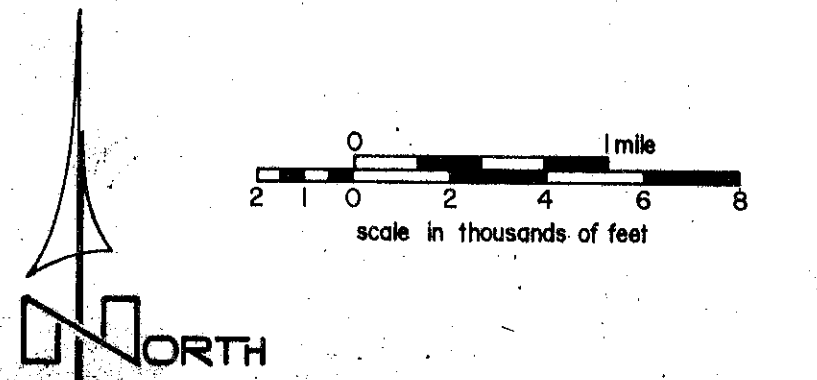
# DEVELOPMENT SCHEDULE LAKE ELMO - TRI LAKES INTERCEPTOR

*Todd*  
 This is the schedule ~~of the~~ suggested by the Council. Everyone on the P2C should be aware.

## FACILITIES PLAN - ALTERNATE 3



- FORCE MAIN, LIFT STATION
- SEWER LINE
- POINT DESIGNATIONS
- FACILITY NUMBER
- EXIST. FORCE MAIN, LIFT STATION
- EXISTING SEWER LINE
- MAJOR DISTRICT BOUNDARIES
- DISTRICT NUMBERS
- CORPORATE BOUNDARIES



BONESTROO, ROSENE, ANDERLIK & ASSOC. INC.  
 CONSULTING ENGINEERS  
 St. Paul, Minnesota

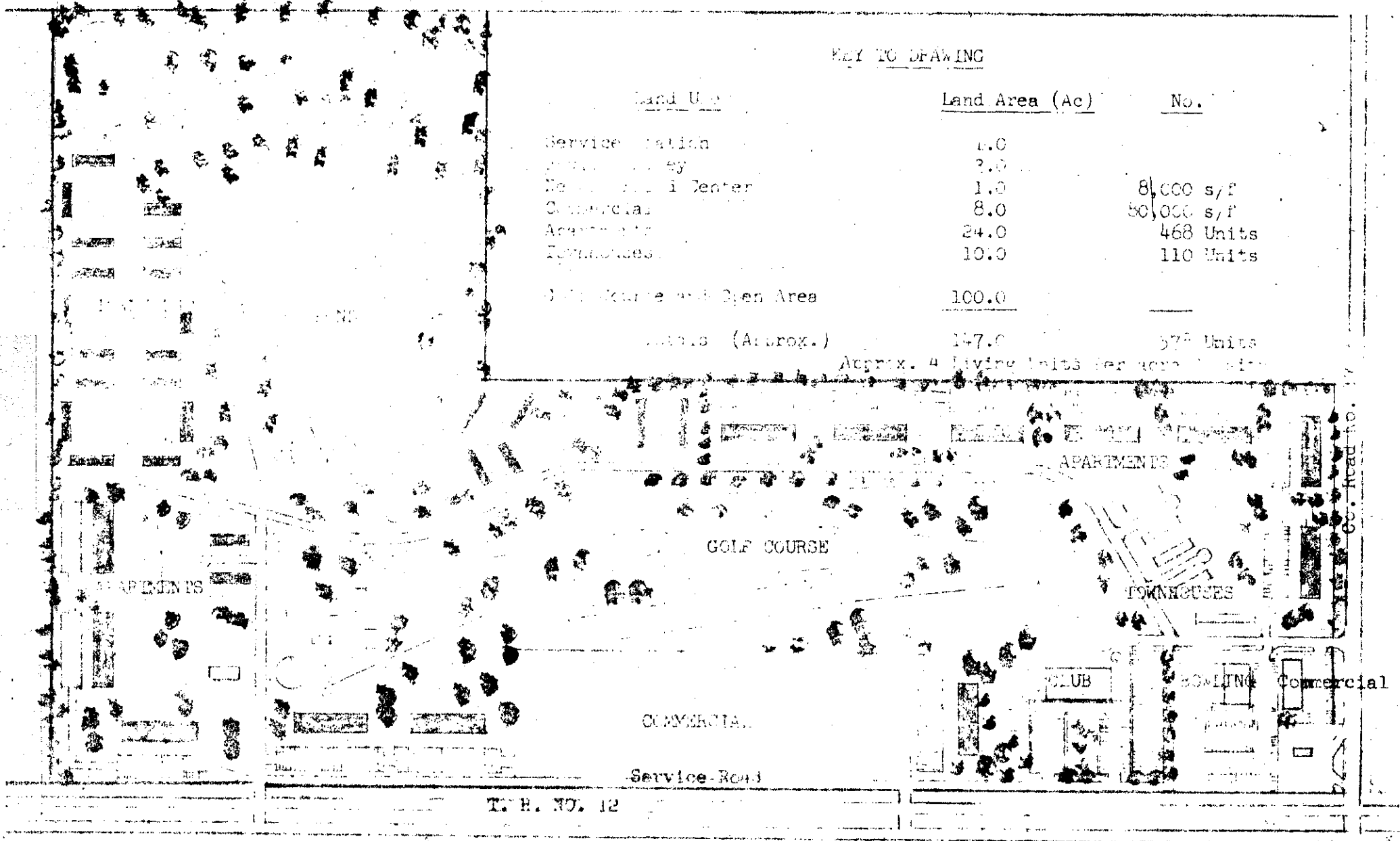


PRO-140 I - 94

KEY TO DRAWING

Land Use	Land Area (Ac)	No.
Service Station	1.0	
Public Library	2.0	
Neighborhood Center	1.0	8,000 s/f
Commercial	8.0	50,000 s/f
Apartment	24.0	468 Units
Townhouses	10.0	110 Units
Open Space and Open Area	100.0	
<b>Total (Approx.)</b>	<b>147.0</b>	<b>578 Units</b>

Approx. 4 living units per acre



Proposed Co. Hwy. No. 14

Co. Road

PRELIMINARY LAND USE SKETCH

for  
Gene Peltier Farm

Scale: 1" = 400'

LID inc April 1971

of SE 1/4 of Section 27-29-21  
N. 01° 13' 16" E. --- 450' ---

--- 511.53' ---  
Easement

Point of Beginning

TOWNSHIP ROAD

GOOSE

N. 02° 18' 49" W. 7

N. 10° 51' E. 7

--- 204.90' ---

--- 303' ---

LAKE

29-21

33' x 33'

12.4'  
335.24'

79.2'

303.21'