

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, DECEMBER 9, 1975

- 7:30 P.M. -- Roll Call
- 7:45 P.M. -- Lake Jane Hills, 2nd Addition File
- 8:00 P.M. -- HEARING-- Demontreville Highlands
revised plat.
- 9:00 P.M. -- Eldon Loescher--230 1st. Natl. Bank Skyway
(291-1235)
Information regarding application for
rezoning of Lot 4, Aud. Plat 8.
- 9:30 P.M. -- Planner Committee Report

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF DECEMBER 9, 1975

Meeting called to order at 7:45 p.m. by Vice Chairman, Williams.

PRESENT: Williams, Dreher, Froehner, Grace, Lundquist, Sovereign and Armstrong.

COMPREHENSIVE PLAN The Public Hearing For the Comprehensive Plan will be held at 7:30 p.m. on Tuesday, January 6th at Oakland School.

MINUTES MOTION by Lundquist that the minutes of the Meeting of November 24, 1975 be approved.
SECOND by DREHER
VOTE all in favor.

LAKE JANE HILLS 2ND. ADDITION PLAT The 60 day period from the date of application for preliminary approval of the Plat will expire on December 24. The next PZC meeting will be December 22. The final decision will be taken at that time. Novak reported to Williams that there's nothing in the minutes for the Council or PZC as to any decision on Park Land Dedication on Lake Jane Hills 1st. Addition. The City Attorney was to write an Agreement and nothing further concerning it was found in the minutes. Williams will ask Novak to contact the City Attorney and determine what was the final outcome on the Park Land Dedication. The PZC will wait until the next meeting before taking action. Final word has also not been received from the Watershed District.

WILLIAMS Todd Williams announced his resignation effective December 31st.

ELDON LOESCHER Mr. Loescher has requested the rezoning of Lot 4, Auditors Plat 8, from GB a use consistent with a single family dwelling. Loescher is planning to move a home and outbuilding located at 3989 Lake Elmo Avenue North to the lot. Grace stated that the building and outbuilding must be up to State code standards before it can be moved. Mueller will be reporting back to the PZC as to whether the building and outbuilding are up to standard.

MOTION by Armstrong that the PZC hold a Public Hearing on the Loescher request at our January 13th meeting at 8:00 p.m.

SECOND by Dreher.
VOTE all in favor.

DEMONTREVILLE HIGHLANDS HEARING Vice Chairman, Williams convened the hearing at 8:10 p.m. Roger Derrick and Robert Gottsacker were present and Mr. Derrick made a brief presentation. Williams read a letter dated December 4th from Bonestroo. The letter stated that rezoning should not take place unless sewer would be available within 5 years. A letter from the Valley Branch Watershed District was also read. It indicated that water from the drainfields would be eventually going into the lake and that the well water would be taken from a deeper source below the ground water level. Sovereign asked several questions about the water problem and questioned the

DEMONTREVILLE
HIGHLANDS
HEARING
(Continued)

effect that this would have on Lake Demontreville. She also questioned the size of Lots 1, 2, and 3 in Block 3. Derrick replied that each of these lots was 1 acre. Jess Mottaz asked questions concerning the road to the west of Block 11. Derrick replied that they would not be building this road and that the city would have to. Robert Charbonneau asked questions concerning the DNR Ponding Area. He stated that public access to the lake from the DNR land will destroy it as a wildlife area. Jess Mottaz said there are two divisions in the DNR that are working on the land. One is the Fish Division which will establish a hatchery. The other is the Public Access Division. The preliminary plans are to take out the hill south of the pond and make it into a parking lot with a small boat access across the road from the main pond. Bob Charbonneau questioned Barbara Senness concerning the five year sewerage requirement. Ms. Senness had stated earlier that the Metropolitan Council seems to be saying that lots should not be subdivided unless sewer is available within five years; then when sewer is available they are pushing for much smaller lots. Sovereign stated that she was concerned about surface water run-off from the plat and also from the DNR Ponds. She said it was a nice development but would like more information on water running into the lake and adding to the flooding problem. Sovereign also questioned Block 2, Lot 11. Senness stated that the plat would need approval of an environmental assessment. Mottaz said that the road near Block 2, Lot 11 was very close to the pond. Derrick indicated that no road or fill would be put into the present pond. Lundquist indicated he had mixed feelings about rezoning east of the park. The line must be drawn between rural and single family residential. The park would seem to be a good boundary and it has already been designated as such. Williams closed the public hearing at 8:46 p.m. The names and addresses of those present are:

Robert Gottsacker	2315 Valentine Ave., St. Paul
Brian Crombie	8120 Demontreville Trail
Peter Wandmacher	8935 Lake Jane Trail
Karen Wandmacher	8935 Lake Jane Trail
Peter D. Schnide	5332 Hemingway
Dorothy H. Lyons	10072 N. 10th St.
Jess H. Mottaz	7982 Hill Trail No.
Lenore E. Mottaz	7982 Hill Grail No.
Robert R. Charbonneau	7821 DeMontreville Trail N.
Vera E. Charbonneau	7821 DeMontreville Trail N.
Ethel B. Holt	7920 Hill Trail North

The PZC then had further discussions concerning the plat. Brian Crombie indicated that he lives to the northeast of the plat and that he prefers to have housing northeast of the park to prevent people from the park going on his property. Charbonneau expressed concern about what alternatives were available for the property if it was not rezoned. He indicated he would like the property to remain as it is but felt that it probably would not.

MOTION by Grace that the PZC recommend rezoning of the area covered by the DeMontreville Highlands Plat dated November 20, 1975 from agriculture to SFS contingent upon final approval of the plat.

L. MONTREVILLE
HIGHLANDS
HEARING
(Continued)

SECOND by Sovereign.

Williams indicated that he is against rezoning because of the quality of the land and also stated that the rural line must be drawn somewhere and that one of the criteria of the Comprehensive Plan was to draw lines along environmental features. Williams said he felt that the park was a good line between urban and rural.

MOTION by Lundquist that the motion by Grace be tabled until the next meeting in order to obtain more information from the Metropolitan Council as to percolation limits for very granular soil and also to obtain further information as to the best placement of the permanent dividing line between sewered and unsewered areas.

SECOND by Froehner.

VOTE all in favor.

Crombie indicated that the park situation would change if the rezoning was not approved. Derrick cannot afford to sell the land for \$60,000.00 unless the development can go ahead.

SEWERS

Barbara Sennes indicated that the Waste Commission will draw a legal description as to the Maximum Urban Service Area. The present MUSA Line is called the soft line. It doesn't take 3M into account. Lake Elmo in effect is requesting that the MUSA Line follow County Road 15 and then head in a westerly direction along the area designated as not to be sewered until 1995 or beyond.

PLANNER
COMMITTEE

A report from the Planner Committee consisting of Williams, Dreher and Armstrong was considered. The general feeling was to continue with Midwest with alterations. The only other feasible possibility seemed to be a Planner from Washington County. Armstrong was directed to contact Bill Schwab and discuss the feasibility of this with him. Williams asked that each PZC member submit written recommendations for changes in the Midwest arrangement. These should be submitted by the next meeting. We will then ask Midwest for its comments after we have had a chance to discuss these recommendations.

ADJOURNMENT

MOTION by Grace to adjourn.

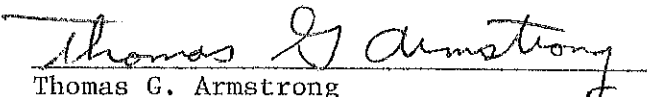
SECOND by Froehner

VOTE all in favor.

The meeting was adjourned at 10:49 p.m.

THE NEXT SCHEDULED MEETING IS MONDAY, DECEMBER 22, 1975 AT 7:30 p.m.

Respectfully submitted,


Thomas G. Armstrong
Secretary