

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, JANUARY 13, 1976.

- 7:30 P.M.-- Roll Call  
Approval of Minutes
- 7:45 P.M.-- Top Twenty Investment Club  
Proposed plat--approximately 26 acres in  
the east half of the north-  
east quarter of section 21.
- 8:00 P.M.-- HEARING-- Application of Eldon Loescher  
for rezoning of Lot Four (4) County Aud.  
Plat #8 from its present classification of  
"General Business" to a zoning district  
classification which would permit the use  
of said property for a single family  
residential dwelling.
- 8:30 P.M.-- Continuation of HEARING on Comprehensive  
Plan. Letters, comments, etc. will be  
considered and heard at this time.
- 9:00 P.M.-- Roger Derrick  
Demontreville Highland Revised Plat

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JANUARY 13, 1976

Meeting called to order at 7:40 p.m. by Secretary Armstrong

PRESENT: Dreher, Grace, Lundquist, Novak, Sovereign and Armstrong

MINUTES MOTION by Novak to approve the minutes of the meeting of December 22, 1975 with the following amendments.  
1. At PRESENT, delete Dreher.  
2. At LAKE JANE 2nd Addition, on the vote in favor delete Dreher.

SECOND by DREHER  
VOTE all in favor.

TOP TWENTY INVESTMENT CLUB Further consideration on the Top Twenty Investment Club proposed plat will be delayed until a later meeting because no response has been received from Washington County regarding the plan.

LOESCHER REZONING The Public Hearing on the application for rezoning by Eldon Leoscher was convened at 8:00 p.m. Loescher wants Lot 4, County Auditor's Plat 8 rezoned from its present classification of GB to a classification which would permit a single family residential dwelling. Loescher plans to move a house which is presently located to the north of the bank to this lot. Comments were requested from the audience and none received. Only Dorothy Lyons signed the attendance roster.

MOTION by Sovereign  
That the PZC recommend approval of a rezoning of Lot 4, County Auditor's Plat 8 from GB to SFU, contingent upon satisfactory compliance with City Percolation Test Standards, execution of an agreement insuring conformance with the State Building Code Requirements for relocated structures and approval by the building inspector.

SECOND by Grace.  
VOTE: For; Dreher, Grace, Novak, Sovereign and Armstrong  
Against; Lundquist.

MOTION CARRIED  
Lundquist indicated that he was against spot zoning and that if this area is rezoned then the entire area should be rezoned. It is also inconsistent with the existing Comprehensive Plan. It may be desirable but if this is so then all land west of Main Street should be rezoned rather than one lot at a time.

COMPREHENSIVE PLAN PUBLIC HEARING The Public Hearing on the Comprehensive Plan was reconvened from the January 6th meeting and the floor opened for comments and questions.

GEORGE KRUEGER Questioned the restrictions that would be placed on the northeastern rural area.

RAY HEROLD Also raised questions regarding the use that land could be put to in the northeastern rural area.

COMP. PLAN  
PUB. HEARING  
(Continued)

- ROBERT NELSON Requested information concerning the exact placement of the proposed sewer interceptor. It apparently is going very close to his house. The City Engineer was present and gave him further information.
- TODD WILLIAMS Submitted a proposed amendment to the Transportation Plan, reading as follows:
- Because 3M Carlton Park will be such a traffic generator and because the existing accesses to the Tri Lakes area will be changed, the City feels that a "half-diamond" interchange at I-694 and 40th St. is very important. This interchange allowing access, to and from the north only, would significantly reduce the traffic burden on the 212-694 interchange by 3M commuters. Further, residents of the Tri Lakes area in Lake Elmo (as well as residents of the northern part of Oakdale) would have a ready access to 694 without going all the way south to 212 or north to 36. A half-diamond interchange to the north should be acceptable in terms of highway design because no lane weaving would be necessitated with the traffic entering from or leaving to 212.
- BRUCE FOLZ Folz questioned the propriety of paragraph 9c. on page 16 as to the tax base for school districts over which the City has no control. Folz also questioned page 28 paragraph 7d and asked what effect a holding tank system would have on it. Williams interjected that a holding tank would not be an on-lot system.
- ROBERT ZIERTMAN Lives near Hwy. 36. He asked questions concerning possible subdivision of property.
- SCOTTY LYALL Stated that he moved out to Lake Elmo so that he could have a little space in a rural area. We have no critical problems in Lake Elmo. He asked whether the 3M plant would really help us. Has the power plant on the St. Croix lowered taxes? Do we want the 3M development with the traffic problems and other problems it will cause?
- JESS MOTTAZ This is a plan of accomodation for the developers. The term "research park" is ridiculous. It is not a "park". Mottaz opposes the research park portion of the plan.
- SCOTTY LYALL Mr. Lyall also indicated his objections to the research center.
- BILL ROWE Echoed the sentiments of Mr. Mottaz and Mr. Lyall. If the site was announced in May 1974 how is it that this plan, which was begun before that point, has the park listed? Who knew about it before May 1974? Page 9 talks about what the community desires. Nowhere has there been a proper determination of what the community desires.
- CONRAD ADAMS Indicated that on page 14, paragraph 5, e and f, that these policies have not been followed in the past and that the water in Lake Jane is one result.

COMP. PLAN  
PUB. HEARING  
(Continued)

- SCOTTY LYALL Ponding areas upstream of the Tri Lakes create water pressure which further hurts the Tri Lakes area. Why allow any more building in the community until the time that the water drainage problem is solved.
- DONALD MORIS There should be a referendum of the voters before the Plan is finally approved. This will affect the community more than any other decision that has been made. Moris questioned the extension of County Road 13 through the village park and the Moris property. The road is nothing more than an access for 3M. We shouldn't be just accomodating them.
- TOM KELLER Stated his satisfaction with many of the cogent remarks which were made this evening. He stated that he was in favor of a referendum on the plan. This "research park" will be discharging chemicals into the air causing traffic problems and will certainly not be a "park" as people normally think of a park. We are not lemmings rushing to the sea and should not be in any hurry to push this plan to the godfathers in the Metropolitan Council. Development follows the sewer. Keller indicated he is against sewer and specifically against any sewer along the east side of Lake Elmo. More time is needed to analyze the Plan. A referendum should be conducted.
- SCOTTY LYALL The sewer keeps coming up in our conversations but the sewer problem parallels the ground water problem. There is no mention made of storm sewers. No one has discussed the one-year mess which would be present if the sewers were built. All the street would be ripped up and have to be redone. What do we want as a community?
- BILL ROWE Only a referendum can show what we want as a community. Rowe does not want 3M. He indicated that he didn't come to Lake Elmo to live next door to a research "park". There will be 24 4-ton trucks arriving and departing from the plant every day.
- SCOTTY LYALL Lyall indicated that he is against the 3M development.
- TODD WILLIAMS Many people have mentioned the referendum. There are three Council members present tonight: Lyons, Shervheim and Abercrombie. They have heard the feelings of citizens and there should be a referendum.
- TOM KELLER Voiced his opinion in favor of the referendum.
- BRUCE FOLZ We have to have a Comprehensive Plan. The property owners have a right to know how their property will be developed and to foresee the use of it to the ultimate. The referendum is not a solution. Folz is against lowering the tax on farmland. Somebody has to pay the taxes and when the tax is lowered on farmland it means that the rest of the property owners pick it up.

COMP. PLAN  
PUB. HEARING  
(Continued)

DAVE MORGAN Many people would like to see the status quo. There is also economic pressure for development. There seems to be a pendulum swinging between status quo and development. This plan should be guided to stop the pendulum from swinging. It should not be a cop-out for development. The plan appears to be pro-development.

The hearing was recessed until 8:00 p.m. on Monday, January 26th, 1976. The complete list of the persons present is attached hereto.

DEMONTREVILLE  
HIGHLANDS

The consideration of the revised DeMontreville Highlands plats submitted by Roger Derrick was continued from the December 9th, 1975 meeting. The motion by Grace contained in page 2 of the December 9th meeting minutes is still on the floor and under consideration. Discussion was made concerning the dividing line between the sewered and unsewered area and the use of the park as a dividing line. Todd Williams submitted a prepared statement asking the Planning Commission to deny the rezoning primarily on the grounds that the granular soil and steep slopes would lead to excessive ground water pollution and surface water run-off. If the land were developed into less than 5 acre tracts he felt that agricultural uses and/or 5 acre homesites was a reasonable use of the land. Denial of the rezoning would not deny the landowner reasonable use of his property. The letter from the City Engineer dated May 9, 1975 which appeared to recommend that the rezoning be disapproved because sewer would not be available within 5 years was questioned by Derrick and Barbara Senness. Senness claimed that the true intent of the letter was that the rezoning be approved. Derrick claimed that the City Engineer had told him something similar on several occasions including this evening. Since the City Engineer had left this could not be verified. Scotty Lyall stated that Bonestroo had made comments at the first Public Hearing on the Comprehensive Plan to the effect that it's cheaper for an individual to have a sewer system rather than a well and septic system. If this is so, Lyall said, then development should be delayed until the sewer is available. Lyall also questioned the City Engineer's connection with Metropolitan Sewer Projects and his advocacy of sewer for Lake Elmo. Is this a conflict of interest? The motion by Grace from the December 9th meeting was then considered.

MOTION by Grace.

That the PZC recommend rezoning of the area covered by the DeMontreville Highlands Plat dated November 20, 1975 from A to SFS contingent upon final approval of the Plat.

SECOND by Sovereign

VOTE in favor, Grace

Against, Dreher, Lundquist, Novak, Sovereign, Armstrong

MOTION DEFEATED

Sovereign said that there still problems with the surface water but that she would vote for approval of the plat if these could be taken care of.

DeMONTREVILLE  
HIGHLANDS  
(Continued)

MOTION by Sovereign

That the PZC recommend rezoning of the area covered by the DeMontreville Highlands Plat dated November 20th, 1975 from A to SFS contingent upon final approval of the plat and resolution of the surface water run-off problems.

MOTION was not seconded.

MOTION by Lundquist

That the PZC recommends that the City Council deny the request for rezoning and platting of DeMontreville Highlands for the following reasons:

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 sewered 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 completed our Public Hearings 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.

SECOND by Novak

VOTE all in favor.

PARK COMMITTEE

The Park Committee apparently doesn't receive the PZC agenda and minutes.

PARK COMMITTEE  
(Continued)

MOTION by Grace

That the minutes and agenda of the PZC meetings be sent to the members of the Park Committee and that the agenda and minutes of the Park Committee be sent to the members of the PZC.

SECOND by Lundquist  
VOTE all in favor.

ANNUAL MEETING

The Annual Meeting was then convened. Nominations were opened for Chairman. Grace was nominated by Sovereign. Armstrong was nominated by Dreher. Nominations were then closed. A vote was conducted and resulted in a 3 to 3 tie. A second ballot was taken which again resulted in a 3 to 3 tie.

MOTION by Grace

That the Annual Meeting be recessed and reconvened on January 26th at the next meeting of the PZC.

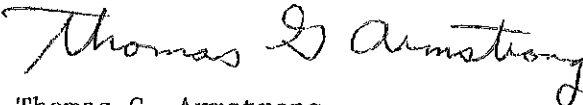
SECOND by Novak  
VOTE all in favor.

ADJOURNMENT

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

The next meeting will be held on January 26th, 1976 at 7:30 p.m.

Respectfully submitted,



Thomas G. Armstrong

COMPREHENSIVE PLAN (Continuation)

January 13, 1976

<u>NAME</u>	<u>ADDRESS</u>
Dorothy Lyons	10072 N. 10th Street
Mr. Robert L. Nelson	2602 Ivy Street North
Mrs. Marlene M. Nelson	2602 Ivy Street North
Todd R. Williams	3025 Lake Elmo Ave. No.
Jess A. Mottaz	7982 Hill Trail No.
Walter Goetschel	2946 Marine Circle
Robert Ziertman	10193 - 60th St. No.
Dorothy Ziertman	10193 - 60th St. No.
George & Lorraine Krueger	11491 50th St. N.
Peter Schiltgen	Box 174, Lake Elmo
Bob Soules	3M Co.
Bill Hammes	10105 10th St. N.
B. F. Friedrich	11269 31st St. N.
Bruce Abercrombie	3091 Layton Ct.
Ray and Pat Herold	9839 - 60th St. No.
Frank Meyer	5222 Keats Ave. No.
Lawrence Kleis	9241 - 60th St. No.
Dave Morgan	4563 Birch Bark Trail
Norman G. Lyall	4515 Birchbark Trail No.
Nance Rowe	8286 Hidden Bay Ct. N.
Bill Rowe	8286 Hidden Bay Ct. N.
Conrad E. Adams	8903 Jane Rd. No.
Tom Keller	2767 Lake Elmo Ave. No.