

AGENDA--PLANNING-ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD TUESDAY, FEBRUARY 14, 1978.

7:30 P.M. -- Meeting convenes

Roll Call

Approval of Minutes

Washington County Special Use Permit
for utilizing a single family residential
structure on a temporary basis as a juvenile
day treatment center.

8:00 P.M. -- HEARING to consider the application of
Lake Elmo Baptist Church for a Special Use
Permit to construct a church building on
Ideal Ave., Section 16.

8:45 P.M. -- County-State Aid Highway 13

9:00 P.M. -- HEARING on the proposed plat of
Brookman Addition

Please note: Due to the precinct caucus, the Planning-Zoning
Commission regular scheduled meeting for February 27,
1978, will not be held.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 14, 1978

The meeting was called to order at 7:40 by Chariman Grace.

Roll Call: Crombie, Michels, Lundquist, Grace, Moris, Novak, Cunningham, Sovereign
D. Lyons, Council, Phil Hansy, Midwest Planning

Minutes: No approval, not all members had received copies.

Juvenile Day Treatment Center: Special Use Permit

Mr. Bill Schwab and Mr. Bodo Suemig presented the request for a Special Use Permit to use an existing structure within the County Park for a Juvenile Day Treatment Center.

This program is a pilot project which will only run as long as the services do not exceed the course capacity or until the structure used will be needed for the park.

The structure is a two story farm house. Remodeling will include a new sewer system, new heating plant, two additions along with general upgrading of the structure. The estimated cost is \$35,000 to \$40,000. Its use is estimated from 3 to 5 years.

The program is for young people who have committed property offenses and are in the court system for the first time. They will attend the treatment for 15 days, Monday thru Friday during the day. There will be 12 juveniles at a time attending. Funding will be obtained for two counselors and one SLEB teacher. This is only for County juveniles. If approval is granted construction is proposed to begin in April with May occupancy. This program was proposed by Judge Albertson and Mr. Suemig.

A Public Hearing has been set for March 14, 1978 at 8 PM.

Hearing: Special Use Permit for construction of the Lake Elmo Baptist Church.
Section 16, Ideal Avenue.

Bill Hargus, Co-Chariman of the Building Committee and Bob Joslin, Architect present the request for the Special Use Permit.

The property for the proposed church is 8A and was purchased in 1973. There are presently about 140 members in the congregation and they are now meeting in the Lake Elmo School. They are proposing to have the church used as a multi-purpose building, thus the design of it. Well and septic are proposed. Preliminary contact has been made with the VBWS to see what their requirements are. No soil tests have been done, thus no location for septic and well have been determined. Mr. Hargus feels the church will have a positive effect on the community and that it is a permitted use in the SFU zone.

Audience:

Q. How much of the parking lot will be put in?

A. 170 space area.

Q. Mr. G. Wulfing - Where will traffic go if 3M cuts off Ideal Avenue as proposed?

A. Mr. Hargus - 3M has never indicated doing this in their conversations with them.

- Hearing Cont'd:
- *Q. Mr. S. Fisher - Mr. Fisher has raised Shepard dogs for the past 20 years and feels this proposal will cause problems with his dogs barking and also with the other dogs in the area. Mr. Fishers property is adjacent to the church property. Also questioned is the water and well. Where will the water table go? Traffic, too, will be increased, also lighting for evening activities are felt will cause enviromental problems.
 - *Mr. L. Leider - Would like to see area remain for SFU.
 - *Mr. D. Moris - Has no objection to a church, but a multi-use, no.
 - *Mr. L. Kosheimer - Has no objection to the church, other uses, evening activities, no. Sunday only fine.
 - *Mr. G. Warner - Bought his home for the tranquility and prefers it to stay SFU.
 - *J. Hillstrom - Traffic is a problem now, a larger facility will generate more.
 - *L. Kosheimer - 3M proposed to have a buffer zone around their facility.
 - *H. Fisher - on 20 A with a buffer, no objection, but does not want it in the middle of a residential area.
 - *H. Reibe - has no objection to the church.
 - *L. Reibe - they waited and sold the property to the church, rather than for homes. They felt a church was more desirable than seven homes and seven septic systems.
 - *R. Nelson - In 1972 discussion of preliminary plans for a future church were held with the City.
 - *J. Moris - does not want 350 cars in his back yard. Where will the water run-off go? A. This will have to be worked out before any decision can be made.
 - *Chairman - the question is whether this is a desirable special use for this property. It is a permitted use in this zone.
 - *D. Wulfing - does it matter if the residents object? A. Yes. Objects to a large facility and to the traffic that it will generate.
 - *J. Merrill - Thought this was going to be a small church, such as the one at HWY 120 and County B.
 - *S. Fisher - When area was paved all the residents objected, but it was paved. Keep out this large complex and keep it single family residential - leave us alone.
 - *H. Fisher - this proposal will depreciate some of their property if they chose to sell.
 - *M. Lancaster - five years is a short time for full capacity, would rather drive to St. Paul to church and return to a quiet home.
 - *Q. D. Wulfing - What does this group have to do in order to stop this request? Feels pollution generated by this request.
A. All final decisions rest with the City Council.
 - *Q. S. Fisher - Why is a gym proposed?
A. It is a place for the young to congregate.
 - *Commissioner Cunningham - What is a definition of a church?
A. A place of worship.
 - *Mr. ? - What about the people there?
 - *Mr. ? - Will the facility be open for all of the community?
A. Yes.
 - *Richard Webb, Pastor - The church will be open to all. They desire to meet the needs of all the community. Time restrictions would be made on some facilities. They want to make a positive impact on the community.

Hearing Cont'd: Commissioner Crombie - lives near a religious community. If properly done, such organizations can be an asset rather than a detriment. Would switching the parking area along with a buffer around the property make it any more desirable?

*Mr. ? - How many would want a facility like this in their back yard?

*S. Forster - Between this stage and before it goes to the City Council, will there be answers to the questions posed before the City Council gives their answer? A. Yes.

*C. Burnish - A Church is necessary but feels people should have the choice. The people are here and the church is coming in - feelings are better for a church if a church is first and the people choose to live near it.

*G. Steiner - Q. Whose going to benefit from this?

*Q. Will it cause taxes to go up? A. It is absorbed throughout the County.

Hearing closed at 9:37 PM

Co. 13: A map for the proposed routing of County 13 was distributed. The first meeting on this will be held in March.

Hearing: Brookman Addition

Bruce Folz presented the proposal for the Brookman Addition. The proposal was shown on a contour map with no changes.

Pete Schiltgen read Section 201, Sub. 13 from the new Zoning Ordinance. "This is an economically viable piece of land," and he objects to the proposal due to the land use.

Hearing closed at 11:05 PM

Special Meeting: Monday, February 27, 1978 the PZC will hold a Special Zoning Ordinance Meeting. No regular meeting will be held.

Adjournment: 11:15 PM

Respectfully submitted,

Kathleen Crombie, Recording Secretary

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Tracing - Lake Elmo Baptist Church - Feb 14, 1978

Name	Address
Mr. Dr. Wulffing	896 38 th S 710
Lynn Linder	8110 38 th St No.
Nellie Fisher	8139 38 th St No.
Jack Kiebe	3057 Ideal Ave
Kevin Rabe	3057 Ideal Ave
Charlotte Adams	3948 Innsdale Ave. No.
S. FISHER	8139 N. 38 th St.
James Henry	8320 39 th St N
W. Henry	8320 39 th St N
R. A. PETERSEN	8268 39TH ST. N
Steven C Foster	9397 Jane St. N.
Harold H. Beach	8261 38 th St. N.
Thomas D. Swede	3948 Innsdale Ave No.
Mrs. Wynne Cain	8370-39 th St. N. Lake Elmo
Jane Killestrom	3889 Innsdale Ave N.
Jack Morris	3797 Ideal Ave 77
Mari M. Bunnish	1830 E. Hyacinth St. Paul MN
Cheryl Bunnish	1830 E. Hyacinth St. Paul MN
Kenneth Bunnish	1830 E. Hyacinth St. Paul MN
Mrs. R. W. Nelson	8123 Hill Trail No.
R. W. Nelson	8123 Hill Trail No.
Dorothy Lyons	10072 N. 10 th St.
Linda Denoma	8420 - 39 St. No.
George Warner	8120 - 39TH ST No
RICHARD L WEBB	6195 JARVIS AVE N.
ROGER ARVOLD	5414 LARK ELMO AVE

Donna Wulfin	8196-38 th St, No.
Marylin Lancaster	544 35 th St. N.
H. A. Koskenmaki	8080 38 th St. N.
Virginia Morse	3721 38 th St. N.
Arthur Smith	3721 38 th St. N.
Beverly Steiner	8254 38 th St.
Gerald Steiner	8254 38 th St.
Jesse Merrill	8171 38 th St. N.
William J. Hargis	460 Glenbrook - Oakdale -
ROBERT G. JOSLIN	3001 MANLY CIRCLE STILLWATER

Haring-Prossman Addition - Feb 14, 1978 ^{9 a.m.}

Name
PETE SCHILTGEN
Dorothy Lyons

Address
Box 158 Lake Elmo
10072 No. 10th St.