

AGENDA--PLANNING-ZONING COMMISSION
City of Lake Elmo, Minn. 55042

MEETING TO BE HELD TUESDAY, MARCH 14, 1978.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:40 P.M. -- John Prueter, representing W. J. McCarthy of
1900 W. 78th. St., Mpls., M. 869-1414
Application for rezoning the West 2640' of the
North 1000' of NW 1/4 of Sec. 2 (R. Ziertman property,
into General Business Zoning.
- 8:00 P.M. -- HEARING--Application from Washington County
for utilizing a single family residential
structure on a temporary basis as a
juvenile day treatment center.
- 8:45 P.M. -- Pat Schwaggert-3319 Oakland Ave., Mpls 55407
(824-2043)
Re: Approximately 10 acres in Section 35, (Cty.
Road 10 and Lake Elmo Ave.)
Interest in building of duplexes.
- 9:00 P.M. -- Lake Elmo Baptist Church
Application for Special Use Permit to build
a church at 3655 Ideal Ave. No.
- 9:15 P.M. -- Brookman Addition
- 9:30 P.M. -- Lee Rossow--Tri-Star Co.
Subdivision

DISCUSSION ITEMS:

- Foxfire & Green Acres Environmental Assessment, for
Council action March 21, 1978
- I94 Frontage Roads--Public to be heard at Council meeting of
April 4, 1978.
- Proposed routing of County Road 13
- Flood Plain Maps

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 14, 1978

The meeting was called to order at 7:30 PM by Chariman Grace.

Roll Call: Michels, Crombie, Lundquist, Grace, Moris, Novak, Cunningham
Dreher (7:55), Sovereign (7:45)
Council, Lyons, Morgan, Armstrong, Administrator Whittaker

Minutes: Motion by Novak to approve the minutes of January 23, 1978 and
February 14, 1978 as amended.
Corrections: January 23, 1978 - Dates from 1977 to 1978 and
January 28 to 23. February 14, 1978 - Date from 1977 to 1978.
Seconded by Cunningham. Motion carried 7-0

W. J. McCarty: Rezoning application of R. Ziertman property to General Business

Mr. McCarty is requesting the rezoning of the W 2640' of N 1000'
of NW $\frac{1}{4}$, Sec. 2, for an auto dealership on 4 to 5 acres. Mr.
McCarty presented his basic plan.

Chairman Grace explained the Comprehensive Plan and stated there is
no provision for General Business on Highway 36. This is reserved for
rural housing. It would also have to be subdivided. In order to allow
this request the Comprehensive Plan would have to be amended, as well
as the Zoning.

Mr. McCarty feels this is an ideal location for business, one reason
being the power line that crosses the property.

It was recommended Mr. McCarty talk to the City Planner and the City
Administrator. A hearing is scheduled for April 11, 1978 at 8 PM,
pending completion of the application.

Federal Land Company: Application for a Mining Permit in NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 34,
and 10 acre portion of NE $\frac{1}{4}$, SE $\frac{1}{4}$ being in S 500' of E 870', Sec. 34.

A Hearing is scheduled for March 27, 1978 at 8 PM.

Hearing: Juvenile Day Treatment Center

Bill Schwab, Washington County Planner and Bodo Suemig, Court Services
presented the proposal for the Day Treatment Center.

The requested site, within the Washington County Regional Park was
chosen after other sites were evaluated and found unsatisfactory.
Pine Point Nursing Home was considered, but the estimated cost for
renovation eliminated it. Existing county buildings were considered,
but none outside the park were suitable. The Raleigh house was
considered as a last resort. It can be remodeled for what is felt a
reasonable amount and meet the needs of the program. When the park
would need the structure or when the program would require another
facility, the building would be used for a maintenance building for
the park.

Hearing Cont'd: The house proposed is somewhat isolated; the park area is here and is not to be immediately developed. This section of the park will probably be last to develop.

The program will consist of 12 juveniles, with 2 counselors, 1 teacher, 1 teacher aide and a secretary/receptionist. The children would be transported to the site from home and returned home daily. The ages of those attending would range from 13 to 17. The length of time in the program is 3 weeks. Lunch is to be served in the house with the food catered in. Recreation time outside will always be supervised. This program will serve those who have committed property offenses, ie, burglary, unauthorized motor vehicle use, etc. This program is designed to help first time property offenders by giving them the counseling and intervention needed so that they will not return to the court system.

County Board Conditions:

1. Fund with Federal Revenue Sharing
2. Must have Lake Elmo City Council OK
3. Must have OK from Met Council Open Space Commission
4. Use to be temporary. If service expands it must move out of Park. If Park needs it, Court Services will vacate building.

Metro Council Criteria:

1. No cost to Regional Park System
2. No depletion of Park resource base
3. Public benefit plus no park disbenefit.
4. Use contract limited to three (3) years - then review and renew. Maximum permit from Metro Council will be three (3) years. They can then ask for another three (3) year contract. The Court Services now anticipate a five (5) year maximum use at the Raleigh house. It may take the first two years to evaluate the program. If it is expanded it will be moved elsewhere.

Judge Howard Albertson gave his endorsement to the program and stressed the need for such a program in Washington County. All the juveniles attending this program will be residents of Washington County.

Audience:

Helen Meehen: In two weeks you expect to turn around a juvenile offender? A. Yes, for many this is a turning point. They are still on probation, but feel with no peer pressure these kids can be reached.
Milt Koehn: Since this is a SUP, how can it be set up if the program is expanded or problems develop? Can a SUP be revoked. A. The SUP is reviewed each year and can be revoked at any time if the City sees fit.

Ken Smith: Understood they looked into having it in a church, what was the objection to this? A. The church provided one large room. A homelike atmosphere more conducive to study. May be conflict with the church activities during the year. Also there are psychological aspects relating to the kids.

Denise Hennen: If only a home is considered, why in the Park? A. Want to use County property. The cost outside the County for a facility would be \$75,000. If the program is a success, will plan to look for another home.

Hearing Cont'd: T. Armstrong: The building will remain within the park for maintenance after the program is ended.

Dave Morgan: Will someone be there week-ends or evenings? A. Only Monday thru Friday, no one overnight or week-ends.

Mr. ? - Have you looked into a home to rent? A. No it is felt the money is lost for rent.

Bob Drier: This is a pilot program in Washington County, has it been tried elsewhere? A. Ramsey and Hennepin County have similar programs, but the length of time is longer. Day Treatment has been long term and this program is short term, which is desired. This short-term program is the first of its kind.

Don Novak: School work is incorporated into the program, what do the juveniles do after the school year, June to August? A. Summer school, special projects, many have make-up work.

Mr. ? : The juveniles are confined at the program house, are they limited at home? A. They are allowed to move as the parents permit.

Mrs. ? : There are 12 children over a three week period, possibility of 100 over all. They are exposed to the area and may return at other times. What are our safeguards? A. Mobility is a factor. Need transportation there. Many already know the area and park location.

JoAnn Stedt: What will the capacity be at the beginning? A. Based on current court statistics it will be close to 12 at all times.

Adding 4 a week, 4 graduating, 4 presently there, this is the desirable rotation.

Mrs. ? : Why not at a school? A. Not flexible enough

James Kaufhold: What is to keep the kids from stepping into the surrounding corn fields and leaving? A. They are placed here by the Court Service and if they violate the rules they will go back before the judge. In order to leave they must go past the receptionist, if this happens the sheriff is called. Why would they leave? They return home at the end of the day and leaving from there is more likely.

Scott Kline, Under Sheriff: None of the juveniles have committed assault theirs are property offenses, this first time contact at a treatment center can make or break a pattern. We are dealing with our children, enough safeguards are taken and this program deserves a chance.

Mrs. ? : You stress first-time offenders. What about second and third time offenders? A. They would not return to the program.

Q. What criteria will be used to determine if this is a success or not?

A. Comparison of kids in this program with those not in it, also those who return to the court system. 18 months a fair time to see some results.

Diane Trudeau: Feels this is a good project, but not an acceptable use for a Regional Park. Prefers to see park related activities in the park. A. Since the Met Council does not have the funding for the park development and the park is not open to the general public, this is why this appears a reasonable request.

Q. Who does one contact if there are problems? A. Receptionist on the site, the Court Services or the County Planning Department. If there is an immediate problem contact the Sheriff.

Q. Are you beyond the point of looking at school buildings not being presently used? A. In Stillwater there is no available space. A central location for the program is wanted. In a working school it is not feasible.

Hearing Cont'd: John Fitzenberger: Has a SUP been granted? To kill this request what would it take? A. The City Council will decide on the SUP.
George Sletsch: Why was notification of the residents of Tablyn Park overlooked for the hearing? A. There was an error. Land owners within 350' were notified but Tablyn Park residents failed to be notified of the hearing date.

Hearing closed at 9:35.

Tom Armstrong: Issues to be considered:

1. This program 100% needed - worth trying
2. Is this the place for the program to go?
3. Should park property be used for non-park use?
4. 1 yr. SUP
5. \$30,000-\$40,000 for remodeling building. Is this high? If used by the park in the long run - money not wasted.
6. Interm use - year to year
7. Will be used by park in near future.
8. Can be regulated to work out and can be benefit to the City.

Pat Schwaggert: 10 acres in Section 35 - Building Duplexes

The property Mr. Schwaggert is requesting to build duplexes on is located at County 17 and County 70.

Mr. Schwaggert is proposing 2 A per duplex. Double family is not a permitted use. A Special Use Permit will be required to allow this. Mr. Schwaggert was directed to the City Office for a copy of the ordinances and to see the City Administrator.

Lake Elmo Baptist Church: SUP to build a church at 3655 Ideal Avenue N.

Chariman Grace read the report from the City Engineer. Concept approval is requested. The decision of the PZC is whether this request is appropriate use for the land.

Motion by Cunningham to approve the Concept Plan for the Lake Elmo Baptist Church on the site requested. Seconded by Crombie.
Motion Carried 7-2 1 opposed - Moris 1 abstained - Novak

Brookman Addition: Preliminary Plat Approval

Motion by Lundquist to approve the Preliminary Plat of Brookman Addition with the stipulation that there be no individual lot access from County 17 or Highway 212 other than what is shown on the plat. The additional 25 feet of right-of-way along County 17 be an easement not a dedication.
Seconded by Dreher. Motion carried 9-0

Tri-Star Co.: Lee Rossow

Problems related from the Planner include a soils map, no final Engineers report, letter from the Highway Department, relating to Highway 36 access. Also the extension of the East-West road to the East will have an effect on the Schaffer Plat. The proposed road design may still need revision. Further discussion with the City Engineer, City Administrator, property owners and Midwest Planning was encouraged.

Foxfire/GreenAcres: The EIS Booklet for this plat was distributed. It is to be evaluated and returned March 20, 1978 .

Flood Plain Maps: Should be reviewed and commented on. Maps are in the City Office.

Special Meeting: Joint meeting of the PZC and the City Council is scheduled for Monday, March 20, 1978 at 7 PM.

Adjournment: 12:15 PM

Respectfully submitted,

Kathleen Crombie
Recording Secretary

3-14-78

Please write in yours

Name	Address
Edward Benning	2961 ing Lake Elm
Albert Eberhard	2298 Inwood Ave. N.
Diane Kuleau	1924 Kelvin Ave. N.
Anthony Carlson	8655 North 27 th Street
Walter Holstly	8639- 27 th St. N.
Seamus W. Kline	W.C.S.O.
Thomas D Armstrong	8291 1544 St N.
Roger D. DeLid	8643 28 th Ave N.
Wm. J. Dechner	8531 Inwood Jr. N.
Lena Henner	8654 27 St. No.
George S. Stots	8685 27 th St N
Denise Henner	8656 27 th St. N.
John Stott	8709- 27 th St. No.
Norald Kouak	8715 27 th St. No.
John C. Foltzenberger	7793 Inwood Av N.
Jane Hillstrom	3889 Innsdale Ave N.
James Kueffeld	8780 Inwood Trail N.
Bruce Folz	8488 Stillwater Blvd. N.
Rathlean Benning	2961 Inwood ave
Dorothy Klohn + Chris	8716 Inwood Tr N.
Milt " "	" " " "
James Wm Meehan	2038 Inwood Ave N
Helen D. Meehan	2038 Inwood Ave N.
Robert Vener	8725 Inwood TR. N.
Alfred A. Kruppner	9038 31 st St., No.
Lilamar Kruppner	9038- 31 st St. N.
Albena Lunka	1247 Anthony Ave N.

Roger Penraech	8652 Ironwood Tr.
Dorothy Lyons	10072 No 10 th St.
Dave Morgan	4563 Birch Bark Trail
Geri Swenson	2773 Inwood Ave.
Jane Island	2811 Irish Ave N.
Thomas Moretto	8623- 28 th St. N.
Calvin Peterson	8549 Ironwood Tr. N.
Caryl Moretto	8623 28 th St. Lk. Como
Fay L Carlson	8722 Ironwood Tr. N.
John Bush	Lakeford, Minn.
Walter Houly	8320-39 th St N
REESE PETERSEN	8268 39 th ST. N.
Mr. & Mrs. Eugene Peau	8370-39 th St, No. Lake Como.
Harold Albertson	Stillwater, Minn.
Mr. & Mrs. Donald Walfing	8196-38 th St. No.
MR & MRS Sol Fisher	8139 38 th St No

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