

COMPREHENSIVE PLAN HEARING, JUNE 12, 1979

PZC Members present: Chairman Graee, Nancy Prince, Bob Dreher, Jean Novak  
Council Members: Mayor Armstrong, Mike Johnson, Jess Mottaz, Fran Pott, Dave Morgan

Rob Chelseth, planner, presented the proposed Comprehensive Plan and Map. This Plan is to serve as a ten year planning guide for the City. Maps indicating wetlands, prime ag, present uses etc. were available for the audience to review.

AUDIENCE: Edward Schwartzbauer, Attorney for Dayton-Hudson presented Mr. Peter Hutchinson Land Use Planner for Dayton-Hudson - City Planner by profession. Mr. Hutchinson backgrounded the original plans of D-H to utilize their 1000 A parcel for a shopping center complex. This idea was deemed unfeasible and Dayton's presently wishes to sell the 1000A as one parcel. Daytons hoped to meet the desires and interest of the community and hoped Lake Elmo would be attuned to the interests and desires of the private land owners. They feel the sewer is the underlying question as relates to this proposed plan. Sewer capacity is adjacent to this property and the proposed low density for this parcel makes selling it as one parcel impossible. They feel due to the proximity of the sewer the land could be developed at a higher density. They feel the selling of this property in one piece would be most helpful to Lake Elmo since they could control the planning and development of such a large parcel.

Hugh Mattson - Lives in Lake Elmo Village. He feels the attitude of the proposed plan is "We are here and we do not want anyone else here". Lake Elmo has a high proportion of park land compared with other communities. He questioned what the tax base will go to if we adopt this plan. He also feels once the new highway is built Lake Elmo will experience pressure to grow and there will be provision for it. This plan is creating a hardship for the farmers who desire to sell their property. He does not think this is a realistic plan.

Bruce Odlaug - United Properties - He received no notification of the hearings. He will appear at the June 18 hearing.

Todd Williams - Congratulated the PZC and Rob Chelseth on the plan. He feels the plan captures the desires of the majority of Lake Elmo residents. He questioned the implementation of the plan. Chelseth explained the procedure. Other questions concerned 'strip' development and the wording of discourage rather than prohibit within the text.

Ed Stevens - Reiterated William's sentiments and also questioned enforcement. The tax issue and low density he feels are not related. the majority of the taxes go to the County and the school district and a small % going to the City. He feels benefit from industry in the City would be less than what may be expected. Development will not be stopped cold in the City; population is now 5,000 projected to 8,700 by 1990. Dayton-Hudson desirability - does not see why community should bail them out, feels the same about the farmers who desire to sell. More than 80% of the residents are not responsible to see that the farmer makes maximum profit.

Kelly Brookman - Feels plan is lousy. He thinks a fiscal impact study should be done. The idea of moving the MUSA line and giving up the capacity is a mistake. Getting the capacity back next to impossible.

Duane Grace indicated to the audience that this plan is what we feel Lake Elmo wants. If you do not agree tell us so revisions can be considered.

Mr. ? - Questioned the proposed County 13. Duane Grace stated it is proposed by the County, so Lake Elmo has to include it on their map. It is slated to be a two lane road with upgrading to four lane in the future if necessary.

Additional audience comments concerned placement of County 13 B. Chairman Grace replied the road is proposed by the County and will take the place of County 13. Current plans call for a two lane road.

Hugh Mattson - Has the railroad been contacted about the use along their right-of-way? Are they aware Lake Elmo is in the planning process. The railroad has not been contacted.

Edward Schwartzburer - Questioned what would the population be if this plan were fully implemented? Reply - We believe the plan comes close to the projection of 8,700.

Catherine Crocker - Questioned additional bus service to Lake Elmo as energy saving means. The transit service was contacted; they stated the current level of service will be maintained.

Todd Williams - Questioned the Planner's reasons for Alternate 2 choice. Also what is the problem with a minimum of five acre lot sizes. The Planner responded and also clarified unmanageable density definition.

Kelly Brookman - Does it make sense for this low density if there is an energy problem? Apartments should not be out of the question for a 10 year plan. Feels you are driving old residents out. It will become too costly to live in the community.

Dorothy Lyons - Questioned how residents and property owners are going to be notified of additional hearings since not all residents get the Newsletter. The Mayor moved, Mottaz seconded to approve the mailing of the Lake Elmo Newsletter to all Lake Elmo Postal Patrons notifying them of the next Comprehensive Plan Hearing. Motion carried 5-0.

Chairman Grace continued the hearing until June 18, 1979 at 7:30, Lake Elmo School.

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary.

# City of Lake Elmo

P.O. Box J  
Thirty-third and Laverne Avenue  
Lake Elmo, Minnesota 55042  
777-5510

## AGENDA PLANNING-ZONING COMMISSION June 11, 1979

- 7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes
- 7:45 P.M. -- Richard J. Connors--9250 Lake Jane Trail  
Application for SUP to allow him  
to place 170 yards of clean fill on  
his property at 9250 Lake Jane Trail
- 8:15 P.M. -- Donald Durand--2901 Lake Elmo Ave. No.  
Application for SUP for Blacktop  
Driveway to lake at Pierres Pier at  
2880 Lake Elmo Ave. No.
- Schedule Hearing on Flood Plain  
Ordinance

### CALENDAR:

- June 12, 1979 -- Comprehensive Plan Hearing  
June 18, 1979 -- " " " at 7:30 p.m.  
at the Lake Elmo Elementary School

MINUTES OF THE LAKE ELMO PLANNING AND ZONING COMMISSION, JUNE 11, 1979

The meeting was called to order by Co-Chairman Novak, at 7:30 p.m.

ROLL CALL: Dreher, Murphy, Crombie. Also Administrator Whittaker. Absent: Grace, Moris, Prince, Lundquist and Michels

APPROVAL OF MINUTES: No quorum.

RICHARD J. CONNORS: SUP to allow 170 yds of fill on property at 9250 Jane Trail N. Hearing for Richard J. Connors has been set for June 25, 1979 at 7:45 p.m. Neighbors within 350 feet of Mr. Connors will be notified. A letter from the DNR, allowing Connors to fill is requested.

DONALD DURAND: SUP for blacktop driveway to Lake Elmo at Pierres Pier. Hearing date for Donald Durand has been set for June 25, 1979 at 8:15 p.m. Property owners within 350 ft. will be notified; also Mr. Durand is to bring in a sketch or survey locating the driveway for the PZC.

FLOOD PLAIN ORDINANCE: This ordinance is an amendment to the Zoning Ordinance and requires a public hearing before publication. A Hearing for the Flood Plain Ordinance has been set for June 25, 1979, at 9 p.m. The Administrator suggested the commissioners review the Lake Shore Management Ordinance, in the Zoning Ordinance, before the hearings are held.

LEN HANSON: Rezoning and SUP for a horse trailer open lot on Highway 12. Mr. Hanson is purchasing 8.9A, formerly the Marty property. This parcel was split from the 40 in 1967. He is requesting a rezoning from SFU to Gen. Business in order to run a horse trailer business. He will need a SUP for the open lot selling. He intends to remodel an existing building for an office. Mr. Hanson is to provide the city sketch plans, provisions for parking and lighting and signing. It was suggested Mr. Hanson apply for a sign permit when he makes application. Hearing for Len Hanson for Rezoning and SUP is set for June 25, 1979, at 8:45 p.m. Property on three sides of this parcel is owned by Gene Peltier.

ADJOURNMENT: 9:00 p.m.

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary

# Comprehensive Plan Hearing Tuesday, June 12

Name	Address
John Oht	8894 W. 37th St S.E.
Bob Maloney	8831 N. 37th St.
Pauly Gunn	8804 W. 37th St.
Edna Hippoldt	3351 Lake Elmo Ave -
W. Brown	Shutro Greenwood
Haney Bruckm	6544 Stillwater Blvd N
Bob Fraser	2321 Glenbrook Av. Oakdale.
Catherine Corha	5093 Keats Ave N.
Herbert Crocker	5093 Keats Ave N.
Edward J. Stevens	10133 - 47th St. N.
JAY S RALEIGH	5055 KEATS AV N.
JAUC REECE	20260 Subs Ave (Ochdale Gun Club)
FRED W. CROFT JR	1015 W. IOWA AVE ST PAUL 55117
Lawrence Klein	9241 60th St N Lake Elmo
PETER HUTCHINSON	777 NICOLLET AVE MPLS 55402 HUDSON - DAYTON
Harriet M Stensby	540 Hamm Bldg St Paul 55102 UNITED PROP.
HAGIA MOON	11060 32nd St. N.
EDWARD J. SCHWARTZBAUER	2300 1ST NATL BANK BLDG 55402 DAYTON - HUDSON
BRUCE G. ODLAUG	332 HAMM BLDG ST. PAUL 55102 UNITED PROP
Judd R. Williams	3025 Lake Elmo Ave No., Lake Elmo 55042
Jack Matta	5770 Denmark Tr.
Thomas J Armstrong	8291 15th St. N. LE 55042
Mike Johnson	2877 Jamley Ave No.

SPEAKER'S NAME

REPRESENTING

1. EDWARD SCHWARTZBAUER } DAYTON-HUDSON
2. PETER HUTCHINSON }
- 3.
4. WALTER MADSON } RESIDENT - L.I.E.
5. BRUCE ODLAG } UNITED PROPERTIES
6. KEN STENSBY }
7. Todd Williams
- 8.
- 9.
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