

Vice Chairman Prince called the meeting to order at 7:30 p.m.

Commissioners in attendance: Peterson, Lundquist, Nazarian, Dreher and Mazzara (7:40 p.m.) Absent: Michels, Moe, Gifford and Lyall. Also present Administrator Whittaker and Councillor Mottaz.

1. MINUTES: April 26 and May 24, 1982 -
May 24, 1982 - Correction - ° Minutes - ~~May-17~~ April 26 -

M/S/P Nazarian/Peterson to approve the minutes of April 26, 1982, as amended. Motion carried 3-2. Dreher and Prince abstained.

April 26, 1982 -

M/S/P Peterson/Nazarian to approve the minutes of April 26, 1982. Motion carried 4-0-1. Dreher abstained.

2. HEARING SCHEDULE:

- A. Bloomquist/Popov - Rezoning and CUP to construct a Hang Glider Warehouse -

The Commission reviewed the additional material provided by Mr. Popov on the rezoning and use, as requested by the PZC.

Whittaker reported that, in the opinion of the City Attorney, this request can be permitted by a CUP in General Business.

M/S/P Dreher/Lundquist to schedule a public hearing on June 28, 1982, at 7:45 p.m., for John E. Bloomquist to consider a rezoning from Rural Residential to General Business and a Conditional Use Permit to permit a warehouse for hang gliders in a GB zone, on property described as that part of the southerly 600 ft. of the east 1/2 of the the southwest 1/4 of Section 36, on Highway 94 - 730 feet east of White Wolf.

- B. Flea Market CUP at Vali-Hi Drive-In -

Request for a CUP for an Open Sales Lot to operate a Flea Market in Vali Hi Drive-In Parking Lot by the St. Croix Rivermen Drum and Bugle Corp.

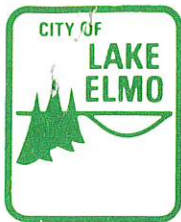
M/S/P Dreher/Mazzara to schedule a public hearing June 28, 1982, at 8:15 p.m. to consider a CUP for the St. Croix Rivermen Drum and Bugle Corp, for an Open Sales Lot to operate a Flea Market in the Vali Hi Drive-In Parking Lot.

- C. Large Lot Subdivision for H. Kenneth Neudahl, 9150 Jane Rd. N.-
Request to split a 34 acre parcel into two lots, Parcel A being 13.0 A and Parcel B being 21.3A.

M/S/P Nazarian/Mazzara to schedule a public hearing June 28, 1982, at 8:45 p.m. to consider a Large Lot Subdivision for H. Kenneth Neudahl.

Discussion -

-- Whittaker - explained that 14A of Lot B was purchased from Bruce Hill, who recently subdivided property to the east of this parcel. Neudahl's combined this with their 20A parcel and are proposing a 13 and 21acre subdivision. There is an existing house on Parcel A. Neudahl's want to build a new home on Parcel B.



City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

MEMO

TO: The Planning Commission
FR: Larry Whittaker
DT: June 22, 1982

CC: Planning Commission, City Council,
Rob Chelseth, Larry Bohrer,
Admin., Sec'y.

RE: AMENDMENT TO COMPREHENSIVE PLAN

The completion of the 201 Facilities Plan for Wastewater Treatment (sewer) in Lake Elmo makes some of the language in the Comp. Plan obsolete - and some irrelevant. Therefore, in order to bring the Plan up to date and to meet Metropolitan guidelines, the City must consider amendments to the Comp. Plan.

After reviewing the Plan, I recommend the following amendments:

1. On page 53, delete references to "additions to Metropolitan sewer system" and possibility that Oak-Land Jr. High may be treated at Cimarron. Neither is now planned. (See corrected page 53 attached to Memo.)
2. Delete pps. 55, 56, 57, 58 and 59...entirely. Once the 201 study was completed, all these old sewer studies and plans are irrelevant. We are no longer considering these studies or the alternatives they presented.
3. At the end of Section IX. on page 60, we should add a summary of the 201 plan. This explains that on-site sewers are the best alternative for solving the sewer problems and that sanitary sewers/Metropolitan sewers are not planned. (See summary of 201 attached to Memo.)
4. On page 85, paragraph 2 under "The Location and Timing of Sanitary Sewer Service" should be amended to reflect that the 201 study is done, that we do not expect any major development in Section 32 until I-94 is complete (in 1985), that NO extensions of Metropolitan sewers are projected before 1990, and that private developers will have to petition for and pay for any City trunk sewers. The City has no plan to extend trunk sewers.
5. On page 85, the Section on "Selection of Commercial and Industrial Uses", both the first and third paragraphs should be amended to reflect our expectation that there will be sewered commercial/industrial development in Section 32.
6. Page 87, the last paragraph, should be amended to reflect commercial and industrial development in Section 32.
7. On pps. 95 and 96, the entire Section on MUSA Line should be amended to reflect the new sewer flow projections (i.e. 1500 residents on sewer by 1990 in Section 32, 1000 population equivalent units of sewer for commercial/industrial development in Section 32, and 1,200 peu of sewer for the waste to energy plant in about 1985. We can probably say we expect no trunk sewers to be built before 1985 - before I-94 in completed.)

We should also continue to make the statement that we expect the Waste Control Commission to continue to reserve the 6,000 peu for property owners in Section 32, as they have paid for it. We project that 3,700 peu will be used before 1990 and the remaining 2,500 units will be used before 2,000.

8. Page 99 should be amended to reflect that we will have adopted the new County Model Ordinance for on-site sewers before the plan review is complete and that we have adopted a wetland protection ordinance already.

C. Neudahl - Continued

Mrs. Neudahl - plan to tear down structure on Parcel A after the new home is constructed.

--Whittaker - the east 30 ft. of right-of-way for the future extension of Jerome to Foxfire was dedicated by Bruce Hill, this should also be secured for the west 30 ft. from the Neudahls.

--D. L. Peck, Votel Development - working with the Neudahl's and looking to rezone both parcels to R-1 in the future (property is presently zoned RR). Would be willing to dedicate the 30 ft. right-of-way provided it is determined from an engineering standpoint that this is the best location for the road. Not sure the extension of Jerome will provide the best traffic pattern.

--Whittaker - unless the Neudahl's have a plan showing something different the City would want the west 30 ft. of right-of-way for Jerome.

Motion carried 6-0.

8. ADMINISTRATOR'S REPORT:

A. Ordinance on Commission Consecutive Terms - Whittaker reported on the Council's decision to waive the two year maximum term requirement for PZC members provided the total number of years served by the entire Commission is less than four years.

B. Zoning Amendments - Whittaker reported that the Council accepted all the Zoning Amendment recommendations except the increased size for accessory buildings on 10A parcels. This will remain as defined in the present Ordinance.

3. SHAFER MINING PERMIT - Cancelled. Shafer withdrew its request to crush rock at its mining site off of Jamaca.

4. PLANNING IN SECTION 32:

A. Waste to Energy Plant - Administrator Whittaker introduced Floyd Forsberg and Don Krebs, whose firm, Henningson, Durham & Richardson, Inc. does design, engineering and consultant work on energy plants throughout the United States. They are presently working with Dakota County and the City of St. Paul, and with Ramsey/Washington County. Lake Elmo is one of four areas, out of 11 potential sites, being considered for an energy plant. The proposed plant will sell steam to the 3M center with the potential to sell electricity to NSP at a future time.

Mr. Krebs presented a slide review of energy plants he recently visited in Europe. He explained their operation, exterior appearance, cost, etc.

Commission and Audience Comments and Concerns:

- Commissioner Dreher - who is responsible for the clean-up of refuse along the roadways into the plant - the City or the plant?
- Don Krebs - plant would be responsible for cleaning up the area.
- No defined site in Lake Elmo as yet; but the approximate location would be north of 4th Street - south of Minnehaha - next to 694.
- Councillor Prince - will all MPCA standards for air pollution be met.
- Don Krebs - an Environmental Impact Statement will be prepared on the facility. All standards will be addressed during the 15-24 month preparation period.

A. Waste/Energy Plant-Continued -

--Plant will operate 24 hours per day, 365 days per year. Trucks will deliver material 5 1/2 days per week - peak hours of delivery are 9-10 a.m. and 3-4 p.m. There would be some later deliveries from commercial haulers. Trucks would be 4-6 ton refuse packers. 150-200 vehicles per day would come in on delivery days with 10 truck loads of ash leaving the site each day. Ash trucks will be covered. A 9 ton road is required.

--Dreher - Helmo is a 4-5 ton road - who will bear the cost to upgrade Helmo to 9 ton?

--Tom Armstrong - who will haul material to the plant?

--Krebs - presently 100 independent haulers in the area - this will have to be narrowed down. Presently it is considerably more expensive to dispose of refuse at an energy plant; but feel that by 1986 the cost will be competitive with landfill disposal costs. Ash disposal - proposing a sanitary landfill as a disposal means.

--Resident - questioned property valuation within a mile of the plant.

--Krebs - in the immediate area it would be a depressive factor for residential - for commercial/industrial it would be a stimulus.

--Resident - would there be on-site storage for ash residue?

--Krebs - not proposing any ash processing on site. Would not have a slag pile on-site. Ash removal trucks would be hauling 6 days a week. Night traffic would be minimized.

--Resident - who makes up the work force?

--Krebs - out of 50 employees 10-15% would be identified specialists -

--Slurry Storage for wet scrubbers -

Out of a 10A site about 1A would be needed for a slurry pond
Fuel Oil would be used to preheat the burning chambers.

Need the cooperation of the local communities in order to obtain a site and implement the project.

B. Sewer Planning With Property Owners - Section 32 -

Whittaker informed the property owners that the City has to identify the amount of sewer that will be used between now and 1990. This is required by the Met Council before they will begin review of the City's Comp Plan. The 201 Study determined that Section 32 is the only area where sewer would be needed. Of the City's 6,000 reserved units, only 2500 can be justified, based on present population projections and the 201 Study.

Property owners were asked to notify the City if they had any firm development plans that would require sewer and the number of units such plans would require, so that the City could include the anticipated units in the sewer needs section of the Comp Plan. The City cannot reserve units that have no identified use.

--Dreher - once 4th Street is built, providing better access to Section 32, development plans may change, especially if the economy turns around.

--Dave Johnson - ConnCo.- if the City commits to the 2500 units, could the remaining 3,500 units be requested as development needs arise?

--Whittaker - plan can be amended to provide for additional sewer units, but options narrow as time goes on. The Energy Plant, without the wet scrubbers, could require 1,000 units.

B. Sewer Plan - Section 32 - Continued

--Douglas DeCoster, property owner/developer - owns a 25A parcel NE of Conn Co. - would like to petition for sewer now - feels this would help open up the area.

--Whittaker - to date, the City has not financed this type of improvement - it has been left up to the individual to make the improvements.

None of the property owners present indicated that they have firm development plans; but expressed concern about the availability of sewer units that they have been assessed for.

5. COMPREHENSIVE PLAN AMENDMENTS:

A. Sewer -

As there are no existing development plans for Section 32 and based on the 201 Study results and the Comp Plan projections for 50-60 A of commercial development and 1200 population increase, Whittaker recommended that the Commission hold a public hearing to amend the Comp Plan to indicate sewer capacity at 2500 units and request an additional 1,000 units for the Waste/Energy Plant; and indicate that Metropolitan sewer will not exceed the boundaries of Section 32, as determined by the completion of the 201 Study.

--Prince - the amendment should indicate that residents of Sec. 32 have been assessed for 6,000 sewer units.

M/S/P Nazarian/Mazzara to schedule a public hearing to consider an amendment to the Comp Plan relating to sewer units for June 28, 1982, at 9:15 p.m., if possible. Motion carried 6-0.

B. Adjustments to Area of Planned R-1 Development -

--Lundquist - recommended the Commission initiate a review of City standards to establish building suitability of existing lots as determined by the results of the 201 Study.

6. SUBDIVISION ORDINANCE CHANGES:

Whittaker noted two areas of the ordinance that need clarification:

1. Subdivision of property via Large Lot and Simple Lot Subdivisions - Mayor Eder recommended setting a limit on the number of subdivisions an owner can make on a given parcel before requiring a plat.
2. The Ordinance does not provide for subdivision of lots under five acres unless they are platted or on a Registered Land Survey.

M/S/P Prince/Mazzara to table consideration of the subdivision clarifications until June 28. Motion carried 6-0.

7. LANDSCAPE STANDARDS:

The Commission reviewed Administrator Whittaker and Commissioner Nazarian's memo of June 11 re Landscaping Standards, and had the following comments:

1. Sec. 301.130 E. 4. f. - should reflect the 35 ft. buffer requirement.
--Lundquist - where residential exists across from a commercial area - the commercial area should be landscaped with parking provided at the rear of the building.
--Whittaker - will discuss landscape requirements for existing commercial with the City Attorney.
2. Industrial Property - a buffer zone should be required between Commercial/Industrial and Residential in areas where the zones are separated by a street. No matter how wide the street there should be a required buffer.
3. Fences/Walls - 5 ft. walls/fences be required.
4. Driveway screening - Leave Ordinance as is.
5. Loading Docks - screening should be required.
6. Roof mechanical equipment - should be screened
7. Time limit - the developer will have two growing seasons to guarantee the landscaping.
8. Exterior Storage - retain present ordinance standard
9. General Requirements - use section 1506 of the City Code in place of .03 B. 1. in draft and retain items 2-5 of draft.
10. Percentage of screening - require 15% of the area to be screened.

Administrator Whittaker will prepare a final draft of the ordinance for recommendation to the City Council.

--Dreher - recommended contacting the Sheriff about pros and cons of extensive screening.

ADJOURNMENT: 10:55 p.m.

ADDENDUM TO JUNE 14, 1982, PLANNING COMMISSION MINUTES

Waste to Energy - Comments, Questions and Answers -

- Mazzara - what is the cost of such a project?
- Forsberg - status of the project. are presently negotiating with 3M, along with the siting process and the size of the facility, and zeroing in on the smaller range - 600 tons per day- depending on when it can be started and where the plant is the capital cost will run from \$45,000,000 to \$55,000,000. Bonded cost would be 60% higher. Tipping fees on the smaller facility would range from \$35 to \$40 per ton, 1986 price.
- Prince - how many acres of land would the 600 ton facility need?
- Forsberg - the bare plant site area would be 8-10 acres, per the sketch in the packet. Looking at minimum site area of 20 acres, total. Minimum 10 plant acres, preferable 20
- Prince - how many employees?
- Forsberg - this is up to the manufacturer - generally this size plant employs about 50 persons.
- Prince - is the number of trucks per day, 300 per day, in relation to the 600 ton capacity.
- Forsberg - yes. The range being dealt with is between 150 and 200 in-coming vehicles per day, these vehicles being packer trucks, during the 5 1/2 days of in-coming delivery. Also have the employee parking - 50 people working three shifts - and 10 ash trucks going out from the plant.
- Dreher - from your experience - what do roadways look like from these 200-300 trucks per day?
- Forsberg - trucks coming in will be packer trucks - will not accept any uncovered vehicles. Working toward to get a facility in place, is through procurement by a private sector. The project sponsor, being, the two counties and the district, would fit together a RFP, to receive proposals for design built, owned and operated facility. People running it could be Waste Management, UOP, PFI, or the like.- very reputable firms that do not want community upheaval because of blowing papers. Do not let anyone bid on this size facility that does not have a fairly substantial background.
- Dreher - noticed on the slides that there is litter laying around
- Forsberg - this is the reason for enclosing the tipping floor. Generally there are two access doors and perhaps two exit doors to the tipping floor area - might have 6-8 bays where the trucks would back into the pit and drop off the refuse.
- Don Krebs - ran the Pine Bend Landfill for three years - problems were not from the refuse haulers or the big over the road trucks, but from the private individuals and the communities who permitted open trailers to be brought in. This was discouraged as they interfered with the operation. Are going to attempt to discourage private haulers as much as possible at this site.
- Dreher - sure private individuals will want to and may come into this place even though you try to discourage them. Question is, who is cleaning up refuse on the road. Is this left up to the City or the individual property owners along the road or does the operator of the plant come out once a day or once a week and pick it up.
- Krebs - in Pine Bend the operator(s) did. We policed it.
- Forsberg - one thing about the Lake Elmo site is that the primary access is off of 694 to Minnehaha and there is not much traffic back, around and through City streets, etc.
- Dreher - on the Lake Elmo site - do you plan on using 694 to Minnehaha and then Helmo Ave. Lives right there, therefore, the concern about refuse. Would be there monitoring what it would look like - would be a particular neighbor.

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- Dreher - do you have a specific site plan. Where is the proposed plant in relation to Minnehaha off of Helmo Avenue?
- Forsberg - no specific site plan right now. General area being looked at is north of the powerlines and south of Minnehaha. Will have to stay clear of the swamp and wetland areas. Would be north of 4th Street. Possibility that 4th would be used as an access street. Not all traffic would come up 694.
- Prince - which site has the highest priority?
- Forsberg - presently have established a siting committee involving County Commissioners and representatives from the various cities. Down to the four sites and will up to the committee to rank and determine the best site. Personally recommended condemnation of Site K, because it is the cheapest by \$5,000,000 to \$6,000,000 on capital costs. Word condemnation in Ramsey County does not float, therefore, are into the siting process. In all likelihood Site K will be very difficult to get ahold of. Investigations have determined that the DNR has an agreement with 3M that they can only develop 1/2 of the wetland shoreline in that area - there is an old riverbed where the soils are not very good. Visibility of that plant impacts a whole lot of people so it will be a difficult site to secure.
- Prince - assume that for the size of the plant it will meet the MPCA standards for air pollution - do not want the neighbors down there suffering from air pollution problems.
- Forsberg - been in contact with the PCA and Met Council. Some of the preliminary documents being developed now will be the basis for an Environmental Impact Statement. There will be an EIS on this size and type of facility. The environmental and permitting process will take a minimum of 15 months and could take as long as two years. Will meet every standard during this process. At this stage in other projects are providing space for wet scrubbers. Right now these are not required in the United States. Many grumblings from the EPA about taking a look at the need for wet scrubbers and whether or not they should be provided. Economically they are a down side factor for a plant. If had to put them in now, fear the economics would be a real problem.
- Nazarian - what is the difference in efficiency between electrostatic precipitators and wet scrubbers?
- Forsberg - wet scrubbers are designed to take out some of the gaseous emissions rather than the particulates. To date, have not had to put wet scrubbers in on these types of facilities in the U.S.
- Dreher - what is emitted from the stack - chemical wise? Is sulphur ash emitted?
- Forsberg - the sulphur dioxide levels in the discharge of these types of facilities are generally less than burning #6 fuel oil. Yes, a sulphur ash is emitted. The report being compiled for the siting task force has an estimate of those kinds of emissions from similar facilities. To date, have not held down the ash final size of this facility, and won't until 3M comes across. The siting document has a breakdown of those materials.
- Dreher - would the trucks be running 24 hours per day?
- Forsberg - the facility operations would be 24 hours per day. Truck deliveries of refuse are generally 5 1/2 days. Peak times are from 9 - 10 a.m. and from 2:30 to 3:30 p.m. - May be some late comers at 8 or 9 p.m. May be some late night runs from industrial waste haulers. Some commercial haulers like to haul on weekends and even holidays. The bulk of the traffic will be during the peak time period during daylight hours. The facility capacity, the name plate, would be about 600 tons of refuse per day. The average truck hauls 4-6 tons, a typical 20 yard packer.

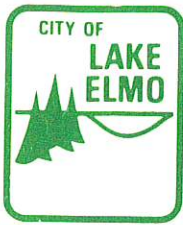
ADDENDUM TO JUNE 14, 1982, PLANNING COMMISSION MINUTES

- Dreher - what kind of a roadbed , does this take?
- Forsberg - 9 ton.
- Dreher - Helmo is a 4 or 5 ton bed. This would have to be upgraded - who would bear this cost?
- Tom Armstrong - if this operates 12 months a year, what do you do with the steam in the summertime?
- Forsberg - 3M has steam turban absorption coolers. Have an energy load in the summer. The facility is sized for those dips during the spring and fall when there is a minimum of cooling and heating. Econmicallyhave to sell as much steam as possible - the facility will be sized according to the energy use projections of 3M. Would have a constant customer with 3M. One of the criteria in the siting is to look at possible future development that would utilize the steam; but presently do not have any other major energy market. Electricity is always a possiblity, but not right now because small use generators rules and regulations are not in place right now so NSP would only give a minimum price for the electricity generated. Cost for running direct burial steam lines is about \$500-\$600 a lineal foot. Shortest steamline from Site K to the power plant is about \$1.8 million the longest route from Site D and an alternate route to D down to Highway 12 and back up is about \$7.8 million. Need a site to implement the project - cannot get a site without the cooperation of the local communities. Will identify the site and implement the project on that site if possible. Likes site D or G. Site D is in Section 32. "D" is probably the only site that has some potential for commercial/ industrial development, and possible future energy users. Understand there is an industry that is proposed to locate north of Minnehaha north of Section 32.
- Nazarian - has your company been involved in the implementation and running of a plant this size in the U.S.
- Forsberg - one facility in Saugaus, Mass. that was put up by Browning Ferris Industries as a totally private venture. Working in the Clearwater, Fla. area on a facility that is 1200 tons per day and has three furnaces - at the 85% constructed level. Tampa is in the process of final negotiations. Havrowe , Mass. is a different type of plant - they shred the refuse, then burn it, bonds were sold three weeks ago. Involved in about 1.5 billion dollars worth of construction in this area. Firm was involved in the shred/burn facility in Ames, Iowa, Pinelus, Tampa, Havrowe,
- Armstrong - regarding the haulers - what do they pay, what is the system?
- Forsberg - some 100 haulers in the area - somehow have to contract for or direct the flow of revenue to the plant. Once this is done they would pay a tipping fee on a per ton basis at the door. This would be identified in the proposal. This source of revenue amounts to about 1/3 of the total amount of revenue generated. 2/3 of the revenue is generated from the sale of the steam generated at the plant. Sale of steam is based on some level of existing fuel prices. This will be more expensive than dumping the refuse in a landfill. In this area today a hauler at the landfill pays about \$9.50 a ton - dealing with a client in Wi, in EauClaire County who has what is called "new generation" in landfills with collection system liners, controlled access, controlled operations, etc. Their costs are pushing \$20 per ton at the gate. Landfill prices over the last 10 years have gone up at an average rate of 15-20% per year in this area. Feel confident that by 1986 energy plants may be still slightly higher than landfills but will be in the ballpark.

- Armstrong - what do you do with the ash?
- Forsberg - the ash at this point is proposed to go to a sanitary landfill. The State, Mn/DOT, Met Council are all doing studies on ash from these types of facilities and a determination will be made down the road as to what requirements will be necessary. 10 trucks per day will be hauling out ash - or 5-10% of the incoming volume - on weight basis, between 20 & 30% of the incoming weight will be outgoing as ash. Presently a weak market for these types of ferrous metals - have not counted this in the revenues. Some of the metals are destroyed in the burning process. Aluminum is generally not recoverable after this process. Will encourage source separation.
- Section 32 resident - what does this do to property valuation within 1 mile of the plant in any direction?
- Forsberg - have to recognize exactly what type of facility this is. In the immediate area, for residential property, it would probably be a depressive factor. Commercial - feel it would be a stimulus.
- Ralph Hildebrandt - 7703 10th Street - would the ash removal trucks proceed directly to the ash disposal site or would there be on-site storage for a time?
- Forsberg - on-site storage at most plants is provided in a pit. No proposing any ash processing facility; but would hope to leave this open for the vendor. No on-site slag pile would be stored on-site.
- Hildebrandt - how about ferrous.
- Forsberg - today's market is very weak, its marginal to try and pull it out of the ash. Would start up without identifying those revenues. If the vendor wanted to try and do it then would probably try and work upon a way where he could pull these out. Probably would be hauling 6-7 days a week to get rid of the slag. Proposal can stipulate the hours of hauling.
- Hildebrandt - will the work force be specialists - are the maintenance and operators people you bring in or are they local people that will be hired - can you pinpoint people in this local who could be hired?
- Forsberg - out of the 50 employees 10 to 15% would be identified specialists that the vendor would bring in. These would be the management people and the boiler operators, etc. The type of people they like to see in these facilities are marine boiler engineers - people on Navy ships who had to make these facilities run to get home. Feel these types of people can be found in the Twin Cities market.
- Hildebrandt - if you go to wet scrubbers you will need slurry storage. How many acres of slurry storage would be needed for this size facility?
- Forsberg - looking at the Tampa proposal - this had about one acre dashed off for future slurry ponding on a 10 acre site. At this point wet scrubbers are not being considered for this site, as they are not required anywhere in the U. S. The water use, the data being presently compiled, identifies the water use necessary. On an average consumption, excluding fire protection, talking about 50 gpm of water use.
- Hildebrandt - how would you classify the boiler?
- Forsberg - it is an induced draft vent but there are also secondary forced draft vents. Material comes in wet in the spring and dry in the fall, therefore, have to have a multiplicity of air control. Most plants have a primary ignition system, probably fuel oil this case. Some sort of fuel oil will be used with a pre-heating system. Would not be burning continuously. Will combust refuse at maximum load for as many days as possible. Want to maximize the steam sales; The dips in the spring and fall will probably be used by the vendor to schedule maintenance.

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- Forsberg - proposing two units so that in the fall, early September, one unit can be shut down. It would be a shut-down that would last 3-4 weeks. The other unit would carry the existing steam load.
- Hildebrandt - when you have to kick in the force draft fans to get the wet material going, how bad is the smell in the area.
- Forsberg - when combustion temperatures in the incineration zone on the grates run 1600 to 2000 degrees fahrenheit the odor out of the stack is taken care of.
- Hildebrandt - understood that anytime forced draft is run there is leakage.
- Forsberg - combustion of solid waste is an operational art. This is one of reasons particular type of boiler operators are sought out. In air control systems the grates are broken up into 3-4 foot square sections. Each section has a separate air control system - in some there is a secondary air - additional air along the side of the fire walls. The air is not just turned on and blown through as this causes hot spots in the grate systems. It is really a controlled system. Cold starts can cause problems.
- Hildebrandt - when talking about a forced draft situation - is this an exterior wall or some other thing because you will be pushing back
- Forsberg - it is primarily an induced draft, not a forced draft. It is secondary air for combustion purposes to help elevate temp. It is a supplemental not a primary.
- Property owner - will the cost or the availability of this energy plant tend to bring other industry into the area?
- Forsberg - cannot promise anything. Going to try and commit 100% of the steam load to 3M. Any industries that could be identified otherwise would be a plus or a backup. Have to have an energy user before putting a plant like this up.
- Resident - could this be expanded?
- Forsberg - thinking primarily of two three-hundred ton per day units with a layout that would accomodate a third unit which would bring it up to nine-hundred tons per day. Possibility of expansion later on are probably limited and limited by the energy market. What is built will be what is used for the 20 years proposed.



City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

N O T I C E
and
I N V I T A T I O N

The Lake Elmo Planning Commission will hold an informational meeting on two issues of concern to you and adjacent property owners in Section 32,

June 14, 1982

8:00 P.M.

in the new City Hall, 3880 Laverne Avenue North (main floor of Brookfield II Building).

The Commission invites your comments and questions about the Comprehensive Sewer Plan and the Waste to Energy Plant as they relate to your area and property.

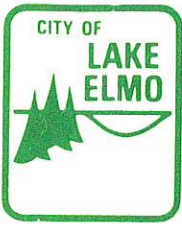
The City must decide what our sewer needs will be between now and 1990. We must forecast your sewer needs; so, we would like your ideas and comments on the need for sewer in Section 32.

Representatives of Henningson, Durham & Richardson will be present to discuss the status, design, location, effect, and plans for a Waste to Energy Plant which may be located in Section 32. A Committee of County and City representatives is presently reviewing the proposal to build this plant, which would burn garbage to generate steam for 3M and other users on the east side of the Metro. area.

Lake Elmo is one of four sites now being considered. Others are within a 3 miles radius of the 3M facilities, as 3M will be the principal user at this time.

Both the sewer plan and the waste to energy plant proposal are moving along quickly. Therefore, we think it is important that you become aware of them now.

We look forward to seeing you, Monday, June 14, 1982, at 8:00 p.m.



City of Lake Elmo

777-5510

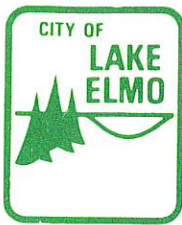
3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

AGENDA

PLANNING COMMISSION

June 14, 1982

- 7:30 P.M.---Meeting convenes
1. Minutes of May 17, Commission Meeting and May 24 Joint Meeting
 2. Schedule hearings
 - A. Bloomquist/Popov--rezoning and CUP to put up hang glider warehouse
7:45 p.m., June 28
 - B. Flea Market CUP at Vali-Hi
8:15 p.m., June 28
 3. Shafer Mining Permit
- 8:00 P.M.---4. Planning in Section 32
- A. Waste to energy plant
Don Krebs & Floyd Forsberg
Henningson, Durham & Richardson, Inc.
- 8:45 P.M.--- B. Sewer planning with property owners
- 9:00 P.M.-----BREAK-----
5. Comprehensive Plan amendments
 - A. Sewer
 - B. Adjustments to area of planned R1 development, if any
 - C. Call hearing
- 9:45 P.M.---6. Subdivision Ordinance changes
- 10:00 P.M.---7. Landscape Standards
8. Administrators Report:
 - A. Ordinance on Commission--consecutive terms
 - B. Zoning amendments



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3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

MEMO

TO: The Planning Commission
FR: Larry Whittaker and Fred Nazarian
DT: June 11, 1982

RE: LANDSCAPING STANDARDS

Fred and I met some time ago and reviewed his recommendations on the proposed landscaping standards. Our recommendations and concerns are as follows:
(Refer to Fred's draft Ordinance and sections of City Code please.)

1. Section 301.130 E. 4. f. should reflect the requirement that there be a 35 foot buffer exclusive of parking, etc. - as this is required when Commercial property is adjacent to residential property...in another Section of the Zoning Ordinance. It is 100 feet whe Industrial uses are adjacent to residential.
2. Do you also want to screen residential from Commercial and Industrial when it is across the street? The present Ordinance does not require the 35 foot buffer across a street. If so, we would have to amend each Section of the Zoning Ordinance and Section 1504, which also governs screening.
3. Do you want to permit or require fences or walls over 4 feet in height, as suggested in Fred's draft (.02 B.1.a.)? He suggests we require 5 foot fences or walls OR earthen berms. We would have to amend Sections 301.130 E. 4. f. and 1505.010 A. One prohibits screening over 4 feet in height. The other walls over 4 feet.
4. Do you want to screen driveways as well as parking areas, as Fred suggests in the same section? While the present 35 foot buffer does not permit driveways or parking areas on interior lot lines, it does not regulate them along streets. It does not require this buffer along streets. Section 1504 requires screening along streets except at the front of the business.
5. Fred suggests that all loading docks be screened. Do you think loading docks that face other commercial uses should be screened, as well as those facing residential districts?
6. Do you want mechanical equipment on roofs screened?
7. How long do you think a party should have to guarantee the landscaping? Fred suggests two years.
8. The present Ordinance on Exterior Storage is more comprehensive; so we recommend using it in place of Section .02 B. 5 of Fred's draft.
9. We recommend using Section 1506 of the City Code in place of .03 B. 1. AND adding paragraphs 2 - 5 of Fred's draft to it.
10. Do you want to require 15% of the area to be screened for lots with more than 6 parking spaces? The present code requires 200 sq. ft. for each 3,000 sq. ft. after the first 3,000 sq. ft. Otherwise, it just requires screening of lots for four or more cars.