

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

Commissioners present: Peterson, Gifford, Lyall, Lundquist, Dreher Michels (8:15) and Alternate Graves. Absent: Moe, Nazarian and Alternate Ryberg. Also present: Administrator Whittaker and Assistant Administrator Klaers.

1. MINUTES - July 11, 1983:

M/S/P Gifford/Graves to accept the minutes of July 11, 1983, as written. Carried 5-0-2. Prince and Lyall abstained.

SECOND ALTERNATE:

Prince asked Administrator Whittaker to confirm Alternate Ryberg's continued interest in serving on the Planning Commission. She noted his absenteeism and recommended seeking a replacement if Mr. Ryberg is going to be unable to attend Commission meetings regularly.

2. COMP PLAN AMENDMENTS - PUBLIC HEARING:

Chairman Prince opened the public hearing at 7:45 p.m.

Administrator Whittaker reviewed the map, indicating the proposed changes for future R-1 zoning. He further explained that this action was based on a recommendation from the Met Council.

Audience Comments:

--Laurence Kleis, 9241 60th St. N - has 90 acres with 20 acres of wetland. Would like to see the property stay as is presently planned - R-1. Property is located north of Foxfire & Green Acres.

--Prince - explained that R-1 zoning could be requested when the owner wants to develop - at that time the Commission would review the request and consider a higher density zoning.

--Bob Rudy, 3880 Jamaca, Shafer Contracting - wants the existing planned R-1 zoning to remain unchanged. Property was purchased under the assumption that it could be developed into 1 1/2 acre lots. Presently have a concept idea for the property development, but no definite proposal is prepared. Because of the economics of the gravel business on this property, development has been delayed.

--Prince - Noted there are 200+platted nonbuilt-on lots presently available in the City - Housing demand is not accelerating - Lake Elmo is averaging about 25 new homes per year.

--Dorothy Lyons, 10th Street - asked what the City can afford. Can we afford to have all this open non-developed land. Despite what the Met Council says the City has to plan for what the residents can afford - does not favor taking all the planned R-1 out of the Comp Plan as proposed.

--Whittaker - reiterated Commissioner Prince's statement about considering R-1 zoning for property that is adjacent to existing R-1.

--Bob Rudy - gave his background experience with Met Council. Disagrees with many of the Council's recommendations and requirements for Cities.

--Whittaker - City is not mandated to follow the Met Council's recommendation.

--Bob Rudy - could be 20 years before the City is faced with making a decision on the property being discussed - based on the number of available lots and the number of permits issued yearly. Cannot see reason for pushing to change present Comp Plan.

## 2. PUBLIC HEARING - COMP PLAN AMENDMENTS - Continued:

--Dorothy Lyons - Neighbor Robert Krieger, indicated to her that his property, located in Section 25 off of Lake Elmo Avenue, was inadvertently put in Ag zoning on the map. He does not want Ag zoning and would like to have his property remain as R-1 in the Comp Plan.

Administrator Whittaker indicated the revised MUSA line location proposal on the map.

## Audience Comments:

Len Kirvida, 7783 10th St. N. - asked the implication of this action.

--Whittaker - permits land within the MUSA area to qualify for metropolitan services. Location of the line is a result of, and in relation to, the location of the proposed Waste/Energy Plant and the Land Use Concept Plan developed by the residents of that area. The Concept Plan would be submitted in conjunction with the MUSA line change. Based on another question from the audience, Whittaker explained the process for sewer planning. Several public information meetings will be held before sewer location hearings are called.

--David Draz, 8038 Hudson Blvd. - asked about sewer hook-up requirements.

--Whittaker - explained if majority of residents want the sewer and hook-up then everyone would be required to hook-up. Present cost per foot is about \$25. General policy of the City has been to only put in improvements when the residents have requested them. Whittaker identified the present MUSA line, which is only in Section 32.

--Dreher - noted that the Concept Plan for Section 32-33 will have to be revised if the Energy Plant is not constructed. The present plan is based on construction of the plant.

--Whittaker - noted that the proposed park area, presently before the County Board for approval, between the GB and R-2 and R-4 areas, should be included in the Master Plan for the Area in the Comp Plan.

Chairman Prince closed the hearing at 8:24 p.m.

## Commission Discussion:

--Whittaker - noted a discrepancy between the hearing notice description and the area noted on the map for the area changed north of Green Acres (Kleis property).

--Laurence Kleis - indicated he preferred to only have that area listed in the Hearing Notice - the area above Green Acres, changed, if a decision to amend the plan is approved.

--Whittaker - area listed in notice does not align with any physical boundaries, such as section line or property boundary. Recommended using a defined boundary.

--Graves - recommended that the entire area, as indicated in yellow on the map, north of Foxfire Estates and Springborn's Green Acres be included in the change area.

--Prince - agreed. Amount of housing pressure will have an effect on the Commission's response to future R-1 rezoning requests.

## 2. PUBLIC HEARING - COMP PLAN AMENDMENTS - Continued:

M/S/ Graves/Lyall to recommend that the City Council amend the Comprehensive Plan and reduce the areas planned for 1 1/2 acre development with the exception of the unplatted area in the west half of Section 24, just east of Lake Elmo Avenue between 20th and 30th Streets, the RR area in Section 4 and the areas zoned R-1 in Sections 25 and 35. All other planned R-1 areas would be designated RR.

## Discussion:

The Commission generally agreed the Kleis property and a portion of the Alvin Schaefer property, above Springborn's Green Acres Plat and Foxfire Estates east to Kleis' property line, as outlined on the map, should be included in the proposed change area. Carried 8-0.

M/S/ Gifford/Graves to recommend that the City Council amend the Comprehensive Plan and relocate the MUSA line to that part of Section 33 indicated on the Land Use Concept Plan for Sections 32 and 33 as developed by the property owners of those sections. Application for amendment to include the Land Use Concept Plan and also the proposed park area (not presently indicated on the map) between the General Business and R-2 and R-4 areas on the Plan. Said recommendation is dependent on the development of the Waste/Energy Plant in Section 32.

## Discussion:

--Dreher - upset about moving the MUSA line into Section 33 as the residents of Section 32 have been paying for their allotted 6,000 units for the past 15 years - now these units are proposed for expansion into Section 33. These property owners will have the benefit of the sewer units without having contributed anything to the cost.

Motion carried 7-1. Dreher opposed.

## 3. LAKE JANE ESTATE - PRELIMINARY PLAT PUBLIC HEARING.

Chairman Prince opened the public hearing at 9:15 p.m.

Dennis Peck, J. P. Homes, Incorporated, presented the Preliminary Plat indicating it is little changed from the Concept Plan previously approved. A phased development is planned with Phase I starting off of Jane Road Circle with 2-3 lots. 16 lots, including the existing home, are planned. Mr. Peck turned the explanation of the road system and ponding over to Bruce Folz.

Neudahls will be responsible for the connection of Jerome Avenue from Foxfire Estates to Lake Jane Estates. The roadway is platted, graded and dedicated, only the gravel base and black-topping are needed for completion. This is planned for Phase II.

Folz explained the ponding system, which will differ from the one designed by Bonestroo for Foxfire Estates. Overflow from the existing pond will be diverted down the ditches of Jane Rd. Circle and Jane Road N. to a pond in the south east corner of the property. Folz indicated that this plan will better control and store run-off than the plan designed to pipe the water west to a pond in Green Acres. No recommendation has been received from Valley Branch or the City Engineer.

## 3. LAKE JANE ESTATES - CONTINUED:

- Lyall - Concerned about the additional run-off and flood potential pressure these additional 14 lots will create. Would oppose any development proposal until the water problems on Lake Jane are resolved.
- Folz - the proposed ponding plan will store all the developments run-off. He explained how impervious surfaces and vegetation affect run-off; and reviewed the 1% policy requirement for run-off.
- Elaine Barber, 4995 Jamaca Ave. - water doesn't appear to be stored in the ponds - just seeps into the ground and into the lake.
- Folz - ponding slows down the time it takes the water to reach the lake area. Field area is little different than impervious area for run-off.
- Prince - wants to review Valley Branch and Engineer's reports before making a decision on the ponding options.
- Elaine Barber - asked about putting a sub-base in the ponds.
- Folz - Valley Branch prefers that the water seep into ground. Ponds are detention as well as storage areas. In response to Commissioner Gifford's question concerning the lot configuration in the south east corner, Folz stated that this is due to the ponding area(s) on the lot - all the lot lines are radial. He also noted that the original design of Foxfire Estates included the connection of Foxfire to Jane Rd. via Jerome.
- Elaine Barber - home is on what was to be a cul-de-sac on Jamaca Avenue - since gate was removed, traffic, especially construction truck traffic, is heavy. Would like to see Jerome Avenue connected before this development is started so that the construction traffic, for the development can use Jerome rather than Jamaca.
- Prince - since park donation will be cash, recommended that Kleis Park should begin to be developed for use of area residents.
- Mrs. Neudahl - noted that the home they are living in, the old farm house, is planned for demolition next year. Also all utilities will be underground.

Chairman Prince closed the public hearing at 9:55 p.m.

Mr. Peck asked for an opinion poll from the Commission:

- Dreher - no objection to the Preliminary Plat if all watershed criteria are met.
- Michels - no objections
- Lundquist - no objections
- Prince - no opinion - not in favor of having Jerome Avenue a through street.
- Lyall - against for reasons previously stated.
- Peterson - no objections
- Gifford - agrees with ponding concerns - no objections to the rest of the proposal.

M/S/P Michels/Dreher to table any recommendation on the H. Kenneth Neudahl, Lake Jane Estates Preliminary Plat, until the reports from Valley Branch and the City Engineer are received and reviewed. Carried 8-0.

4. SIMPLE LOT SUBDIVISION - LOT 1, BLOCK 1, DEMONTREVILLE HIGHLANDS  
4TH ADDITION - 5200 HILLTOP:

Bruce Folz referred the Commission to a survey outlining the lot line problems. Tom Bates, who is requesting the lot division, was present and noted that the property owner to the south, Gail Telander is willing to give him the property he needs to meet the setback requirements. He in turn would deed the property owner to his north the required property to put his home on his lot. Folz explained how the lot lines got transposed. He also indicated that he felt this was the best solution to resolving the problem.

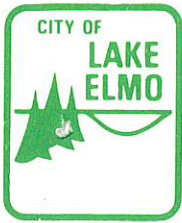
--Whittaker - stated that a variance with an easement for Parcel B would be acceptable if there were a problem with Ms. Telander's bank releasing the parcel to Mr. Bates.

M/S/P Dreher/Graves to recommend that the City Council approve the two simple lot subdivisions between Tom Bates, Gail Telander and Joe Schweitz, per the application request and contingent upon a letter from Gail Telander stating that she agrees to subdivide and deed Parcel B to Tom Bates. Carried 8-0.

Whittaker recommended that Mr. Bates contact him before Friday if Ms. Telander's bank will not release Parcel B so that he can begin the variance process and publish notice.

The Commission agreed that the Building Inspector should require a Certificate of Survey and have the lot lines identified if there is any question on where lot lines/stakes are located.

ADJOURNMENT: The Commission adjourned at 10:25 p.m.



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

## AGENDA

### LAKE ELMO PLANNING COMMISSION

August 8, 1983

7:30 P.M.-- Meeting convenes

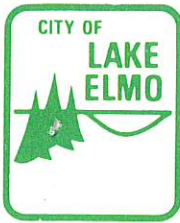
1. Minutes, July 11

7:45 P.M.-- 2. Public Hearing-- Comprehensive Plan Amendments

9:15 P.M.-- 3. Public Hearing--Preliminary Plat--Lake Jane Estates  
Ken Neudahl--9150 Jane Road No.

9:45 P.M.-- 4. Simple Lot Subdivision--

Lot 1, Block 1, Demontreville Highlands,  
4th. Addition--5200 Hilltop Ave.



# City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

August 4, 1983

## MEMO

TO: Planning Commission members  
FROM: Pat Klaers, Assistant City Administrator  
RE: August 8, 1983 Planning Commission Agenda Items

I have not met any of the Commission members yet as I just began work in Lake Elmo on July 25, but I look forward to our meeting next Monday.

Larry is on vacation this week but left the attached agenda to be sent to all members. Larry will be back for the August 8th. meeting.

The following are some brief comments on the agenda items:

- #1. Approval of the minutes from the July 11, 1983 Planning Commission meeting...the files indicate that these minutes have previously been sent out to all members.
- #2. Public Hearing on the Comprehensive Plan Amendments ....attached is a copy of the notice for this public hearing. The files again indicate that the material relating to these amendments have already been sent out to all members.
- #3. Public Hearing for a Preliminary Plat at Lake Jane Estates..... attached is the application and letter submitted to the City. At this time, we are still waiting for the preliminary plat and supporting documents to be submitted. Larry will be able to discuss this item at the meeting but if we do not receive any future material or do not have time to properly review any submitted material, this item may need to be continued or table to a future meeting.
- #4. Simple Lot Subdivision in Demontreville Highlands, 4th. Addition....  
At this time, nothing has been received in City Hall.