

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

#### AGENDA

#### LAKE ELMO PLANNING COMMISSION

JUNE 10, 1991

6:30 p.m. ROAD COMMITTEE MEETS

7:30 p.m. REGULAR MEETING CONVENES

1. AGENDA
2. MINUTES: May 13, 1991
3. PUBLIC HEARING: CUP AMENDMENT - LINDER GREENHOUSE
4. CONCEPT REVIEW: "GOOSE LAKE" DEVELOPMENT
5. CONCEPT REVIEW: GOLF DOME ON I-94
6. APOSTOLIC CHURCH SITE
7. OTHER
8. ADJOURN

LAKE ELMO PLANNING COMMISSION MINUTES

MAY 13, 1991

Chairman John called the Planning Commission meeting to order at 7:35 p.m. in the City Council Chambers. Present: John, Conlin, Johnston, Thomas, Stevens, Mcleod, Schubert, DeLapp, Weeks, Enes (arrived: 9:00 p.m.), City Planner Black, Administrator Kueffner. Absent: Bucheck.

1. AGENDA

Add - 11. Other - Seminar offered by Popham, Haik, Schnobrich & Kaufman, LTD. M/S/P DeLapp/Conlin - to approve the Agenda as amended. (Motion carried 9-0).

2. Acknowledgement of resignation of Debra Wilfong and introduction of newly appointed member - Bruce Weeks.

Chairman John signed a letter thanking Deb Wilfong for her participation on the Planning Commission and introduced and welcomed new member Bruce Weeks to the Planning Commission. Jim Mcleod will serve out Deb's term, Karin Schubert will become 1st Alternate and Bruce Weeks will be 2nd Alternate.

3. MINUTES: April 22, 1991

M/S/P Stevens/Mcleod - to approve the April 22, 1991 minutes as amended. (Motion carried 5-0-4, abstain: Delapp, Schubert, Johnston; Weeks).

4. CONTINUATION OF MINIMUM DISTRICT REQUIREMENTS  
FOR SINGLE FAMILY RESIDENTIAL UNITS

(The public hearing was opened and closed at the April 22, 1991 Planning Commission meeting.) City Building Official Jim McNamara stated he wants it understood the amendment to the City's zoning districts is not to slight one manufacturer over another. Our Ordinances already restrict and dictate standards in residential areas; this amendment just defines. Commissioner Mcleod stated modular homes have a 3-12 pitch to get under highway bridges and requiring a 4-12 pitch may eliminate the possibility of affordable housing. Commissioner Mcleod asked if a person wanted to remodel, would the roof have to be brought up to the code? Jim McNamara stated new additions to houses would have to be built to the code, but cannot be required to bring the entire house or roof up to the new code. Jim offered the 4-12 may be left out of this amendment, it's another definition. City Planner Black stated we are trying to make a few minimum amendments to the zoning code that would set minimum standards for living quarters in any single family zone, this is not intended to be amendments to the building code.

M/S/P Stevens/Thomas - to recommend approval of items #1, 2 and 3 of the proposed amendment and to strike item #4. (Motion carried 7-1, against: Mcleod - feels it's intention is to discriminate against manufactured homes.)

A resident stated she feels the 20 feet wide through the main living area requirement and the roof pitch requirement discriminate against affordable housing. She stated the State Building Code covers things like this, therefore, the City should leave well enough alone.

5. REQUEST FOR AMENDMENT TO SIGN ORDINANCE

Michael Lukin, 10759 10th Street N., has requested, by letter, that the City look into amending the sign ordinance, Section 505, on Rural Residential property. Mr. Lukin would like to be able to post a temporary sign for a maximum of 60 days. Mr. Lukin owns 12 acres, zoned Rural Residential, and sells sweet corn when in season. City Building Official Jim McNamara stated there is a provision in the City's sign ordinance (Section 505) that allows temporary signs for 30 days per 12 month period; it does not state 30 consecutive days. It was discussed and appears it is not allowed to have an open sales lot on residential zoned property. Jim McNamara stated the City's intent of the code is to keep people, that sell sweet corn and such, from constructing permanent or outrageous signs. Mr. McNamara stated he believes the intent of the code has been met and not violated by people that sell sweet corn. Chairman John stated the selling of sweet corn is traditional. It was the consensus of the Commission to not change the sign ordinance or the residential zone ordinance.

M/S/P Conlin/Johnston - do not recommend changing the seasonal sign ordinance as it would be hard to regulate and would be unfair to other zones. (Motion carried 6-1-1, abstain: Mcleod - should encourage large lots, Mr. Lukin is just trying to supplement his income to keep his large lot.)

6. PUBLIC HEARING: Rezoning from Rural Residential to R1:  
Clifford Adkins property.

Chairman John opened the public hearing at 8:35 p.m. Notice of the public hearing was published in the St. Croix Valley Press on May 1, 1991. All property owners within 350 feet were notified.

Administrator Kueffner reminded the Commission that the City Council called this public hearing and requested the rezoning of this property in order to conform with the Future Land Use Map in the Comprehensive Plan.

The Durands have submitted a letter, copied to the Planning Commission, making the City aware of a property line dispute between the Adkins property and the Durand property. Cliff Adkins stated he has been made aware of this concern, as of today, and is willing to work with the Durands to correct this discrepancy on the deeds. The City Attorney may have to give a recommendation regarding this matter, however the Planning Commission can make a recommendation on this rezoning tonight.

Jim Burns, 11140 20th St. Ct., wanted to know the definition of SRD, RR, RE and R1. City Planner Black explained the zoning districts to Mr. Burns and reiterated what was being discussed. Mr. Burns then stated he received a telephone call from Ann Bucheck alerting him of this situation. Mr. Burns stated Ann Bucheck gave him the understanding this discussion was to decide between 10 acre minimum lots or 2-1/2 acre minimum lots. Mr. Burns stated according to Ann Bucheck she would like to see the zone remain at 10 acre minimum lots. Mr. Burns stated he feels 2-1/2 acre lots are fair, but would not agree with 1-1/2 acre lots. Mr. Burns stated he understands the only reason for this discussion is because the map makers made a mistake.

Administrator Kueffner stated it has been determined by the City Council that this property is SRD (1-1/2 acre minimum). A public hearing was held to amend the Comp. Plan, the recommendation of the Planning Commission was to leave the zone SRD as it was on the Future Land Use Map, and the Council chose to accept this recommendation. This public hearing tonight is to address the actual rezoning of this property from its current zone of RR: 1 house per 10 acres to R1: 1 per 1-1/2 acre minimum. The lot size has already been determined, this public hearing is to rezone the property to its corresponding zoning classification.

Chairman John closed the public hearing at 9:00 p.m.

M/S/P Conlin/Mcleod - to recommend the rezone from RR to R1 the Clifford Adkins property, based on the following findings of fact: (1) The Lake Elmo City Council initiated this zoning code amendment, (2) The proposed zoning code amendment conforms to the 1990 Comprehensive Plan, (3) The Soil type description, as shown in the Washington County Soil Survey are 155D , 49B, 302C , & 155B, show a very preliminary review of these soils indicate that most of this land is suitable for development, (4) The property owner would have to prove that the land is suitable for development, and meet all the conditions set forth in the Lake Elmo platting Ordinance, an must receive approval from the VBWD, (5) A map has been provided that shows the general location of the proposed use within the community, (6) A map showing all principal land use within 350 feet of he parcel under consideration has been provided, (7) the property owner has provided a legal description of the property, and staff has verified ownership, (8) The property owner has provided a list showing te names and miling addresses of recorded owners within 350 feet of the property; with the condition that prior to going before the City Council that the City Attorney investigate the dispute between the two property owners and report to the Council prior to the next meeting. (Motion carried 5-1-2, against: Stevens - should not rezone anymore R1 areas; abstain: Thomas - has had contact with one of he party's involved, Schubert - feel unable to make Knowledgeable vote).

7. FINAL PLAT: ARABIAN HILLS

Roger Kolstad, developer for Northern Lakes Diversified, presented the final plat for Arabian Hills. (All property owners within 350 feet were renotified). Mr. Kolstad stated there were very few changes from the preliminary plat, a berm was added to the North of where 53rd street will be, parallel to Keats. City Planner Black reminded the Commission the intent of final plat approval is for the Planning Commission to review the plat to determine its general conformance to the preliminary plat, and the City Council will take final action. Mr. Black stated he has reviewed the final plat and has found it in conformance with what was required and approved. Road alignment is indeed the same, and grading plan generally follows what was on the preliminary plat. Karen Chandler, Barr Engineering (represents the Valley Branch Watershed District), indicates in a letter to the City the final plat is in general conformance, with some issue regarding the ponding calculation done for the driveway to Lot 10, which can be resolved by the Watershed. Tom Prew, City Engineer, has submitted a letter indicating conformance, showing the estimated for improvements for this plat, and recommending the developer enter into a Developer's Agreement. A letter from Frank Langer, Appraiser, was submitted indicating his opinion of the fair market value of this property, in order to determine the park dedication fee in lieu of land. Mr. Black stated the Planning Commission could go ahead and recommend approval of this final plat subject to: (1) all proper permits are obtained from the Watershed District, (2) the Developer enter into a Developer Agreement with the City, (3) the Developer post the required performance bond to insure completion of on site improvements, (4) the Developer shall pay a park dedication fee based upon a value placed on the property by Mr. Frank Langer in his letter dated May 9, 1991.

Keith Raleigh, Keats, stated the Developer had to work something out with him.

Roger Kolstad explained Mr. Raleigh's problem with this development is that he feels headlights from cars exiting 53rd Street will shine into his house and disturb him. Mr. Kolstad showed the Commission pictures of approximately where 53rd Street will enter onto Keats Avenue across from Mr. Raleigh's house. The pictures showed Mr. Raleigh has adult pine trees in front of his house at this point, but there is a small gap where one window on the house would be exposed to headlights. Mr. Kolstad stated he has been negotiating with Mr. Raleigh in order reach an amicable resolution. Mr. Kolstad and his Company have offered Mr. Raleigh five large trees, approximately 20 to 22 feet in height, although one tree would suffice, or \$750.00. Mr. Raleigh did not accept Mr. Kolstad's offer, and submitted to Mr. Kolstad a professional landscape plan with a price tag of approximately \$8,500.00 or he would accept this much in cash, Mr. Kolstad did not accept this request.

Mr. Raleigh stated he hired a professional landscaper to draw up what it would take to keep headlights out of his house and feels

Mr. Kolstad's offer is not sufficient. Mr. Raleigh stated if 53rd Street were a cul-de-sac he may be able to accept those 19 homes of headlights, but it is going to be a feeder road for Fox Fire.

Mark Collinbach, representing Mr. Raleigh, stated if some agreement on trees is not worked out with Mr. Raleigh he guarantees that within a week after final plat approval of this development he will generate a Writ of Mandamus and feels he has a fairly good case.

Commissioner Mcleod suggested a compromise of 10 trees instead of 5 trees or 18 trees. Commissioner DeLapp stated he feels the offer of 5 adult trees is a very generous offer. Several Commissioners felt the City Council should address this issue because there is nothing in the code to use as a guide. It was agreeable to both Mr. Kolstad and Mr. Raleigh to have an independent landscaper make a recommendation at their cost, and this was left up to them to discuss.

M/S/P Conlin/Johnston - recommend approval of the final plat of "Arabian Hills" subject to: (1) all proper permits are obtained from Valley Branch Watershed District, (2) the Developer enter into a Developer's Agreement with the City, (3) the Developer post the required performance bond to insure completion of on site improvements, (4) the Developer shall pay a park dedication fee based upon a value placed on the property by Mr. Frank Langer in his letter dated May 9, 1991. (Motion carried 6-1-1, against: Stevens - the Commission is not fulfilling its obligation; abstain: Schubert - is an affected property owner and feels Mr. Raleigh's concern has not been resolved).

M/S/F Stevens/DeLapp - recommend to direct the developer to give a fee of \$2,000.00 to Mr. Raleigh to plant trees as he sees fit or otherwise protect his property from headlight impact. (Motion failed 1-7).

#### 8. CONCEPT: AMENDMENT TO CONDITIONAL USE PERMIT: LINDER GREENHOUSE

Rob Linder, owner and operator of Linder's Greenhouses, 275 W. Wheelock Pkwy, has applied for an amendment to his existing CUP to allow phase two of the master plan to be constructed. Rob Linder stated this is phase two of a development he started four years ago, phase one was completed in two years. Mr. Linder would like to implement phase two now to fulfill commitments in the future due to favorable business growth. Mr. Linder handed out photos showing what the construction will look like when completed, and stated the product is not harmful to the environment, there is no pollution by either noise, light or chemicals. Mr. Linder stated this is a family business, he has been a good neighbor and has planted 700 trees around their property lines and if any trees die they are replaced. Mr. Linder stated his intent is to be a good neighbor in Lake Elmo. This phase will consist of 200,000 square feet and will be constructed over a period of 2 to 5 years depending on business growth. The ponding area was originally

constructed for the size of entire master plan and is working properly. Mr. Linder stated he voluntarily has calcium chloride sprayed on the dirt road (15th Street) at his own expense in front of the neighbors yards with permission from the City in order to be a good neighbor because he is conscientious of his neighbors.

The Planning Commission thanked Mr. Linder for showing them the concept. A public hearing has been called for June 10, 1991.

9. JOINT MEETING WITH CITY COUNCIL/PLANNING COMMISSION AND CITY ATTORNEY.

This meeting has been set for May 29th at 7:00 p.m. This meeting will cover Subdivisions, Variances and Conditional Use Permits. This meeting will be in place of our regularly scheduled meeting which would have been May 27th which is Memorial Day a legal holiday.

10. OTHER

The law firm of Popham, Haik, Schnobrich & Kaufman, LTD has offered a free seminar for any interested planners on "Constitutional Issues in Land Use and Zoning: Due Process, Equal Protection, and the Taking Issue". This seminar will be held on May 29, 1991, 2:00 - 5:00 p.m. at Marriott Center.

M/S/P Stevens/DeLapp - to adjourn the Planning Commission meeting at 10:30 p.m. (Motion carried 9-0).

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: ZJUNE 10, 1991

AGENDA TOPIC: PUBLIC HEARING: CUP AMENDMENT - LINDER GREENHOUSE	ITEM NO. 3.
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This is a public hearing to consider an amendment to the existing Conditional Use Permit requested by Linder Greenhouse.

Notice has been published in our legal newspaper and property owners, as required by law, have been notified.

You were given information on this application during your concept review; please take the opportunity to review this information again, and bring it with you.

Mike Black has prepared a report, and that is attached for your review.





**JAMES R. HILL, INC.**  
PLANNERS ENGINEERS SURVEYORS

2500 WEST COUNTY ROAD 42, SUITE 120, BURNSVILLE, MINNESOTA 55337 (612) 890-6044 FAX 890-6244

MEMORANDUM

TO: Lake Elmo Planning Commission and City Administrator  
FROM: Mike Black *hik bl*  
DATE: June 6, 1991  
RE: LINDER'S GREENHOUSE CUP AMENDMENT

An application has been submitted for an amendment to the Linder Greenhouse Conditional Use Permit. The amendment is for the expansion of Phase 2 or 200,000 square feet of additional greenhouse space. The application does not clearly indicate if it is their intention to construct the entire 200,000 square feet at this time.

BACKGROUND

In the summer of 1988, the City Council rezoned the Linder property from Rural Residential to Agricultural. The City Council also approved the original CUP for Stage I construction which was identified as a 29,000 square foot greenhouse structure and a 7,250 square foot steel pool building. The CUP states that any proposed expansion hereafter shall be subject to Planning Commission and City Council review and approval.

Section 301.070 D.1.b. of the City's zoning ordinance does list greenhouse as a conditional use permit in an Agricultural zoning district. In considering action on a CUP (or amendment thereto) the City should take the following into consideration:

- \* The effect on the proposed use upon the health, safety, morals, convenience and general welfare of occupants of surrounding land;
- \* Existing and anticipated traffic conditions including parking facilities on adjacent streets and land;
- \* The effect on utilities and school capacities;
- \* The effect on property values of property in the surrounding area; and
- \* The effect of the proposed use on the Comprehensive Plan.

The City Code also states:

"If it shall determine that the proposed use will not be detrimental to the health, safety, convenience, morals or general welfare of the community nor will cause serious traffic congestion or hazards, nor will serious depreciate surrounding property values and that said use is in harmony with the general purpose and intent of this Ordinance and the Comprehensive Plan, the City Council may grant such permit."

City of Lake Elmo  
June 6, 1991  
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The subject property is currently designated as RAD Rural Agricultural Density on the City's Future Land Use Map. A goal of the Agricultural areas is to encourage commercial agricultural as a continuing land use. This request to expand this existing commercial agricultural land use must be weighed against the CUP criteria and the increase impact of the expansion on the Community.

#### PLANNING RECOMMENDATION

Although I was not working for the City when the original CUP was approved for the Linder's Greenhouse, I have learned from reading the minutes of Planning Commission and City Council meetings that concerns have been expressed for the ultimate size of this proposed facility and the impact upon surrounding properties and Community. Past comments have included:

- \* The total development is out of scale from what should be allowed.
- \* The number and size of buildings is not consistent with open space in an agricultural area.
- \* The commercial land use is too visible from the Regional Park.
- \* Commercial development should be along the City's freeways.

I stopped by the site and took a tour of the facility with one of the owners, Mr. Dave Linder. My first impression was that the operation was compatible with the general purpose of the Agricultural zone. I also note that my visit did occur approximately two week ago during the peak operation of this seasonal business.

At this time it is the burden of the City to determine if the expanded CUP will or will not be detrimental to the health, safety, convenience, morals or general welfare of the Community. In order to make the determination, it would be helpful to have the following questions answered:

NOTE: Where appropriate to do so, the following questions should be answered for: a) the existing operation, b) the proposed expansion, and c) the ultimate size of the business.

1. What is a typical description of the month-to-month, year round, activity that takes place on the property for this "seasonal business?"
2. What type of traffic is generated by this business?
3. During the busiest or peak business times what type and how many truck or vehicle trips are there with the existing operation and the proposed expansion?

City of Lake Elmo  
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4. Are the number of trucks or type of trucks a noise problem? What is there typical speed (MPH) on the City street?
5. Is road dust a nuisance? Is dust control used and if so how often and who pays the cost of it?
6. How many persons are employed at the site during the busiest season?
7. Is there more than one shift of employees or staggering work hours?
8. Do employees typically eat lunch and take breaks on site or are more vehicle trips generated with workers coming and going at various times?
9. Is artificial lighting is used for growing plants? Are any illumination patterns visible at night from surrounding properties.
10. If screening of the business from the County Park is important, how long will it take for the trees that have been planted to do an effective job of screening?
11. Since the business has been in operation, has there been any need or demand for emergency services such as fire or police?
12. Are the structures on the property included in the assessed valuation of the property?

Answers to these questions (and perhaps others) will help the City to judge the impact of the request to expand the CUP. The City may of course approve the CUP Amendment; approve it subject to further conditions or restrictions, or if found to be detrimental, the City may deny the request to expand the CUP. In any case, it is very important to be factual and clearly state our reasons for making a recommendation to the City Council.

At this time and until the applicant can further describe and provide more information on the expanded use and the impact of that expansion on the surround properties and Community, it is my recommendation to table action to the next Planning Commission meeting.

# TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON  
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING  
SAINT PAUL, MINNESOTA 55101-1893  
612/292-4400  
FAX 612/292-0033

June 7, 1991

Planning and Zoning Commission  
Lake Elmo, Minnesota

Re: Amendment to CUP  
Linder's Greenhouse  
Lake Elmo, Minnesota  
Commission No. 9150-001

Dear Commission Members:

I have reviewed the application for the Amended Conditional Use Permit. The following is my review.

### Ponding

The Linders have constructed the first phase of the pond. The pond should be expanded to handle runoff for Phase II.

### Street

During the past two years, the Linders have voluntarily paid for calcium chloride to be applied to 15th Street. This has helped to control dust.

The maintenance costs for this street should be reviewed before and after Phase II is in operation. If the maintenance costs for this street become excessive, the City may wish to pave it. A street improvement project would be assessable to all abutting properties.

Sincerely yours,



Thomas D. Prew, P.E.

TDP:j

WHOLESALE GREENHOUSES  
OFFICE  
275 W. WHEELOCK PKWY.  
ST. PAUL, MINN. 55117  
2-488-6717



RETAIL GARDEN CENTER  
270 W. LARPENTEUR AVE.  
ST. PAUL, MINN. 55117  
612-488-1927

JUN 10 1991

TO: Lake Elmo Planning Commission  
FROM: Robin Linder  
DATE: 6-8-91  
SUBJECT: Answers to questions in Mike Black's Memorandum

I have created two charts to answer questions 1,2,3,&6 all other questions are answered directly following their questions.

1. What is a typical description of the month to month, year round, activity that takes place on the property for this "seasonal business?"

Answer to 1. See current activity chart

2. What type of traffic is generated by this business?

Answer to 2. See current activity chart

3. During the busiest or peak business times what type and how many truck or vehicle trips are there with the existing operation and the proposed expansion?

Answer to 3. See current activity chart and proposed activity chart.

4. Are the number of trucks or type of trucks a noise problem? What is there typical speed (MPH) on the city streets?

Answer to 4. All of our shipping is done by 15' foot package vans and 22' foot leased trucks during our spring season. Our trucks take the nearest route I-94 or I-694. Our truck drivers are instructed to drive 20 mph. or less on 15th street. All residences except one are set back 200-300 ft. from 15th street. Our trucks drive at the posted limit on other streets.

5. Is road dust a nuisance? Is dust control used and if so how often and who pays the cost of it?

Answer to 5. Linder's Greenhouses Inc. has authorized the city of Lake Elmo to provide dust control and bill Linder's for the cost of this treatment. Linder's Greenhouses can and will handle this function independently if the city and county response time is deemed to be too slow.

6. How many persons are employed at the site during the busiest season?

Answer to 6. See the current activity chart.

7. Is there more than one shift of employees or staggering work hours?

Answer to 7. Linder's operates one shift of employees with additional help provided by local high school students after 2pm. Linder's operates only during daylight hours.

8. Do employees typically eat lunch and take breaks on site or are more vehicle trips generated with workers coming and going at various times?

Answer to 8. Because there are no restaurants nearby employees typically eat their lunch on the site but are not required to do so.

9. Is artificial lighting used for growing plants? Are any illumination patterns visible at night from surrounding properties?

Answer to 9. At the present time Linder's Greenhouses does not use artificial lighting to grow crops. If at any time artificial lighting is installed Linder's Greenhouses will conform to the light transmittal ordinance of Lake Elmo.

10. If screening of the business from the County Park is important, how long will it take for the trees that have been planted to do an effective job of screening?

Answer to 10. Linder's Greenhouses has planted over 1000 trees on its property to provide screening and wind breaks on all sides of its property. We are actively nurturing our trees to provide maximum growth. They will provide effective screening at approximately the same time the parks own plantings become effective in screening other buildings on the parks periphery. Linder's Greenhouses is not visible from the majority of the park. Linder's is no more visible than the parks own barns and present a lower profile than the park barns. Linder's Greenhouses is no more visible than other homes and structures that are placed near the boundaries of the park.

11. Since the business has been in operation, has there been any need or demand for emergency services such as fire or police?

Answer to 11. No.

12. Are the structures on the property included in the assessed valuation of the property?

Answer to 12. Linder's Greenhouses Inc. is taxed and pays taxes as assessed by United States, State of Minnesota, and Washington County.

### Current Activity Chart

January	Employees:	4
	Shipping:	2-3 trucks per week
	Activities:	preparation for spring
February	Employees:	4
	Shipping:	2-3 trucks per week
	Activities:	preparation for spring
March	Employees:	10-12
	Shipping:	2-3 trucks per day
	Activities:	transplanting seedlings
April	Employees:	10-15
	Shipping:	2-4 trucks per day
	Activities:	transplanting seedlings, ship crop
May	Employees:	10-15
	Shipping:	6-8 trucks per day
	Activities:	shipping crop
June	Employees:	2
	Shipping:	2-3 trucks per day
	Activities:	ship crop, clean up, cottoned bale hay
July	Employees:	2
	Shipping:	1-2 trucks per week
	Activities:	maintenance, cut and bale hay
August	Employees:	2
	Shipping:	1-2 trucks per week
	Activities:	maintenance, cut and bale hay
September	Employees:	2-4
	Shipping:	1-2 trucks per week
	Activities:	crop maintenance
October	Employees:	2-4
	Shipping:	2-3 trucks per week
	Activities:	crop maintenance
November	Employees:	2-4
	Shipping:	2-3 trucks per week
	Activities:	ship poinsettia crop
December	Employees:	2-4
	Shipping:	1-3 trucks per day
	Activities:	ship poinsettia crop

### Proposed Activity Chart

January	Employees:	6-10
	Shipping:	2-3 trucks per day
	Activities:	preparation for spring
February	Employees:	6-10
	Shipping:	2-3 trucks per day
	Activities:	preparation for spring
March	Employees:	15-20
	Shipping:	2-4 trucks per day
	Activities:	transplanting seedlings
April	Employees:	20-25
	Shipping:	1-10 trucks per day
	Activities:	transplanting seedlings, ship crop
May	Employees:	25-35
	Shipping:	15-25 trucks per day
	Activities:	shipping crop
June	Employees:	8-12
	Shipping:	1-10 trucks per day
	Activities:	ship crop, clean up, cut and bale hay
July	Employees:	6-8
	Shipping:	1-2 trucks per day
	Activities:	maintenance, cut and bale hay
August	Employees:	4-8
	Shipping:	1-2 trucks per day
	Activities:	maintenance, cut and bale hay
September	Employees:	6-8
	Shipping:	1-2 trucks per day
	Activities:	crop maintenance
October	Employees:	6-8
	Shipping:	2-5 trucks per week
	Activities:	crop maintenance
November	Employees:	6-10
	Shipping:	2-3 trucks per day
	Activities:	ship poinsettia crop
December	Employees:	6-10
	Shipping:	4-5 trucks per day
	Activities:	ship poinsettia crop



REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: June 10, 1991

AGENDA TOPIC: CONCEPT REVIEW: GOOSE LAKE DEVELOPMENT

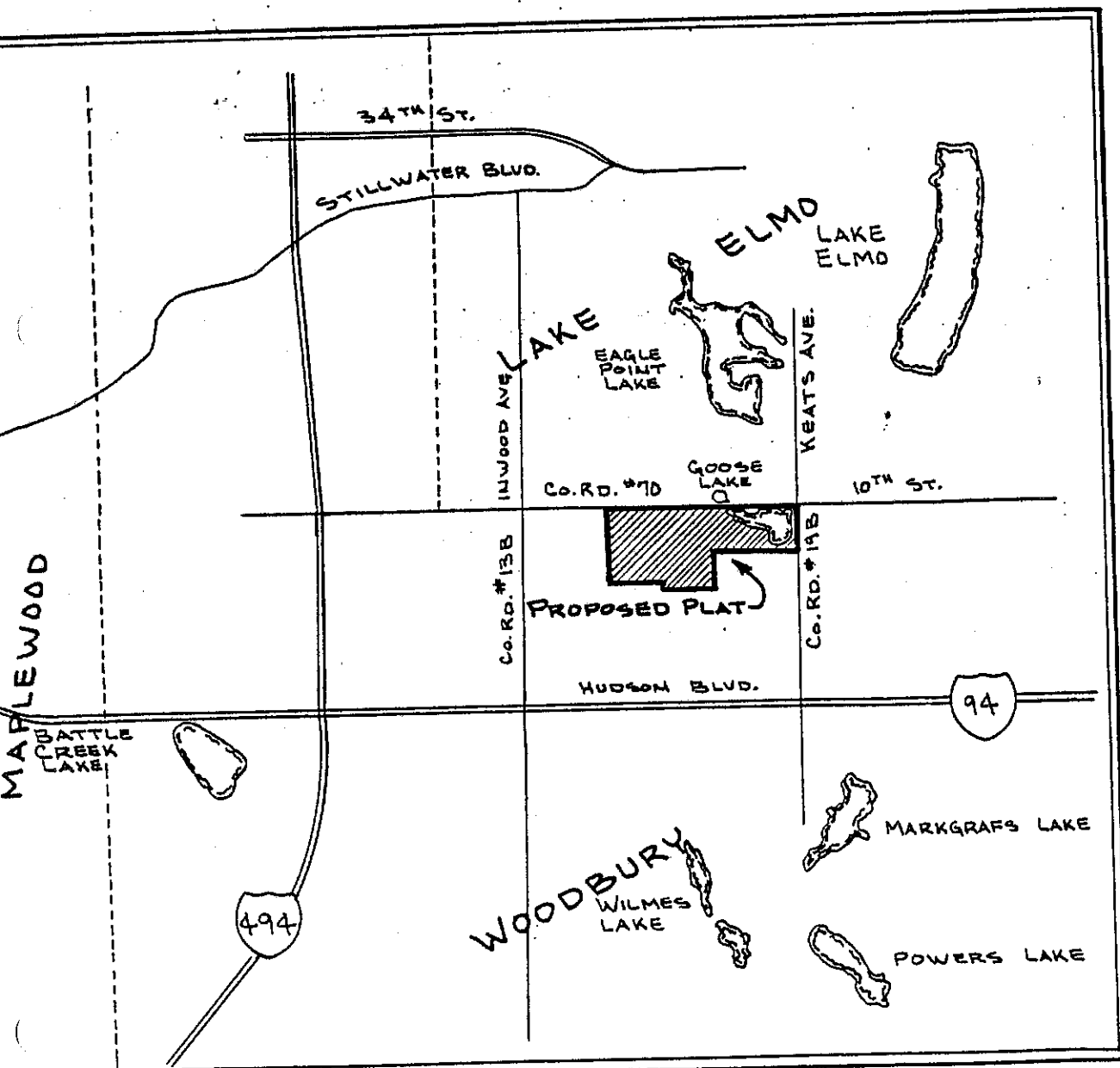
ITEM  
NO. 4.

Attached is a concept of the "Goose Lake" development proposed on 235 acres at the Southwest corner of 10th Street and County Road 19.

The Parks Commission has reviewed this concept, and its recommendation is for a trail system to get residents to the Lake. The developer, Jim Peterson, has shown that on the plan.

This is not a public hearing, this is a review of the up coming rezoning and preliminary plat. This is your opportunity to comment on the layout of the subdivision, the road configuration, and any thing else your wish to discuss. Please feel free to walk the land or to call me or Mike Black if you have any questions prior to the meeting

# Vicinity Map

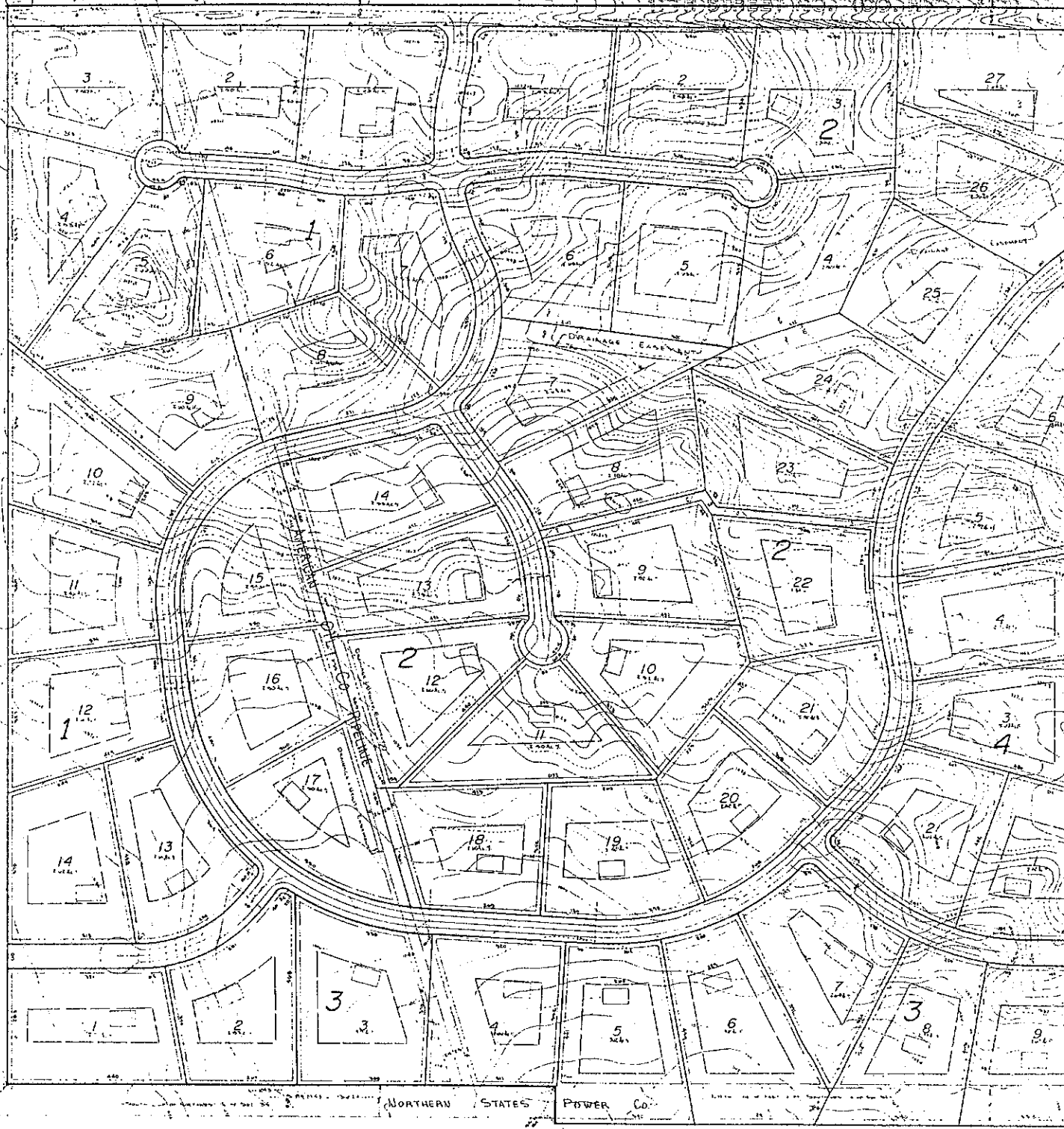


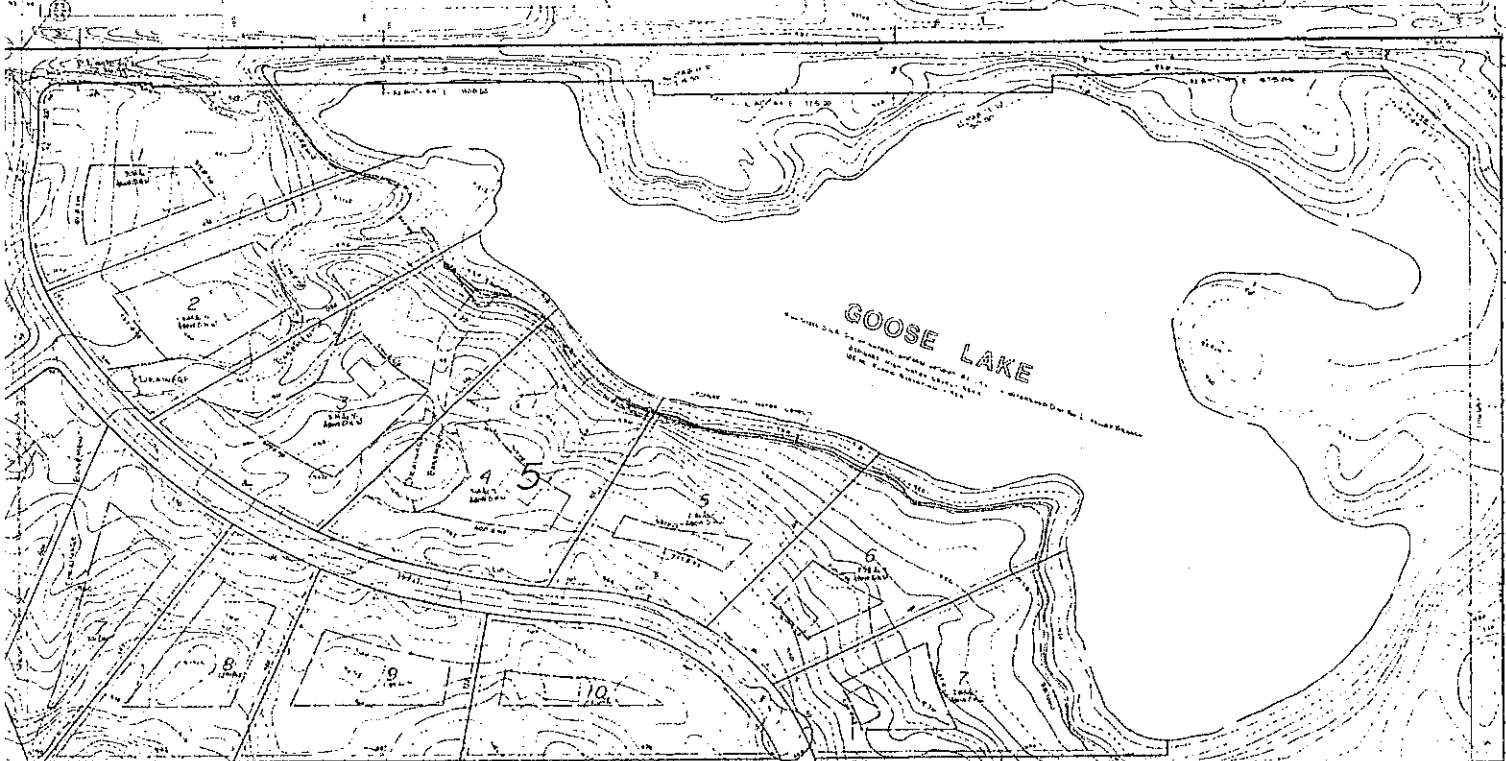
**Proposed Goose Lake Development**  
**Trail Head Development Corporation**

**Project Acreages**

Total Land Area	235.8 Acres
7% Total Land Area	16.51 Acres
Total Number of Lots	67
Average Density	3.52 Acres/Lot
Minimum Lot Size	2.5 Acres
Surface Area- Goose Lake	22.1 Acres
Land Below O. H. W. (Ordinary High Water)	11.8 Acres
Land Above O. H. W. ( N and E of Lake)	3.7 Acres
Land in 20 foot park trail	<u>1.55 Acres</u>
Total Area Proposed Park	39.15 Acres

PRELIMINARY PLAT of:





20 ft. Park Trail

**LEGAL DESCRIPTION**  
 The Northwest 1/4 and the North 1/4 of the Northeast 1/4 of Section 34, Township 28 North, Range 21 West, Washington County, Minnesota, together with that part of the East 1/2 of the Southwest 1/4 of said Section 34, lying North of the following described line beginning at a point on the West line of said East 1/2 of the Southwest 1/4 distant 86.19 feet South of the Northeast corner thereof; thence westerly to a point on the West line of said East 1/2 of the Southwest 1/4 distant 86.19 feet South of the Northeast corner thereof and there terminating.  
 Excepting from the above described lands that part conveyed to the Washington County Highway Department by deed recorded in Book 318 of Deeds, Page 432 being described as follows: The East 80 feet of the North 1/4 of the Northeast 1/4 of Section 34, Township 28 North, Range 21 West, excepting the North 50 feet thereof; also a triangular parcel of land lying westerly of and adjacent to the above described 80 feet strip, and southerly of and adjacent to the 50 foot right of way on County Road No. 50 as on file in the Washington County Register of Deeds Book 337 Deeds, Page 403, said triangular parcel measure 150 feet South and 150 feet East along said right of way.  
 And further excepting from the above described lands that part conveyed to Washington County by deed filed April 15, 1966, as Document Number 305492 being described as follows: Parcel No. 1, Washington County Highway Right of Way Plat No. 49 in the Northeast 1/4 of Section 34, Township 28 North, Range 21 West containing 0.26 acres of which 0.16 acre is existing right of way filed and of record in the office of the Washington County Recorder.  
 And further excepting from the above described lands that part conveyed to Washington County by deed filed April 15, 1966, as Document Number 305492 being described as follows: That part of the North 60 feet of the Northeast 1/4 of Section 34, Township 28 North, Range 21 West of the 4th Principal Meridian which lies westerly of Washington County Highway Right of Way Plat No. 49-1189. Together with a strip of land 10.00 feet in width, southerly of and adjoining the above described North 50 foot strip and lying between a line drawn at a right angle from a point on the North line of said Northeast 1/4 distant 715.00 feet West, from the Northeast corner of said Northeast 1/4 and a line drawn at a right angle from a point on said North line distant 1500.00 feet West from said Northeast corner of the Northeast 1/4. Together with a strip of land 50.00 feet in width, southerly of and adjoining the above described North 50.00 feet strip and lying between a line drawn at right angle from a point on the North line of said Northeast 1/4 distant 1500.00 feet West from the Northeast corner of said Northeast 1/4 and a line drawn at a right angle from a point on said North line distant 2400.00 feet West from said Northeast corner of the Northeast 1/4.

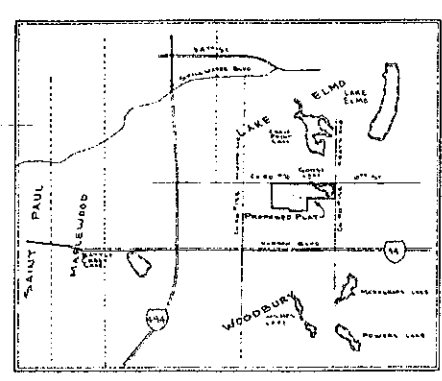
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ONE INCH = ONE HUNDRED FEET

**Vicinity Map**



<p><b>City of LAKE ELMO</b></p>		<p>2025 City of Lake Elmo                  2025 City of Lake Elmo                  2025 City of Lake Elmo</p>
<p>City of Lake Elmo                  2025 City of Lake Elmo                  2025 City of Lake Elmo</p>	<p>City of Lake Elmo                  2025 City of Lake Elmo                  2025 City of Lake Elmo</p>	<p>City of Lake Elmo                  2025 City of Lake Elmo                  2025 City of Lake Elmo</p>

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: June 10, 1991

AGENDA TOPIC: CONCEPT REVIEW: Golf Dome on I-94

ITEM 5.  
NO.

Enclosed is a packet of information from Airena Golf Center regarding their proposal to put an Airena Golf Center on I-94.

I believe the information provided will give you a good idea about the project.. Please note in particular, page 8, under Community Benefits where it is stated that the "nearly \$1,000,000 will be invested in this operation". If, indeed, this is a fact, this could be a start to enhancing the commercial tax base on I-94.

June 5, 1991

Ms. Mary Kueffner  
City of Lake Elmo  
3800 Laverne Ave. No.  
Lake Elmo, MN 55042

Dear Ms. Kueffner:

We are requesting preliminary approval to develop a franchise Airena Golf Center in your city. This air inflated structure is an indoor golf driving range, but is also used for indoor soccer, softball, touch football, running, and numerous other recreation and sports activities.

Although unique, air inflated structures for these purposes have been around for many years. Background information on air structures is explained later in this proposal booklet.

There are golf domes in Edina, Spring Lake Park, Detroit, Chicago, Canada, Europe, plus proposed domes for New York, Boston, Toledo, and several other metropolitan areas of the United States. Detroit already has four such structures.

The dome we would like to reproduce in the Lake Elmo area is located in Spring Lake Park, the Airena Golf Centers.

The design of the Yeadon fabric dome is more symmetrical than other domes in the area. The shape of the structure, coupled with the reception building and awnings, makes golf center a much more appealing and aesthetically desirable addition to any city.

One of the domes going into Chicago will be right on the park along the waterfront on Michigan Avenue. The developers looked at all available structures and chose Yeadon because of its appearance and mechanical excellence. The city has always prohibited such use of their waterfront along Lake Michigan, but after looking at the benefits they approved this golf range in an air dome.

We looked over the entire Twin Cities Metropolitan area and determined that the Eastern cities along Interstate 94 would be the best location for this operation. After determining this general area we have narrowed it down to Lake Elmo at this time. It's easy access from Interstate 94 would be ideal for both our operation and provide Lake Elmo with a recreational facility at no cost to its taxpayers.

We will be developing various programs to attract customers. We will have hole-in-one contests, name pros to put on clinics, various target challenges, charity programs, and what ever ideas we can come up with to make the facility both fun and a place to sharpen up your golf game. The charity programs could be both local and national. Local organizations, police, fire, civic clubs, and the like can work with our operation on fund raising programs.

Programs for schools, recreation departments, senior citizen groups, and various athletic leagues and organizations will use the facility for all their sports. An air structure offers an unobstructed facility for these purposes which can be achieved with no other structure, yet at a cost that makes it economically feasible.

When people think of "domes" they immediately relate them to structures such as the Metrodome. That is a different concept than the Yeadon domes. The configuration of the structure does not allow the accumulation of snow and ice to cause problems such as the Metrodome has experienced. This is a safe structure that poses no danger to those using it. A standby system takes over in case of a power failure to keep the structure inflated. Even if there was damage or all the doors were left open, it would take sufficient time to deflate that all occupants could leave without any problems at all. Even if someone remained inside for whatever reason, the second deck would be all the protection that would be needed.

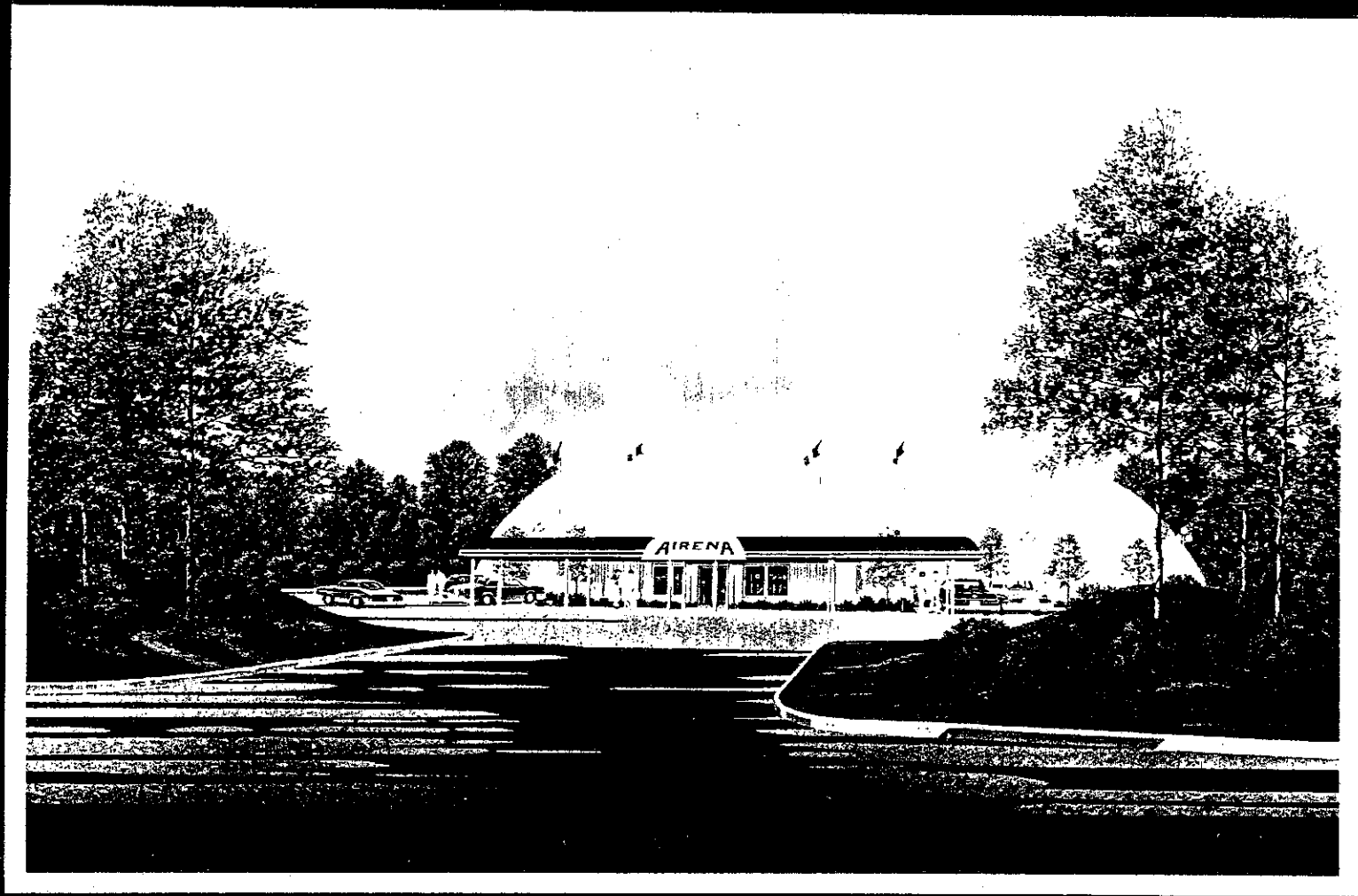
The attached materials that the Airena Golf Centers provided Spring Lake Park for their proposal will give you a complete picture of what these buildings are, what we propose to do, and hopefully will give you enough information to help you make a decision to allow us to erect this asset to your community.

Sincerely,



Richard D. Hansen  
10255 Inver Grove Trail  
Inver Grove Hgts, MN 55076  
612-457-4069





# AIRENA GOLF CENTERS

1460 West County Road C • St. Paul, MN 55113  
(612) 639-1080

## BACKGROUND AND CHARACTERISTICS OF AIR STRUCTURES:

We live in an era of rapid technological change where today's innovations are obsolete tomorrow. Technology has brought about large economic and social changes and with it an insatiable demand for indoor recreation, fitness, and other such uses. Out of the recreation need the air structure has emerged as a practical instant enclosure for golf, tennis, soccer, softball, and a host of other activities.

Although it is only in the last 20 years that pneumatic structures have begun to make an impact as a building system, the principle of using air under pressure as a supporting medium is by no means new. It started with the sail, then the hot air balloon, then the dirigible, and as early as 1917 an English surgeon proposed the structure for a military field hospital.

It was in 1946 when the air supported structures came into their own with the construction of the DEW Radar Station Canadian line in the Arctic. By the mid 1950's it was clear that air supported structures performed well in an extreme climate. It is doubtful if any new idea has undergone a more rigorous practical testing.

What we are proposing for a golf dome is a structure with only air support. These are structures which are completely supported by an air pressure slightly above atmospheric.

### YEADON FABRIC DOMES:

We have made a study of air structures available on the market. There is no doubt that the finest by far is the Yeadon dome. We will be using a Yeadon Dome for our Airena Golf Center.

The principals in Yeadon have been in this business for about 20 years. They have the most knowledgeable engineering and technical people in this field we have met anywhere. They have been involved in hundreds of these structures throughout Canada and the United States. Their primary use has been tennis domes and industrial uses. The golf dome concept is relatively new, but it is merely an expansion of what has been done for all these years.

Ongoing development work over those 20 years includes:

- Component design - doors, airlocks, mechanical systems
- Improved fabrication techniques
- Development of cable restraining systems for large structures
- Use of twin membranes for heat loss reduction
- Sophisticated controls and failsafe devices
- Improvements to reduce energy consumption by 50%

Yeadon's philosophy has emanated from the design and build concept where control service for the project is available from beginning to end, as well as ongoing service to the customer after the project is completed. These services include:

Construction of field work including the concrete grade beam, anchoring, equipment areas, electrical, drainage, or whatever services the customer needs to make his a turnkey project.

In addition to manufacturing the complete fabric membrane system, Yeadon supplies all other components such as lights, heating equipment, standby equipment, emergency doors, revolving doors, etc.

Through their experienced engineers they prepare drawings and details required for design and construction.

If desired, they will complete the installation and turn the completed operation over to the customer, and then follow up with warranty and service where necessary.

No other air structure supplier provides such extensive service.

Air structures are heated, ventilated and lit to create a pleasant bright comfortable environment for any activity. They can be constructed on a prepared site in a matter of a couple weeks or less, which no other structure can claim of similar size.

#### MISCELLANEOUS ADVANTAGES:

Air structures do not require interior load carrying members such as pillars, partitions, trusses, etc., which makes the entire area useable.

Maintenance is simple. Properly operated and installed, they are not subject to rusting, molding, settlement or condensation problems. They can be cleaned with soap and water, if necessary they can be stored in small packages when not in use. Minor repairs can be made to the fabric while the structure is inflated. More serious repairs can be made by simply deflating the structure and repairing it on the site.

They are very safe. These structures meet or exceed the requirements of the National Building Code and the material used satisfies the Flame Resistance Specifications of the Codes.

In the event of a failure of the support systems, the air structure will deflate slowly, allowing occupants plenty of time to exit. We know of no instance where anyone was ever trapped in such a structure. They have achieved and maintained a very high level of safety.

The structures are portable. They can be used on a site until such time as the site would be better used for another purpose. The equipment and the air dome can be then moved to another location and continue in use. This "reversible decision" factor makes the concept ideal for use at a site for a predetermined time frame. At the end of that period, the land can revert to another use.

An often asked question of air domes is the effect of weather on the structures. As mentioned earlier, these structures have been subjected to the worst of conditions. They have been in use in areas of northern Canada where winds of 80MPH and up are common. Snow conditions in some of those areas far exceed anything we experience here. Yet, with the sophisticated sensors and equipment implemented in the Yeadon structures, these conditions are handled without problem.

The curvature of the structure and the interior air pressure control allows the dome to withstand the wind forces under the worst of conditions. This curvature and interior pressure prevents the structure from being effected by snow loads. The snow simply slides off without causing problems. We have all read of the problems of some of the large spectator domes. Those problems are not present in the type of dome we are proposing due to the design. Often when we think of the interior air pressure, we think of extremes. In fact, these structures are inflated at from .5" of water column to 1.5". It could be higher if necessary. To put that in prospective, atmospheric pressure is about 34' of water column so at 1" inside it is only 1/400 more then atmosphere.

This particular air structure has a channel system at the base where the fabric is connected to the concrete in ground grade beam. This channel system is the most efficient system available. It reduces air loss and keeps heating costs down. This system, coupled with a properly sized furnace, allows us to keep the inside temperature at a very comfortable level despite the outside temperatures. The furnace serves as the blower to keep the dome inflated as well as the heating source. There is a standby unit that takes over in case of power failure or system failure in the primary unit. This standby unit is capable of maintaining the structure at the required pressure. It is gas operated and is equiped complete with all standard items plus a 12 volt starting motor and automatic fuel rack solenoid, energized to run.

It must be understood that when a conventional building is constructed, a foundation is used to keep the building up. With an air structure, a foundation (grade beam) is constructed to keep the building down. This beam is designed based on the size, uplift, soil friction, etc. The engineers at Yeadon are experts in these calculations.

This information has given you some background information on air structures in general, but more specific, a brief picture of the structure we will be using for our Airena Golf Centers.

More specific information is available on request for any of these considerations. Our staff and that of Yeadon's Canadian operations are anxious to help you if there are any questions or concerns.

## WHAT ARE AIR STRUCTURES AND WHERE ARE THEY LOCATED:

We give you an idea of the history of air structures in the section of this booklet titled "Background and Characteristics of Air Structures". In this section I will explain where domes are currently in use or being developed for various uses.

Air structures have been used for tennis for many years. There are hundreds of them in the Washington DC area alone. Here in the Twin Cities there are about ten of them.

There are several hundred throughout Canada. Also, in Canada, there are soccer domes, golf domes, hockey domes, as well as many air domes being used for commercial and industrial purposes.

There has been a golf dome in Sweden for fifteen years or so.

There are Yeadon owned domes that have been in existence for nearly twenty years. With the improved fabrics we can anticipate the domes we are proposing to be in excellent condition for probably more years than that.

When standard structures are damaged it is difficult and many times not practical to repair them. They continue to look shoddy. With an air structure we can repair any damage immediately and in many cases while still inflated. Sections can be replaced if necessary so there are no signs of any repair spots.

Golf domes are proposed to be built or being built in Chicago, Toledo, New York, Boston, Denver and many other major cities.

In most cases those golf structures are larger than the one we propose for Spring Lake Park. We have determined that what we propose, based on our experience, is the ideal size and configuration for maximum efficiency.

No matter where you go, particular in the northern climates, you will find air structures. They are a structure of the future and you will be seeing more and more of them in years to come.

Research is being done at Yeadon to make air conditioned domes the concept of the future. Opaque fabrics are being developed that will make it economically feasible. That will make air structures a more practical application in all climates for all seasons.

## COMMUNITY BENEFITS

### Recreation Facility Without Cost to Taxpayers:

An Airena Golf Center can be looked upon as an extension of the local Parks and Recreation Department. In our northern climate there has always been the problem of insufficient indoor recreational facilities. We are basically outdoors people but with the onset of winter, we have to look to indoor opportunities for most of our recreation. The Airena dome affords such a facility.

Indoor soccer, softball, touch football, plus a multitude of other such uses can be played in this dome. The artificial turf will be marked for these sports if the demand is there.

Leagues can be organized and times allotted according to the needs of the City and schools. Golf is the primary purpose and use in the dome, but there are many time slots available for these other uses at an hourly rate.

The City and schools have no investment in the facility, but have the use of it at such a cost that they could never justify the investment. The hourly rates are structured in such a manner that they cover the overhead of the operation, but the profit is derived from the golf. These rates when spread over the number of participants in the various sports make it very affordable for virtually anyone, and the cost is paid by those participants even though it may be organized through the city or schools. If desired, Airena will organize and operate the leagues independently.

With the high cost of real estate taxes these days, it is very difficult to get bond issues approved for recreation and parks. We are going to see more instances where local governments work with private enterprises to fulfill the needs of our communities in the future.

Airena Golf Centers will have nearly \$1,000,000.00 invested in this operation, which is probably more than a conventional block building on the site would cost.

This operation will involve minimal traffic since there are only forty tee spots. People come and go on a gradual basis as opposed to a business where many come and leave at once to cause traffic problems. We will have exit signs directing people to leave to the south, which is the commercial area, and that will direct them onto Highway 65.

Since there are no spectator sports in the dome, the only traffic will be from participants in the sports or recreation activities.

## USES OF THE AIRENA GOLF CENTER AND WHO WILL USE IT:

Senior Citizens: During the peak hours of operation, the charge for hitting golf balls is based on the time you use the tee. During off-peak hours we switch to charging by the bucket. These buckets have about 75 balls. Senior citizens like the bucket in most cases because they have plenty of time and they do not want to feel rushed. During the off-peak hours they use the dome in large numbers.

They are interested in the exercise, friendships, and the simple enjoyment of hitting golf balls when they otherwise might be sitting home with nothing to do.

We are also working to formulate some special programs for the senior citizens to add to their enjoyment, such as special hole-in-one targets for free play or prizes, special discount rates, and group rates for busses from senior citizen homes or organizations.

One problem with dome structures in the past has been the inability to reach a proper comfort level during extremely cold weather conditions. This is not a problem with our structure. The style and design of the dome, coupled with the sophisticated heating equipment, makes it possible to keep the temperature and internal conditions at a comfort level appealing to all, but especially to senior citizens.

This comfortable indoor climate, along with the expanse of green artificial turf and the brightness of the fabric, gives the feeling of openness. You may soon feel like you are in the outdoors, but without the weather conditions.

With the advanced equipment used in this dome, we can heat the dome up to 70 degrees inside when it is zero outside, and do it in about a half hour in time. That allows us to shut off the system at night and still have it warm immediately in the morning when the senior citizens usually show up.

### Young People:

Teaching golf in the dome is ideal. All shots travel the same distance, approximately sixty yards, and therefore the golfer is not trying to hit only for distance. Mentally, this causes the golfer to work on the rhythm of the swing rather than how far he or she hit the ball. Instructors enjoy working with young people under these conditions. The ball still carries long enough to know if the shot is hit well.

It is an ideal atmosphere for young people on dates who want wholesome entertainment.

Families use the facilities regularly. Parents can do something with their children in a common situation. Gift Certificates from children to their parents are popular for Christmas, birthdays, etc.



Youth soccer leagues are a natural in the dome. It is ideal for all ages and genders. There are no boards to contend with, the field is large enough to play the game properly, and all ages can play with the same enjoyment.

The same holds true for softball and touch football.

Our cold climate makes it difficult for our area athletes to develop in some sports due to the short seasons. With this type of facility, they can sharpen their skills year round.

#### Golfers:

Golfers of all levels of skill enjoy the dome. Good golfers use it to hone their skills and keep their game sharp during the off season. Vacationers use it to get their game in shape before leaving.

Mothers with children in school use the dome as an outlet to get away for exercise and enjoyment. Working men and women stop on their way to and from work, during their lunch hour, or whatever time fits into their schedule.

Police, firmen, people with night jobs or odd hours find it an excellent way to spend their off hours.

#### Handicapped:

We have access to the dome for the handicapped. We welcome and encourage their use of the dome, whether for golf or any other recreational use. In fact, we are looking for more ways to promote their use of the structure.

#### Uses:

As we have stated, there are many uses for the dome. Soccer can be played with regular out of bounds and not boards. Softball is played with a 16" ball. Anything that lands in the playing field is a fair ball. Touch football is played on a half field. A team gets their downs and if they do not score, the other team starts at the end line away from the goal post and makes the same attempt to score. Variations on all these sports can be adapted to the desires of the leagues.

There must be referees or umpires for all league play to avoid problems. The officials are paid as part of the fees or can be handled separately by the leagues.

#### Second Deck:

In addition to the tee spots on the ground, we have a second deck. Many people like hitting from there for it gives their ball more carry. It is an excellent area for coaching and lessons since it is more private much of the time.

### THE FRANCHISE CONCEPT:

With the development of the Airena Golf Center in Spring Lake Park we would not simply be developing a single business operation for this market. With the development an Airena Golf Center in Spring Lake Park we would be introducing a whole new concept to the world, the franchising of golf and recreation domes.

After attending seminars on franchising and discussing the concept of the golf center, it became obvious that what we were proposing was a very viable idea.

After looking into other franchise professionals, we chose Franchise Masters in Minneapolis to establish our franchise operations. They have worked with many other franchise businesses setting up their companies. Their enthusiasm for what we are doing made it obvious to us that they would be the ones we wanted to work with to go through the rigorous steps necessary to become a franchise in the United States.

Franchise Masters made a Feasibility Study on Airena Golf Centers and following are some excerpts from that study:

"The uniqueness of the Airena concept which provides golfers the opportunity to practice their game, during cold weather months, has strong appeal."

"The growing popularity of golf creates a broad audience for the Airena business. The relative ease of determining the golfing population in any given market will enhance the ability to select the best markets for franchise locations. .... it appears that the business is a destination business as opposed to a high traffic business..."

"The franchisor does not face direct competition in expanding its indoor driving range business through a franchise program. The concept appears to be unique in the marketplace and there are no franchise programs based upon this business to our knowledge."

"Franchise Masters believes that the simplicity in the operation of this franchise business enhances the transferability of the business knowledge to franchisees."

"Franchising is a billion dollar industry which continues to experience significant growth. From 1981-1986 franchise sales grew 57.8%. Nearly 35% of all retail sales in the U.S. are made through franchises. Growth in the Recreational/Amusement franchises has been dramatic within the last two years. From 1986-1988 Recreational/Amusement franchises have grown 38%."

"The rate of success for franchised businesses as opposed to other start-up businesses encourages those who are in a position to invest." (To invest in the franchise businesses.)

REZONING AND SPECIAL USE PERMIT CONSIDERATIONS:

Since the current zoning on the property is for Industrial uses, we have been advised that the property will have to be rezoned for commercial use.

Due to the uniqueness of the business, we have been advised that a Special Use Permit will be necessary.

We have applied for both.

Due to the configuration of the land, we also applied for a lot split on the remaining lots in the plat.

As a condition to the Special Use Permit, we are requesting a permit for ten years, and at the end of that term, if the City is satisfied with the operation, we would like the right to a five year extension of the Special Use Permit.

At the end of that time span the area should be developed to a point where the land will have a much higher and better use than it has at this time.

An air structure is connected to a concrete grade beam in the ground. At the end of the permit term, the dome and the related equipment is removed and the land is then available for development for other purposes.

Spring Lake Park has the benefit of the tax return during the interim, but doesn't have to be concerned that the land use demand may change. When the dome is removed, it can be used for whatever is a higher and better use at that time.

The dome will be used for golf between the hours of 8:00AM and 8:00PM. It will be available for other uses from 6:00AM until 8:00AM and from 8:00PM until 12:00AM. This hourly breakdown can change slightly due to seasonal demands.

This is not a spectator structure. It is for participation in the golf driving range and the other sports activities.

Golf will be billed on the basis of the time taken on the tee during the peak hours. The rate will be approximately \$6.75 per half hour. During the off peak hours we will use buckets of about 70 to 75 balls at a cost of probably \$4.25 per bucket. During the peak hours based on time, there are unlimited balls to be hit during that time. We anticipate having specials in the evening other than weekends where golfers can get unlimited balls at a special rate of probably \$12.00 per hour and a half.

When the facility is used for soccer, softball, or similar sports the cost will come out to between \$5.00 and \$6.00 per hour per participant. We will work out specials with the schools and the City Park and Recreation Department.

OFF SEASON USES OF THE DOME:

The primary season for the Airena Golf Center is from November through May. It is during that period when the demand for indoor space for outdoor type recreation is the greatest.

We will be constantly on the look out for other uses during the off season.

One of the possibilities would be a miniature golf facility. It would be indoors and out of the bugs and other elements.

The system for moving the air in the dome is designed to allow a cooling off of the dome in the evening regardless of the outside temperature during the daytime.

Horseshoe, batting cages, and volleyball are some suggestions for the structure during the off season. All these considerations are being weighed.

We hope to make the facility an enjoyment for all at all times.

DRAWINGS AND SITE PLAN MATERIALS:

The Site Plan was prepared by Suburban Engineering. It is as complete as we could make it, but if there are any suggestions from staff or others, we are open to those suggestions in order to make this development as desirable as possible.

The plan for the dome itself is not the same as the one we propose to erect on the site. We cannot get final plans and specs in all details until site borings are made, final grades are determined, etc. The plans we have enclosed are for a dome that is larger, but similar in shape and design to that which we will erect. The grade beam will be similar and the lay out of the interior will be similar.

Our dome will have emergency exits per the code. Lighting will be engineered to fill the needs of the various sports within the structure.

The heater and blower units can be placed anywhere that is chosen or specified.

The architects rendering of the site are also subject to suggestions. It is our goal to have the appearance of the development as nice as possible. We have to keep lanes open for plowing around the structure, however.

The entrances are designed to allow ingress and egress of emergency vehicles. The area is fenced to prevent vandalism possibilities. The lighting of the outside area will be designed in manner to only direct it to the parking and dome perimeter areas and will be low level lighting so as not to be a nuisance to anyone.

All the existing trees that can be saved will be saved. We want to retain as natural a setting as we can and yet have a well manicured and landscaped area.

Drainage and ponding will be as approved by the City Engineer. I spoke with Mr. Ken Bureau of Padlock Mini Storage and they welcome our development. He will cooperate with us in the drainage plan and in any other way he can.

You have received a site plan under separate cover.

TRAFFIC IMPACT FOR AIRENA GOLF CENTERS:

There are 40 tee spots in the Airena Golf Center proposed for Spring Lake Park. We have designed approximately 88 parking spaces into our lot for the facility.

It is typical that about 40% of the people using the dome come with more than one golfer per car. Sometimes they each take a tee and at other times they may share a tee.

In any event, it would be very rare that there would be a car for each tee. It is also very rare that there would be people waiting for all the tees. Therefore, we do not anticipate using the entire parking lot at one time for the dome.

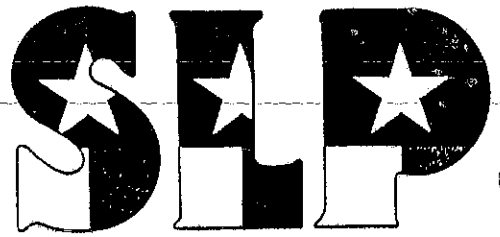
If the structure is being used for sports other than golf, the usage would be even lower since fewer people would be able to participate at a time.

During golfing hours cars will come and go at various times. They do not all come at the same and leave at the same time. You can start hitting balls at any time, not on the hour or half hour. Therefore, you are assigned a tee whenever your turn comes up. This prevents the necessity for people to come and go in groups.

Traffic will be directed to the south towards the commercial area.

By the nature of the business, traffic has never been a problem at a golf dome and we do not anticipate any problem at this one.

Due to the large parking capabilities, we do not see any overflow conditions ever occurring.



City of Spring Lake Park

1301 Eighty First Avenue Northeast  
Spring Lake Park, Minnesota 55432

(612) 784-6491

May 9, 1991

Mayor  
Harley Wells

Councilmembers  
Jeanne Mason  
Don Mathiowetz  
Barbara Carlson  
Jim Hollom

Clerk-Treasurer  
Donald B. Busch

Deputy Clerk  
Barbara Nelson

Chief of Police  
Bruce Porter

Parks & Recreation  
Director  
Jay T. McCluskey

Public Works  
Director  
Chuck Rundle

To Whom It May Concern:

The Airena Golf Center, located in the City of Spring Lake Park, has proven to be a definite asset to our community and it's unique construction and well-kept grounds have made it a welcome addition to it's neighborhood.

We believe this facility provides an opportunity for the City to offer a wider spectrum of recreational activities to it's citizens as programs have been developed for schools, recreation departments, senior citizen groups and various athletic leagues and organizations for such activities as softball, touch football, soccer, jogging, etc. The most exciting aspect of the dome is that people can now participate in all of these activities during the winter months when outdoor activities are limited by weather conditions.

In addition, the Airena Golf Dome offers part-time employment to a good number of our community's youth.

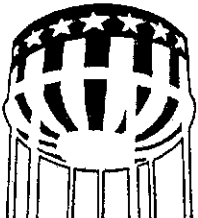
We highly recommend this type of facility and believe it offers benefits that are not available from any other type of structure.

Sincerely,

A handwritten signature in cursive script that reads "Donald B. Busch".

Donald B. Busch, CMC  
City Clerk/Treasurer

DBB:bn





4801 WEST 50TH STREET, EDINA, MINNESOTA 55424  
612-927-8861

August 22, 1989

City of Spring Lake Park  
1301 81st Avenue N. E.  
Spring Lake Park, Minnesota 55432

ATTENTION: MAYOR MASTERSON & COUNCIL MEMBERS

We have had the Edina Golf Dome in operation since 1982. Under the direction of Mr. Ronald Flanagan, this indoor golf driving range and recreation facility has been a definite asset to our community.

It was always operated in an orderly manner and always under excellent control. We have had no problems with disorderly conduct, noise abuse, nor any other form of violations that would require any action by our enforcement people.

It has offered the people of our area an outlet for golf recreation and the opportunity to perfect the skills of their golf game during the season when that would normally not be possible due to our weather conditions.

We have used it for various other City functions and intend to expand our use of the dome for other outside activities even more in the future.

In addition to golf and social activities, the dome also affords the opportunity to play soccer, softball, touch football, or various other recreational and sports programs.

I highly recommend this type of facility to your city and believe that you also will realize benefits from this unique concept that are not available from any other type of structure.

We had no neighborhood objections when the dome was originally approved, and we have had no complaints from the neighbors since its development.

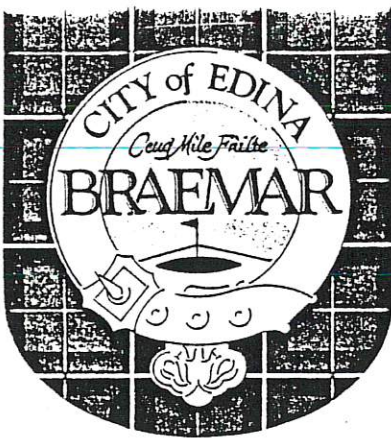
Sincerely,

A handwritten signature in black ink, appearing to read 'K. E. Rosland', written over a dotted line.

Kenneth E. Rosland  
City Manager

KER/sw





## BRAEMAR GOLF COURSE

6364 DEWEY HILL ROAD, EDINA, MINNESOTA 55435, PHONE 941-2072

August 21, 1989

City of Spring Lake Park  
1301 81st Avenue NE  
Spring Lake Park, MN. 55432

Attention: Mayor & City Council

During the six years the golf dome has been in operation in Edina, we have used it for various sports in addition to its use as an indoor driving range for golf.

We have used it for softball, touch football, soccer, plus miscellaneous other recreational uses. At the present time the demand for its use for soccer prohibits us from using it for anything else other than its primary use for a driving range.

It is used extensively for golf lessons for our citizens and students. There are teaching pros available for group or individual lessons. It works great.

The program that was structured for the golf operation allows for buckets during the off prime time and for timed use during the prime time. That allows seniors and others that have day time freedom for such activities to use the structure at a more leisurely pace. We have had extremely good reaction from those people.

During the winter months when there is so little physical recreation available to our senior citizens, the opportunity to hit golf balls in this bright and cheery atmosphere is a real plus.

It allows coaches to work with their teams and train their students to improve their skills during the time when people in our part of the country cannot do that. With the carry of the shots, the golfer can tell how well he or she is really doing.

Although the field is smaller than the standard soccer field, it is larger than the indoor fields with boards. Most soccer players like this style of soccer better than with the boards.

I highly recommend this facility to your city or to any city that is interested in promoting and improving the recreation opportunities for their citizens.

Sincerely,

  
John Valliere, Manager

Thomas J. Obert

August 21, 1989

City of Spring Lake Park  
1301 81st Ave. NE  
Spring Lake Park, Minnesota 55432

Attention: Mr. Don Busch

Dear Mr. Busch:

I want you to know that I totally support the proposed Airena Golf Center just to the north of my property. I believe it will be a tremendous asset and sport resource for the community.

I am an avid golf enthusiast and I know how much a facility like this will be used. I am familiar with these types of operations as I have used the one in Edina and a similar facility in Detroit.

I know Ron Flanagan. He is well known for his business successes and his integrity. The project will require huge financial and time commitments by Ron Flanagan, and I am sure it will be a huge success.

It will attract people of all ages and income to the area and will benefit all of the businesses in the community, yet it is a nuisance free business, does not cause traffic problems and is a wholesome operation. Spring Plaza is anxious to have Airena Golf Centers as a neighbor!

Sincerely,



Tom Obert

TO/m

# Minnesota Leads Nation for % of people who golf

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Minnesota, along with neighbor Wisconsin, leads the US with the highest percentage of people who golf...15.9%. Washington, DC, at 3.8% and Mississippi at 4.0% were the lowest. Neighbors North Dakota at 14.2% and Iowa at 14.5% were also in the top five. South Dakota had 11.8%.

With 664,005 golfers statewide, Minnesota ranks 10th among all states in the total number of people who golf. California leads with 2,364,909.

In Minnesota, the percentage of female golfers is 31.2% which is 6th highest nationwide.

Minnesotans average 14.5 rounds a year compared to the national average of 20.8, and the average age of Minnesota golfers is 35.5 compared to the national average of 38.1.

(Information provided by Golf Market Today, a publication of the National Golf Foundation.)

## Boom in new courses trying to keep pace with growing interest

More golf courses nationwide are under construction in the first 6 mos. of this year than there were in all of 1988.

210 new courses opened throughout the US last year. This year 159 new courses had opened already at mid-season.

The industry's goal is 400 new courses every

season just to keep up with the projected demand for the future. Our nation's 23.4 million golfers are expected to become 30 million by the year 2000.

In Minnesota, courses opened this year include Hayden Hills (Dayton), Cuyuna (Deerwood), Baker Park (Hamel), Perham Lakeside (Perham), Fox Hollow (Rogers), and Stonebrooke (Shakopee).

Minnesota courses under construction include Woodland Creek (Andover), a new Bunker Hills 9 (Coon Rapids), Enger and Lester Park (Duluth), Whispering Pines (Minneapolis), and Grand View Lodge (Nisswa).

A number of others are also in the planning stages.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: June 10, 1991

AGENDA TOPIC: APOSTOLIC CHURCH SITE (10th Street)	ITEM NO. 6.
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I have been told that the Apostolic Bible Church who got a rezoning for a church on 10th Street a few years ago found another site and will not be building a church here.

If the Commission concurs, I would like to suggest that we (1) verify this; (2) rezone this property back to RR.