



City of Lake Elmo

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The Lake Elmo Planning Commission will meet on Monday, June 25, 2001, at **6:00 p.m.** in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

CONVENE AS ENVIRONMENTAL MANAGEMENT PLANNING COMMISSION

1. Agenda
2. Minutes May 14, 2001
3. Work Plan 2001
 - A. Update on Licensed Waste Haulers; Recycling Programs; Waste Transfer
 - B. Compost Site
 - C. Septic Systems; Alternate Septic Systems
 - D. Earth Day - 2002
4. Other

ADJOURN AS ENVIRONMENTAL MANAGEMENT PLANNING COMMISSION

CONVENE AS REGULAR PLANNING COMMISSION

1. Agenda
2. Minutes June 11, 2001 (*regular section*)
3. **PUBLIC HEARING:** **Comprehensive Plan:**
Transportation, Facilities, and Land Use Plan
4. Other
5. Adjourn

June
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**Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, June 25, 2001**

Chairman Armstrong called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Berg, Deziel, Helwig, Ptacek (7:00), Sessing, Taylor (6:30), and Carlson. Absent: Commissioners Brass, Herber, Mandel, Sedro, Banister, Dunn, and Harrison. Also Present: Administrator Kueffner, and Planner Dillerud.

CONVENE AS ENVIRONMENTAL MANAGEMENT PLANNING COMMISSION

1. Agenda

Address 3.B first.

M/S/P Helwig/Sessing - to approve the agenda, as amended.
(Motion Passed 6-0).

2. Minutes

M/S/P Helwig/Sessing - to approve the May 14, 2001 minutes, as presented.
(Motion Passed 6-0).

3.B Compost Site

Commissioner Carlson explained that several years ago, the City had a compost site where residents brought yard waste and brush in exchange for compost material. She mentioned that because the State purchased the land where the compost site used to be, the facility was lost. She noted that in 2000, the City spent nearly \$100,000.00 on brush removal, that which was the result of two severe storms.

Administrator Kueffner said Rob Buberl, who owns and operates a 6-acre facility in the newly annexed area of Lake Elmo, provides a compost service, but his current site is not large enough to handle the growing business, and would like to locate a larger site somewhere else in the City.

Mr. Buberl explained that for a new facility, he needed nearly 40-100 acres of land for a site, and had considered purchasing something from Pete Schiltgen, the Hutchinson parcel, or possibly a portion of the Sreaton property. He noted that few parcels in the City would work.

Mr. Buberl discussed the details of his current facility, stating no odor occurs because the windrows of material is arranged in a north/south orientation, and are "turned" on a regular basis. He also noted that the wood chips absorb the moisture, therefore no additional odor occurs. He said Fall is the busiest season; he needs a site adjacent to a major roadway; other Cities bring material to his site; and, only Lake Elmo residents would get a "break" in price if the site was located in Lake Elmo.

Administrator Kueffner said there may be a couple of parcels in the City that might lend themselves to this kind of operation and possibly the zoning would fall under Low Impact in Agricultural or Public Facilities.

Commissioner Carlson suggested the Commissioners tour Buberl's site, and prepares a public education campaign about composting and other environmental issues.

Planner Dillerud suggested the City may want to address three reasons to locate a compost site in Lake Elmo as: environmental consciousness; provide a service to residents; and, help promote business for other communities.

Chairman Armstrong said private enterprise should operate these facilities, not government.

Commissioner Sessing asked Mr. Buberl how many acres would be necessary to support a compost business.

Mr. Buberl said without a storm situation, 5-6 acres; with a storm situation, 10-acres. He noted it is not economically advantageous to situate a compost facility on anything less a 10-acre site.

M/S/P Armstrong/Helwig - to direct staff to prepare a report on the factors involved adding Compost Sites as a permitted use in Low Impact Agricultural Zone, and present at the July 23, 2001 meeting.
(Motion Passed 6-0).

3.A Update on Licensed Waste Haulers; Recycling Programs; Waste Transfer

Administrator Kueffner said some waste haulers in the City were taking refuse to out of state landfills.

Commissioner Deziel suggested the waste haulers might contract with the City by segments.

Administrator Kueffner said that idea might offer more control.

Chairman Armstrong suggested staff ask the City Council what they wanted regarding a more organized waste hauling program.

The Commissioners requested staff organize a tour of the Buberl site and the Wetland Treatment System at The Fields of St. Croix residential development.

The Commissioners agreed to discuss the remaining agenda items at a subsequent meeting.

ADJOURN AT 7:15 p.m.

CONVENE AS REGULAR PLANNING COMMISSION AT 7:25 p.m.

1. Agenda

M/S/P Helwig/Berg - to approve the agenda, as presented.
(Motion Passed 7-0).

2. Minutes

M/S/P Helwig/Sessing - to approve the Minutes from June 11, 2001, regular section, as presented.
(Motion Passed 7-0).

3. Public Hearing: 2000 - 2020 Comprehensive Plan Transportation, Facilities, and Land Use Plan

Planner Dillerud explained that the City noticed the Public Hearing to consider several amendments to the 2000-2020 Comprehensive Plan that were not previously adopted. He said the elements to be discussed were: 1) Land Use Text (not the mapping) including the Surface Water Plan text, 2) Transportation Plan, 3) Water System Plan, and, 4) Wastewater Plan. He said the data and projections found therein were prepared by the City Engineer, as was all of the text of the Water System Plan and Surface Water Plan. He said all the Land Use Plan text and mapping was prepared by staff. Planner Dillerud further noted that the Parks and Trails element of the Comprehensive Plan remained to be completed, and that the Plan would be submitted to Metropolitan Council without it. He presented and discussed the nine maps as overhead graphics.

The Commissioners made no changes to the text portion of the Comprehensive Plan. However, they did note the following amendments to the mapping:

1. Present the corrected traffic numbers for Highway 5 (Map #5)
2. Show and label the MUSA (Map # 1)
3. Adjust Klondike/33rd Street, 33rd Street/Laverne, and 15th Street (Map # 5)
4. Present the "looping" plan of the current City Water Plan (Map # 7)

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 8:00 p.m., NO COMMENTS.

M/S/P Armstrong/Sessing - to recommend the City Council approve the Transportation, Facilities, and Land Use Plan elements of the 2000-2020 Comprehensive Plan, as amended. (Motion Passed 8-0).

Chairman Armstrong adjourned the meeting at 8:05 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary