



515 Little Canada Road, Little Canada, MN 55117-1600
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July 13, 2015

MAYOR
John Keis

COUNCIL
Rick Montour
Michael McGraw
Tom Fischer
Christian Torkelson

ADMINISTRATOR
Joel R. Hanson

Mayor & City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: Lee Rossow

Dear Mayor Pearson and Members of the City Council:

Mr. Lee Rossow asked me to write a letter of reference for him relative to his pursuit of establishing a cemetery in your community. I have known Mr. Rossow for over 20 years in my capacity as Little Canada's City Administrator. He owns multiple industrial properties in our city and we have worked with him on a number of issues. He also owns Centerline Charter Corporation (formerly Comfort Bus Company) that was located in our community until he was able to construct a new facility in Maplewood.

In my dealings with Mr. Rossow, I have found him to be a person of high integrity and very reasonable to deal with. He understands local government processes and appreciates the job elected officials face in balancing interests. Lee has been a person you can rely on. If he says he will do something, he will. He has been a leader in dealing with other property owners in one of your industrial areas. He has been instrumental in helping others to understand the City's position on certain matters. All in all, Lee Rossow is a person I have tremendous trust and confidence in and I can assure you he will be a business person your community will enjoy dealing with.

Should you have further comments or questions regarding Mr. Rossow that you think I can assist you with, please feel free to give me a call at 651-766-4040.

Sincerely,



Joel R. Hanson
City Administrator

Kyle Klatt

From: Dave.Bakken@wellsfargo.com
Sent: Tuesday, September 08, 2015 11:19 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Approval Support

To interested parties:

I am writing in support of the Halcyon Cemetery project proposed by Lee Rossow.

I have been aware of the project from its early days, I know the honorable motivations of the project owner and believe the cemetery would be very beneficial to your community and surrounding communities. I have also known the owner of this project for nearly thirty years and would attest to his integrity.

Please consider taking actions would allow this project to move forward.

Dave

David C. Bakken
Senior Vice President
Wells Fargo Insurance Services USA, Inc.
Direct 952-242-3095
Fax 877-402-7485
dave.bakken@wellsfargo.com

Kyle Klatt

From: Earl H. Cohen <ECohen@hjlawfirm.com>
Sent: Tuesday, September 08, 2015 10:15 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

Ladies and gentlemen:

I have been involved with the subject property for many years, going back to the previous owners and have watched how the surrounding area of your community has grown, having grown up in St. Paul with a family business on the east side of the community.

I have reviewed the plans for the cemetery, it's buildings and grounds and cannot think of a better use in Lake Elmo. I visited several cemeteries this past weekend visiting family and friends who have departed. Several of these were in residential areas just like the area chosen for the Halcyon cemetery. In each case, each of the cemeteries brought a sense of peace and tranquility to otherwise hectic areas.

While not a resident of your community, I do urge its approval.

Earl H. Cohen
Attorney at Law
Direct dial: (952) 460-9242
ecohen@hjlawfirm.com



HELLMUTH & JOHNSON PLLC
ATTORNEYS AT LAW

8050 West 78th Street
Edina, MN 55439
Phn: (952) 941-4005
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Kyle Klatt

From: Lyth Hartz <lhartz@mwsservices.org>
Sent: Tuesday, September 08, 2015 1:56 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt
Subject: HALCYON APPROVAL SUPPORT

To whom it may concern,

I am writing to support the approval of the Halcyon Cemetery project being proposed by Lee Rossow.

I have worked with Mr. Rossow and his family for the past 20 years or so, as he and his family's bus Company provide quality bussing services to our clients who are adults with disabilities. I have always found Lee and his family to be easy to work with over these many years. Lee and his family fix problems, they don't create them.

A few months ago, Mr. Rossow shared with me and some of my leadership team his vision for the Halcyon Cemetery that he is planning to create. I thought that the plan looked like it would be a lovely place to memorialize loved ones who have passed. It appears to me that Mr. Rossow has cleared the many hurdles that these kinds of developments need to pass and I believe that this development will be of benefit to the Lake Elmo area and to the eastern parts of the Twin Cities. It appears to be a lovely peaceful place from what I have seen in the drawings and in listening to Mr. Rossow explain his vision.

Therefore, I want to show my support for this project.

Sincerely,

Lyth J. Hartz, President
Midwest Special Services, Inc.
900 Ocean Street
Saint Paul, MN 55106
(651) 793-4123 Direct

www.mwsservices.org

We See Possibility.

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Kyle Klatt

From: William Hooper <billhooper2005@yahoo.com>
Sent: Tuesday, September 08, 2015 2:14 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

I am writing to express my full support for the Halcyon Cemetery proposal.

It clearly fits the needs for our city and surrounding communities.

Regards,

Bill Hooper
8820 27th Street Ct N
Lake Elmo, MN

Kyle Klatt

From: Wagner, Jane <Jane.Wagner@biworldwide.com>
Sent: Tuesday, September 08, 2015 2:23 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; 'annejsmith@msn.com'; Kyle Klatt; '337@lach.net'
Subject: HALCYON APPROVAL SUPPORT

Dear City Council Members,

A cemetery in Lake Elmo is a positive attribute to have in a small community, especially a suburb of St. Paul. I am writing to support the Halcyon Cemetery and to encourage you to approve the last item to make this a reality for the town, Plat Approval!

Keeping loved ones, who have passed, close by living relatives and friends is ideal. It provides the living opportunity to morn, visit frequently, and be close to their home. This is a great benefit for those who aren't able to drive or drive long distances- youth and young at heart. ☺

Approving Halcyon would set precedent in communities like Lake Elmo.

Thank you for your consideration!

JANE WAGNER
Team Leader | Customer Support and Administrative Services
d 320.453.1664
BI WORLDWIDE
Australia | Canada | China | India | LATAM | UK | US
www.biworldwide.com

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Kyle Klatt

From: Jessica Jagoe
Sent: Tuesday, September 08, 2015 3:14 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; 'annejsmith@msn.com'; Kyle Klatt
Cc: 337@lach.net
Subject: Halcyon Approval Support

Mayor & City Council Members:

I am sending this email as a reference for Mr. Lee Rossow as you consider the development of Halcyon Cemetery in your community. I have had the opportunity to work with Mr. Rossow for 15+ years while serving as the Code Enforcement Officer for the City of Little Canada. Mr. Rossow owns multiple properties in our industrial park area. This industrial park over the years has drawn a number of code enforcement concerns with rental tenants and outdoor storage. However, Mr. Rossow has been one owner that I have come to count on for keeping his property well maintained and frequently monitoring his tenants without the need for city staff involvement. If ever something has come up, Lee is quick to respond and resolve any concerns that staff may have. I have confidence that Mr. Rossow will uphold the same commitment to the upkeep of his property and values of your community as he does in ours.

If you have any questions, please feel free to contact me.

Sincerely,
Jessica Jagoe
Code Enforcement Officer
City of Little Canada

Kyle Klatt

From: Kerry Hooper <hoopk2012@yahoo.com>
Sent: Tuesday, September 08, 2015 3:27 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Approval Support

I support the Halcyon Cemetery proposal

Kerry Hooper
8820 27th Street Ct N
Lake Elmo

resident of Lake Elmo for 33 years

Kyle Klatt

From: DarleneRossow <darlenerossow@comcast.net>
Sent: Tuesday, September 08, 2015 3:34 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt
Cc: Lee Rossow
Subject: Fwd: Halcyon Approval Support

Members of Lake Elmo City Council,

I am requesting your support and approval of the Halcyon Cemetery project for Lake Elmo.

As you are aware the Planning Commission has approved it 6-0.

The Valley Branch Watershed approved it unanimously.

The City Staff has recommended it for approval.

Please do the next required step, timely, which is Plat approval.

The Halcyon Cemetery will be a beautiful positive addition to Lake Elmo.

Thank you,

Darlene Wagner Rossow

Kyle Klatt

From: Mike Klein <mike@isofinishing.com>
Sent: Tuesday, September 08, 2015 5:20 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

To whom it may concern,

I have known Lee Rossow professionally for over 10 years. He's always been very detail oriented in every aspect of his personal life as well and in his business setting.

I've worked with him as he was the general contractor on his own new buildings. He is methodical, calculated and doesn't quit until things are perfect.

His new project will undoubtedly carry the same passion for perfection as well as the added burden of paying tribute to those closest to him.

When completed, Halcyon will be a welcoming and tranquil setting for families from many of the surrounding communities. It will be an accessible alternative to many other cemeteries and it will truly be an enduring legacy.

Sincerely,

Mike Klein



www.isofinishing.com

Mike Klein
Operations Manager

50 South Medina Street
Loretto, MN 55357

P 763.273.1052
C 612.747.5452
F 763.493.2990
Toll Free 844.623.7998
mike@isofinishing.com

Kyle Klatt

From: Dennis Conlin <dnr.conlin@gmail.com>
Sent: Tuesday, September 08, 2015 7:27 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; Lee Rossow
Subject: Proposed Cemetery

To Lake Elmo City Council ~

Cemeteries are a permitted use in RR, and unfortunately there is a public need for them. Lake Elmo Ave is built to handle the minimal increase in traffic resulting from funerals. And while there is neighborhood opposition, where was the opposition when current RR zoning uses were reviewed and public meetings held?

I urge you to act responsibly and proceed with plat approval as there is no justifiable reason to deny or further delay the project.

Rita Conlin (past resident and city council member)
10710 88th St. N.
Stillwater, MN 55082

Kyle Klatt

From: Diane Wolf <dw07sep09@outlook.com>
Sent: Wednesday, September 09, 2015 7:51 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; >; Kyle Klatt; Lee Rossow
Subject: Halcylon Cemetery

Greetings:

I was born and raised in the Twin Cities area. I moved away but I am now trying to return home and make plans for the inevitable. I have followed what is happening in Lake Elmo regarding the Halcylon Cemetery.

Please consider approval of this project. It appears to be a professional, top notch project. I have been involved in my current City Council and can understand the pressures you encounter. That being said, this project will be something your community can be proud of.

It will also help your community financially when family and friends use the services provided by Halcylon Cemetery.

Thank you for your consideration. Remember the "Not in my back yard" mentality, is not always true.

D. G. Wolf

Kyle Klatt

From: Larry Anthony <lcanthony1@gmail.com>
Sent: Wednesday, September 09, 2015 8:16 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON approval support

I would like to provide my support for the Halcyon cemetery project and urge approval by the Lake Elmo City Council. Development of this project would support many surrounding communities and has the support of the planning commission and city staff. I encourage you to support the approval of the Halycon project.

Thank you
Larry Anthony

Kyle Klatt

From: jaclmyer@hssd.k12.wi.us
Sent: Wednesday, September 09, 2015 10:21 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net

Please support the approval of the Halcyon Cemetery. It will help our community and our citizens. Thank you for your consideration.

Jaclyn Beattie

Language Arts & Drama Teacher
Assistant Director Fall Play/Spring Musical
Bay Port High School
920.662.7106
jaclbeat@hssd.k12.wi.us

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Kyle Klatt

From: Barbara <beezohughes@frontier.com>
Sent: Wednesday, September 09, 2015 10:54 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Kyle Klatt; 337@lach.net; Jill Lundgren
Subject: Please support

Please support the approval of the Halcyon Cemetery. It will help the community and the citizens. As a non-denominational cemetery, all people will have an option.

Thank you for your consideration.

B Hughes

Sent from my iPad

Kyle Klatt

From: James Weiss <mijweiss@yahoo.com>
Sent: Wednesday, September 09, 2015 12:37 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

Dear Council Members,

Please approve the Halcyon Cemetery as I'm planning on being interred there.

Thank you,

J. Weiss

Kyle Klatt

From: tom.burr@spps.org
Sent: Thursday, September 10, 2015 6:30 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

To Lake Elmo City Council,

I believe the proposed Halcyon Cemetery would be an added benefit to the community of Lake Elmo. Mr. Rossow's plan is well thought out and developed.

Thank you for your time.

Tom Burr
Transportation Director
Saint Paul Public Schools
(New Address)
261 Chester St
St. Paul, MN 55107
651-744-8104 Office
612-270-0667 Cell
651-265-0910 Fax
tom.burr@spps.org

Kyle Klatt

From: Jeff Rossow <jeffr3824@gmail.com>
Sent: Thursday, September 10, 2015 11:01 AM
To: Mike Pearson; Justin Bloyer; jflilfet@lakeelmo.org; Jill Lundgren; annejsmith@msn.com; Kyle Klatt
Subject: Halcyon Cemetery

Dear Council Members,

Please approve the Halcyon Cemetery as I'm planning on being interred there.

Thank you,

Jeff Rossow

Kyle Klatt

From: Vicki Vandell <vickijvandell@gmail.com>
Sent: Thursday, September 10, 2015 11:16 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Cemetery Approval

Dear Lake Elmo City Council,

I am writing a note to you to show support for the Halcyon Cemetery project. When I got the opportunity to meet Mr. Rossow, he told me about his wife's passing and how he is building this cemetery as a place of rest for her and his parents. He is a very passionate person who would like to complete this project so he can find peace.

This is a great project that will be a good addition to the City. It is a permitted use and does not require zoning or variance approval. The City and county have asked Mr. Rossow to plat the property. He has agreed and jumped through all of the hoops, fees, extensions, etc. that have been asked of him. I really hope that you can allow the cemetery project to move forward in a timely manner.

Thank you,

Vicki VanDell

Kyle Klatt

From: John Malmberg <john.malmberg@fa-bank.net>
Sent: Thursday, September 10, 2015 5:02 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt
Cc: 337@lach.net
Subject: Support for HALYCON

I am a resident of Lake Elmo and fully support Lee Rossow's construction of a cemetery on land that he owns. I have spoken with Lee about the plans for the property and feel that it would be an attractive addition to the community and one which is needed as the current baby boom generation ages. I have also know Lee for fifteen years and know that if he is involved, it will be classy, be done right and will be maintained properly.

I heartily endorse his project.

John Malmberg



John Malmberg
President / CEO

First American Bank N.A.
2424 Monetary Blvd. - Suite 107
Hudson, WI 54016

John.Malmberg@fa-bank.net

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Kyle Klatt

From: Rochelle D Jacobs <annemorelakehouse@gmail.com>
Sent: Friday, September 11, 2015 10:11 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; Kyle Klatt
Cc: annejsmith@msn.com
Subject: I am writing to support the Halcyon Cemetery

Dear City Council Members,

I am writing to express my full support for the Halcyon Cemetery proposal. It clearly fits the needs for our city and surrounding communities.

Almost a year ago was when I first learned about the proposed Cemetery at the corner of 50th and Lake Elmo ave. The project seems to be one of a kind and very impressive. Sadly, I can't visit my loved ones in their final resting places often due to the distance from my home and this would provide a local place for people to visit their loved ones regularly. I have lived in this area for all of my life (almost 40 years) and drive on Lake Elmo Ave daily. Most of the homes on that street are not of high value, with the exception of the Gonyea Development. I feel this would be a beautiful addition to Lake Elmo and that main thoroughfare. Being a 20 year Real Estate professional, I can tell you that a project like this will not only increase property values, but it will bring increased tax revenue to the area. The people visiting will shop and eat in town, they will visit regularly. It will be a huge benefit to the City of Lake Elmo and surrounding Areas.

I have shown my support on the Facebook group page <https://www.facebook.com/groups/SUPPORTHALCYON/> along with many other people that have joined the page in support.

This project has a lot of supporters and *just because a few opponents create some stir, does not mean they are not the majority!*

Please approve the Proposed Halcyon Cemetery.

Thank you,
Rochelle Jacobs
651-724-5381
LONG TME LOCAL RESIDENT!

Kyle Klatt

From: Deborah Malmberg Smith <deb.malmberg@gmail.com>
Sent: Friday, September 11, 2015 4:13 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Cemetery approval support

Greetings,

I support the approval of the Halcyon Cemetery project. I believe Lee Rossow will ensure the project is completed to his high standards and that the property will be well-maintained. He is a good man and will be a good neighbor to the surrounding properties.

Thank you,
Deborah M Smith

Kyle Klatt

From: John McNamara <johnrmcnamara1946@gmail.com>
Sent: Saturday, September 12, 2015 9:30 AM
To: Kyle Klatt
Subject: Halcyon Approval Support

We would like to voice our support of Lee Rossow and his proposal. We have known Lee for over 50 years and know him to be a very successful businessman. Lee plans every aspect of his undertakings. He's informed, he takes his work seriously and does not get easily sidetracked. He is very good at solving problems and making things better. We are sure Lee did a thorough study of every aspect of this project before deciding to go through with it. Please decide in favor of the Halcyon proposal.

Susan and Jack McNamara

Kyle Klatt

From: Daniel Heffron <heffroncpi@mac.com>
Sent: Saturday, September 12, 2015 9:36 AM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Cemetery

Dear Lake Elmo City Council Members:

I am writing in support of the Halcyon Cemetery project and ask that you give it Plat approval. I feel this cemetery is a much desired addition to the city of Lake Elmo and the surrounding area. It gives families a place to lay their loved ones to rest in a place that is not only beautifully designed but in a location which is nearby, allowing them an opportunity to visit more frequently. I wish my family members were so close. I see all positives and no negatives to this addition to the city. Please give Halcyon Cemetery Plat approval.

Thank you, Dan Heffron

Kyle Klatt

From: Tom Van Sloun <tom@hoglundbus.com>
Sent: Sunday, September 13, 2015 2:28 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Approval Support

To all concerned citizens,

I would like to offer you a few of my impressions on the Halcyon Cemetery proposal.

Society has an ongoing need for new cemeteries. When considering future development, certainly among the top questions are; where would be the best places to locate them, and what is the proposed scope of the plans.

There are always concerned neighbors who fear the unknown consequences of a new development, or just simply prefer the status quo and vote for no change. A reasonable concern for any neighbor is how will any new development affect my property values. I believe a well planned cemetery at this location on 50th street would not adversely affect any of the neighbors property values. The site at 50th and Co Rd 17 does not appear to present any new potential traffic problems.

I have known Lee Rossow for 30 years and can tell you he is focused and driven to do all of his projects the right way. To help put some concerned citizens at ease, you could take the opportunity to view a couple of Lee's past projects by viewing the School bus facility and office which he has built on Rice St. in St. Paul, or view the major addition he made to his house on the St. Croix river. Both projects are extremely well done with great attention to many details.

I feel Mr. Rossow's latest project is a benefit to society and a definite worthwhile cause.

Sincerely,

Tom Van Sloun
3590 Mississippi Dr.
Coon Rapids, Mn 55433

Kyle Klatt

From: Mark Busta <mark@goodoldboat.com>
Sent: Sunday, September 13, 2015 5:56 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; annejsmith@msn.com; Kyle Klatt; Rossow Lee & Geni
Subject: HALCYON APPROVAL SUPPORT
Categories: Red Category

As a past member of the Parks Commission in Lake Elmo and a resident for 34 years and having been involved in trying to maintain the status-quo on development for all those years, the fact is we lost to the whims of the Metropolitan Council some time ago. We can now choose the kinds of development that make the most sense for the present and future of Lake Elmo. The Halcyon project would be an excellent fit for development that would have very little impact on a quiet neighborhood and city services. It would also protect 10 acres as basically open space that could never be subdivided and developed as high density housing should zoning changes or more spurious direction from the Metropolitan Council occur in the future.

Please vote YES on Halcyon, its a win-win.

Mark Busta – Circulation / Merchandise Director

GOOD OLD BOAT Magazine

8810 27th Street Ct N, Lake Elmo MN 55042

Office 701-952-9433 Fax 701-952-9434

Home Office 651-770-8810

mark@goodoldboat.com www.goodoldboat.com

facebook.com/goodoldboat

Good old boats , 'ya gotta love 'em

Kyle Klatt

From: barb busta <barbbusta@aim.com>
Sent: Sunday, September 13, 2015 6:01 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: Halcyon Approval Support

Please vote yes on Halcyon. It would be a great benefit for Lake Elmo.

Kyle Klatt

From: Sonja Muellerleile <smuellerleile@ci.hutchinson.mn.us>
Sent: Monday, September 14, 2015 12:45 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT
Importance: High

Sonja R. Muellerleile
Oakland Cemetery Coordinator
City of Hutchinson

1400 Adams St SE
Hutchinson, MN 55350
Direct – 320-234-2583
E-mail – smuellerleile@ci.hutchinson.mn.us
Fax – 320-234-55644
Web – www.ci.hutchinson.mn.us/cemetery

Kyle Klatt

From: sanders725@aol.com
Sent: Monday, September 14, 2015 1:47 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Subject: HALCYON APPROVAL SUPPORT

Lake Elmo City Council,

I am submitting this email in support of the proposed Halcyon project.

I believe the Halcyon project will be beneficial to the Lake Elmo community for the following reasons:

1. The project will preserve the history of Lake Elmo through its people and its families.
2. The project will preserve the rural character of Lake Elmo through its green and tranquil landscape.
3. The project provides a valuable community service as a place of dignity, peace and remembrance for the friends and families of loved ones buried there.
4. The project is well planned and viable. It is privately financed, a permitted use, and meets all City, County and Special District requirements with no variances.

Thank you for your consideration.

Bill and Jan Sanders

Kyle Klatt

From: bdischinger <bdischinger@minnesotacoaches.com>
Sent: Monday, September 14, 2015 3:57 PM
To: Kyle Klatt
Cc: bdischinger
Subject: HALCYONCEMETERY PROJECT

To Lake Elmo City Council members:

I write on behalf and support of the Halcyon Cemetery that has been proposed (approved by the Planning Commission and the Valley Branch Watershed District, and recommended for approval by City Staff). Virtually any project requiring the approvals of all these bodies, with final approval by the Council, is going to have its supporters and detractors. And in all cases, the decision should be made based on what is best and for the good of the community as a whole. Moving ahead on this project is just such a project – it is good for the whole. Yes, all voices should be heard. However, if it is truly not good for the detractors, it is probably not good for the community. But, if it is truly good for the community, the detractors opposition is probably not truly valid – rather, the opposition is likely rooted in personal and/or individually vested interest.

This is a project truly good for the whole community, including the extended neighboring communities. And I would encourage the Council to approve it as soon as it is practical to do so.

Thank you for your consideration.

Respectfully,

Bruce H. Dischinger

2141 N. Avon St.

Roseville, MN 55113

Kyle Klatt

From: John Van Valkenburg <jvanvalkenburg@gertenvanv.com>
Sent: Monday, September 14, 2015 5:14 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Kyle Klatt; 337@lach.net
Cc: John Van Valkenburg
Subject: HALCYON APPROVAL SUPPORT

I am writing in support of Lee Rossow's efforts to build a cemetery in Lake Elmo. I have worked with Mr. Rossow for a number of years and his businesses are of the highest caliber and quality. He dedicates the time and financial resources needed to organize and complete a first rate project. I believe this cemetery will be the same. Mr. Rossow has spent many years developing this concept for a cemetery. I believe it is a well-planned cemetery and will be an asset to the community and preserve green spaces. There is a need for a cemetery in Washington County which this project will fill. Except for an occasional burial I cannot imagine significant traffic in any way. There are many far more intrusive and dense building developments that would have significantly less appeal to the city and neighbors. This project will protect and enhance the rural nature of the area.

Halcyon is very personal to Mr. Rossow as he intends to bury his family here and I believe he is dedicated to its extraordinary quality and appeal. Please approve this project. Thank you.

John P. Van Valkenburg
Gerten & Van Valkenburg Law Office
303 E. Little Canada Rd.
Little Canada, Mn. 55117
Phone: 651-484-7000
Fax: 651-484-6174

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HALCYON APPROVAL SUPPORT

Dear Sir or Madam,

I am writing this in support of the Halcyon Cemetery proposal you have before you by Mr. Lee Rossow. I understand there is some hesitation within the community to implement this project and I just wanted to add my own vote for the following reasons to name a few:

1. The cemetery is promising to encompass services and provisions for people of all faith traditions. As a chaplain in a long term care facility, I know firsthand how important people feel about inclusiveness of their own spiritual practices and sensitivity to those needs. Even those without such a practice want that value to be appreciated.

2. Recognizing this endeavor is the first to be built in many years, it promises to include the most up to date and modern amenities.

3. I know Lee Rossow and his business sense - he will be most accommodating to work with and respectful of all the rules and regulations. I believe the majority of approvals have been given; this demonstrates it is a priority for him in meeting the goals of this space for the needs of others.

As a society we have a tendency to ignore what people experience as mourners and grieverers during a time that is most difficult, yet avoided because of its very nature. With programs such as palliative care and hospice that is now changing but we have to present to all people of society, a willingness to encompass all aspects of life's journey and that includes a final resting place. I hope you will vote affirmatively for this proposal.

Sincerely,

Trish Flannigan

Kyle Klatt

From: David Misukanis <djmisukanis@gmail.com>
Sent: Wednesday, September 23, 2015 12:12 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; Kyle Klatt; annejsmith@msn.com
Cc: 337@lach.net
Subject: Halcyon cemetery approval

Dear Sir or Madam,

I am writing this in support of the Halcyon Cemetery proposal you have before you by Mr. Lee Rossow. I understand there may be community concerns regarding the project and would like to share my feedback in support of it.

As an individual that has lived nearby and within the city of Lake Elmo over the last 25 years, I believe the Halcyon project is one that will proudly serve the needs of the community

I do not believe there are any negative ramifications of the environment with this project such as pollution, noise, ground water. Its location will have little to no impact on the immediate community around it. The vast majority of any traffic would be occurring during normal business hours with very light traffic in the form of visitation before sunset.

I have known Lee Rossow for many years. He always has been respectful of all rules, regulations and concerns with those impacted by projects and businesses he has managed. I am highly confident he would continue in those ways as he works with the community to establish the Halcyon Cemetery.

Please include my recommendations to move forward with the project as you go through the approval process

Sincerely,

David Misukanis

Larson asked about the need to include the discussion about the sidewalks within the loop roads. Williams noted a lack of support for this recommendation.

M/S/P: Dodson/Larson, move to recommend approval of the Preliminary PUD Plan with the conditions outlined in the staff report and added by the Planning Commission based on the findings of fact as amended, **Vote: 5-2, motion carried**, with Haggard and Lundgren voting no.

M/S/P: Haggard/Lundgren, motion that the Park Commission prioritize Stonegate Park, including the Inwood development portion, in light of the overall development plans for the area around this park. **Vote: 7-0, Motion carried unanimously.**

M/S/P: Dodson/Larson motion to recommend that when HOA's are established, before homeowners move into development, that the City makes sure that a bank account and accounting system is set up to ensure that HOA is viable. **Vote: 7-0, Motion carried unanimously.**

Williams asked for a friendly amendment to clarify that developer's agreement include this provision.

Business Item: Sketch Plan - Halcyon Cemetery

Johnson presented an overview of a sketch plan review related to a proposed cemetery that would be located at Lake Elmo Avenue and 50th Street. He noted that a sketch plan has been submitted to the City because a cemetery must be processed as a plat. Staff reviewed the site for land use and zoning. Public utilities, private utilities, access, landscaping and tree preservation, screening and fencing, park dedication, and the subdivision review process.

Johnson noted that the City has received a letter with questions from the property owner adjacent to the proposed cemetery. This letter was distributed to the Planning Commission.

Williams asked why the application is coming forward as a plat since the boundaries are not changing. The applicant stated that they would address this question.

Dodson questioned how the existing house would be used. Johnson stated that the applicant intends to convert the house into a caretakers residence.

Lee Rossow, 11050 50th Street North, addressed the Commission and offered a response to the questions from the adjacent property owner. He noted that: there will be a gate restricting access to the site, there will be lights but they will adjust to lower levels at night, fencing will be used around the perimeter of the property, with wrought iron

along Lake Elmo Avenue and 50th Street North and chain link around the other boundaries, once approved as a cemetery the site can never be used for any other use. There are no dangers for soil contamination since concrete vaults are now used for all burials.

Mr. Rossow explained the rationale for the creation of a new cemetery and noted that the cemetery would be catering to the needs for modern burials.

Bill Sanders, Loukes Associates, Landscape Architect, explained that he has 25 years of experience with cemetery design. He reviewed the proposed plans for the property, and discussed access to the site, parking, use of the building, and other site design considerations. He stated that all bodies would be placed in concrete vaults and would not pose any risk for soil contamination.

Dodson asked for clarification for the ownership of each burial lot. Sanders indicated that the owner will be required to file a plat with the County, but any persons that wish to be buried on the site would purchase a right to be buried in the cemetery. State law requires that a portion of any burial fees be placed into a long-care perpetual maintenance fund for the cemetery. He noted that the tax exempt status takes effect upon filing of a final plat for the property. It was noted that the cemetery will be private and non-denominational, and that Halcyon would not be providing any funeral home services. The overall plan includes space for approximately 1,200 burials.

Williams expressed concern with the access spacing for the proposed driveway and with the overall storm water management plans for the site.

The Commission asked general questions concerning the function and operation of the facility.

Updates and Concerns

Council Updates

None

Staff Updates

1. Upcoming Meetings
 - a. December 8, 2014
 - b.
2. Possible 6:30 meeting start time for next year.
3. Possible Planning Commission Retreat.

Commission Concerns

LAKE ELMO CITY COUNCIL MINUTES
DECEMBER 2, 2014

ITEM 16: HALCYON CEMETERY SKETCH PLAN REVIEW

Community Development Director Klatt presented overview of the cemetery proposal.

Mayor Pearson asked about the park dedication fee. Staff would recommend 4% to be consistent with rural residential development. Council Member Reeves asked if non-denominational cemeteries are still eligible for non-profit status. It was clarified that they are.

Lee Rossow, 11050 59th St., applicant, spoke about the proposal. **Project Architect Bill Sanders** described the proposal in detail. It was noted that there will be no soil contamination due to the type of vaults proposed.

How it would be expanded in future was explored. It will be funded for 10 years and there is currently enough capacity to provide space for several hundred years. The cemetery will be governed as part of a trust. The Council discussed including a possible service fee and park dedication fees. Council Member Smith stated she finds the proposal intriguing.

Council Members Smith and Bloyer left meeting at 10:20pm.

Mayor Pearson called for the mentioned issues to be addressed when the proposal comes back. Council Member Nelson suggested the City look at the zoning code vis-à-vis cemeteries for the future. Community Development Director Klatt agreed with the suggestion that this land use should be looked at. He said he would add it to the Planning Commission plan of work.

NO FORMAL ACTION REQUESTED.



**City of Lake Elmo
Planning Commission Meeting
Minutes of July 13, 2015**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Dodson, Dorschner, Williams, Fields, Larson, and Kreimer

COMMISSIONERS ABSENT: Griffin and Haggard

STAFF PRESENT: City Planner Johnson & Planning Program Assistant Ziertman

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: June 22, 2015

M/S/P: Williams/Kriemer, move to approve minutes as presented, ***Vote: 6-0, motion carried unanimously.***

Public Hearing: Preliminary Plat and Final Plat – Cemetery

Johnson started his presentation summarizing the final plat request for a cemetery at 11050 50th Street. The staff is recommending approval subject to 8 conditions. The site is surrounded by other rural residential properties. This property is currently zoned rural residential and is used as a single family home. According to the Lake Elmo Zoning Code, cemeteries are considered a permitted use in the AG & RR zones. The Valley Branch reviewed this application and approved a permit.

The access for the site would come in off of 50th street. This site would be served with City water, and a new septic system would need to be constructed. As far as the platting goes, there will be an additional amount of road right of way of 25 feet needed on Lake Elmo Avenue. Along 50th street, an additional 5 feet of right of way will be required by the City.

The engineer comments include the required additional right of way for 50th Street. In addition, the private stormwater management system must be privately owned and operated, and a maintenance agreement is required with the City. There were also some construction plan revisions identified by the Engineer.

Washington County comments include the additional right of way on Lake Elmo Ave. and the need for a county right of way permit to remove the existing driveway and conduct grading in the right-of-way.

The review comments of the Fire Chief include the need for a proposed hydrant location, fire suppression equipment, proper turning radii and emergency vehicle movements, and height of proposed entrance canopy on the structure to allow for emergency vehicles.

Concerns that staff heard from surrounding property owners regarding the application are increased traffic, effect on property values and permanent care of the cemetery.

Dorschner asked what this lot could be developed at. Johnson stated that it is a 10 acre minimum, so it is at the maximum residential use.

Williams asked about the crematory. The City's definition includes the ability to have a crematory. Williams asked if that mean that at a future date this use could be added. Johnson stated that yes they could if the current definition of cemeteries did not change.

Kriemer asked about the areas planned for future phases on the plan, specifically asking about setbacks. Johnson stated that beyond the 5 foot setback, there is no other setbacks in place. Kreimer asked if the fence was on the property line. Johnson stated fences can be put on the property line.

Dodson asked who enforces the private drainage. Johnson stated that the City falls under the MS4 program and the property owner is required to submit annual reports.

Fields asked how much this property currently pays in taxes. Johnson stated that once this property becomes a cemetery, it becomes tax exempt.

Lee Rossow, applicant, stated that there would be normal hours of operation, 7 days a week. Rossow stated it is a low impact use and takes a long time to ramp up. There is a permanent trust fund for maintenance that is statutorily required.

Williams asked if Rossow would enter into an agreement not to build a crematorium on this site. Rossow stated that putting one on the site would be almost impossible. He stated he would be willing to sign a document saying he would not do so.

Dodson asked where the future gravesites would stop. Rossow stated that he would be surprised if they reached 1000 gravesites in 30 years, so they left that future site a little vague so it could be re-evaluated in the future. Dodson asked how the transfer of ownership worked from generation to generation. Rossow stated that presently there is

an association planned with 3 committed members. After about 8 years, he plans to go to a non-profit with a board of 8, which should sustain itself.

Kreimer asked about how many burials are shown right now. Rossow stated that there is close to 2000 shown and when it is built out it is around 4500.

Public Hearing opened at 7:45pm

Jean Madrinich, 11420 50th Street N, she stated that when the well house went in, they had a lot of problems with the floodplains and she is wondering how this will be addressed. Rossow stated that the VBWD stated that no one can be buried below the 100 year flood plain. Madrinich is also very concerned with the traffic on the road and there is another property that wants to do a commercial endeavor. She was also wondering about signage. Rossow stated that there would be an identifying sign that will probably be made out of granite.

Deb Krieger, 4552 Lake Elmo Ave, she is wondering about the parkland dedication. She believes that if it is RR there should be a 4% park land dedication. Johnson noted that the subdivision ordinance calls for land dedication for residential subdivisions, whereas the proposed project is a public/civic use under the City's Zoning Code. She is also wondering about the board and the trust fund. Rossow stated that they will follow the state statute. Krieger asked if a fence is required around a cemetery. Johnson stated that our code does not require it or exclude it. Krieger stated that she would like to see no fencing. She is worried about the traffic, especially with a funeral procession. She is wondering about setbacks. 50-80% of deaths are cremations and she is wondering where those will happen. She reiterated the need for a permanent care fund and following state statutes as they relate to cemeteries.

Dodson asked Rossow how they handle winter burials. Rossow stated that there is equipment that is used to prepare the ground. He stated that the bodies would be stored in a mausoleum until the ground is thawed. Rossow stated that a fence is a must for security and to deter vandalism.

Janet Thompson, 11491 50th Street, stated that she believes this use to be a large commercial venue placed within their residential area. They purchased their property in a rural area, not to be placed next to mausoleums.

Rebecca Tenpas, 11330 50th Street, ask the Planning Commission to think about the rural areas and what people think about for that type of environment. She thinks this commercial venue does not fit in with the rural character. She is concerned about the traffic. 50th street has become a very busy road. The surrounding uses around this are all single family homes and this should be a single family home as well.

Rich Day, property owner on 50th Street, is wondering if there is an environment impact statement with this request. The storm water from the Rossow property runs to his property to the south. He wanted to ensure that this project would not increase the water flow to his property. Johnson noted that the Valley Branch Watershed District did review the proposed storm water facilities and found them to be in compliance with watershed rules. State requirements do not allow post development water volume and velocity to increase from the existing condition. Johnson also stated that the proposed use would likely not meet the threshold for an environmental assessment worksheet, but the City has the discretion to require one.

Jeffrey Saffle, 11180 50th Street, noted that they have an easement that runs to the east of this property. He is concerned about the LED lights and would like assurance that this will conform to the dark sky ordinance. Rossow stated that the only LED lights would be in the parking lot. At night they will go down to almost off when the day is over and they will all have hoods on them.

Saxe Roberts, 11165 50th Street, did research about property values and the results are mixed or inconclusive as staff suggested. However, some people just don't like cemeteries. They put a significant investment into their property and feel that it will affect the value. He is also concerned about the traffic and especially with funeral processions.

The City received no written or electronic correspondence.

Public Hearing closed at 8:25 pm

Williams heard 4 major concerns. Traffic, property values, commercial in residential and storm water. VBWD is the custodian of storm water. They are the experts, so if they issued the permit, it must be on track.

Dorschner stated that usually the funeral processions are during business hours and not during rush or peak travel hours.

Kreimer would like to add a tree transplant warranty, he would like to see trees planted around the property line, add something regarding the crematorium and would like to stipulate that the trust fund be governed by the Minnesota cemetery association.

Dodson feels that this should be split between preliminary plat and final plat with more detailed plans. Johnson stated that applications that proposed to proceed with preliminary and final plat concurrently are accepted when there is little to no public infrastructure. In addition, the scope or size of the plat also determines if the process can be expedited.

Williams is wondering if a condition could be added that if any design changes occur to the main structure, that it complies with the Cities design standards.

M/S/P: Fields/Dorschner, Move to add a condition that development of a crematorium is excluded from use on this property. Motion withdrawn

M/S/P: Williams/Fields, move that any future expansion of the site, including plans to install a crematorium, must be reviewed and approved by the City, **Vote: 6-0, motion carried unanimously.**

M/S/P: Williams/Kreimer, move to add condition that the Cities dark sky ordinance will be followed, **Vote: 6-0, motion carried unanimously.**

M/S/P: Williams/Dorschner, move that any alterations to existing building conform to the City's design standards. **Vote: 6-0, motion carried unanimously.**

M/S/P: Williams/Dorschner, move that draft finding number 5 read "That the Halcyon Cemetery Final Plat is consistent with the City's engineering standards, except where noted, provided the plans are updated to address the City Engineer's comments documented in a letter dated July 8, 2015 and the Fire Chiefs letter dated July 7, 2015. **Vote: 6-0, motion carried unanimously.**

M/S/P: Williams/Dorschner, move to add draft finding number 6 that the applicant has committed to a permanent trust fund according to state statute. **Vote: 6-0, motion carried unanimously.**

M/S/P: Kreimer/Larson, move that if trees that are transplanted die within two years, they will be replaced, **Vote: 6-0, motion carried unanimously.**

M/S/P: Kreimer/Williams: Landscape plan shall be amended to add plantings along the Eastern and Northern property lines consistent with screening requirements specified in 154.258.F of the City Code, **Vote: 6-0, motion carried unanimously.**

M/S/P: Fields/Dodson Move that any annual financial reporting regarding the permanent care trust fund that is sent to state or federal authorities also be submitted to the City. Withdrawn

M/S/P: Dorschner/Williams, move that minutes from annual meetings, including the annual financial reporting, be submitted to the City. **Vote: 6-0, motion carried unanimously.**

M/S/P: Williams/Dorschner, Move to recommend approval of the Halcyon Cemetery Preliminary & Final Plat with the conditions of approval as drafted by Staff and amended

by the Planning Commission and based on the findings of fact listed in the Staff Report and amended by the Planning Commission **Vote: 6-0, motion carried unanimously.**

17. HALCYON CEMETERY PRELIMINARY AND FINAL PLAT

Community Development Director Klatt reviewed the request for approval of a preliminary and final plat for a cemetery located at 11050 50th Street North and reported on the six conditions on the Planning Commission recommendation for approval.

The applicant, Mr. Lee Rossow addressed the Council and provided background information on the project. Mr. Rossow explained the proposed site improvements and anticipated operations of the cemetery and conversion of the existing single family home to offices, caretaker living quarters, and a facility to hold gatherings and services.

Susan Dunn, 11018 Upper 33rd Street N., asked when cemeteries were added to the Comp Plan and stated they were not allowed under the old Ordinance. Dunn added that there was a pet crematorium in the City in the past and it was a problem. Dunn also commented on the tax exempt status of cemeteries.

Kristy Roberts, 11165 50th Street N., stated she purchased her home two and an half years ago because she wanted to be in a rural residential area with her six children and never imagined a commercial property across the street. Ms. Roberts expressed concern over property values if this application is approved.

Saxe Roberts, 11165 50th Street N., stated that the rural residential intended use is for single family homes on a large lots and questioned how a commercial parking lot is allowed in that zone. Mr. Roberts expressed concern over the operation of the cemetery and the lack of park dedication funds from this development.

Rebecca Tenpas, 11330 50th Street N., stated her opposition to the application due to it being a commercial venue, noting that it may fit the rules but not the neighborhood.

James Tenpas, 11330 50th Street N., stated that the City needs to protect its rural residential residents and not allow this additional traffic on 50th Street. Mr. Tenpas stressed that this is a permanent decision.

Sadie Tenpas, 11330 50th Street N., voiced opposition to the project, stating that there are environmental and aesthetic consequences, harm to property values, and commercial use in rural residential zone. Ms. Tenpas also expressed concern over long term maintenance and upkeep of the property.

Janet Thompson, 11491 50th Street N., stated that the zoning allows this type of use but it does not fit with the neighborhood. Ms. Thompson also stated she is opposed to a business like this that will attract vandals.

Richard Hesse, 5235 Kirkwood Ave., read an email he sent to the Councilmembers and stated that no business should be allowed at this site and stated many concerns regarding the proposal.

Deb Krueger, 4452 Lake Elmo Ave., questioned if the Planning Commissioners did their research or were familiar with City codes. Ms. Krueger expressed concern over the care fund at the State of Minnesota and asked the Council to table the request to allow for further research.

Community Development Director Klatt read an email from Jean Madrinich, 11240 50th Street, expressing opposition to the project.

Councilmember Bloyer asked City Attorney Snyder and Community Development Director Klatt for guidance, as he felt the City Council was not comfortable with the proposal. Councilmember Fliflet asked for further definition of "cemetery" and Councilmember Lundgren requested further definition of "funeral home."

LAKE ELMO CITY COUNCIL MINUTES

July 21, 2015

*Councilmember Smith moved TO TABLE THE REQUEST FOR FURTHER CITY REVIEW.
Councilmember Fliflet seconded the motion. MOTION PASSED 5 – 0.*