



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3800 Laverne Avenue North
Minutes of Regular Meeting of
February 27, 2023**

CALL TO ORDER: Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Risner, Rehkamp, Vrieze, Williams

COMMISSIONERS ABSENT: Steil

STAFF PRESENT: City Planner Sophia Jensen, Nathan Fuerst with Bolton & Menk

Pledge of Allegiance at 7:00 PM

Approve Agenda:

M/S/P: Risner / Rehkamp made motion to approve agenda after striking item 2 “Public Comment” **Vote: 4-0, motion carried unanimously.** (Steil absent)

Approve Minutes:

M/S/P: Vrieze / Williams made a motion to approve the 2-13-23 meeting minutes. **Vote: 4-0, motion carried unanimously.** (Steil absent)

Public Hearing:

- a) Preliminary PUD and Preliminary Plat. Landucci Construction has submitted an application for twin homes on a cul de sac located at PID#13.029.21.21.

Nathan Fuerst, with Bolton & Menk, gave presentation and answered questions.

Applicant Nathan Landucci, 13230 20th St. Ct. N. Stillwater, MN, spoke about the project and answered question

A. RECOMMENDED FINDINGS:

Recommended Findings for Preliminary Plat/Preliminary PUD. Staff recommends approval of the Preliminary Plat/Preliminary Planned Unit Development (PUD) for PID 13.029.21.21.0009 based on the following findings:

1. That the Preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. That the preliminary PUD Plan complies with the general intent of the Village-Mixed Use zoning district with PUD modifications.
3. That the preliminary PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.
4. That the preliminary plat generally complies with the City’s Subdivision regulations.
5. That the preliminary plat generally complies with the City’s design standards.
6. That the preliminary plat generally complies with the City’s Zoning Code (including Shoreland Zoning) with the exceptions provided for in the PUD.
7. That the preliminary PUD Plan meets the minimum requirements for a PUD identified in Section 105.12.1150 and items c, e, g and h from the Identified Objectives for PUDs in Section 105.12.1130 as follows:
 - c. Establishment of appropriate transitions between differing land uses.

- e. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for lifecycle housing to all income and age groups.
- g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
- h. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

M/S/P: Vrieze / Williams moved to open the public hearing at 7:49 PM. **Vote: 4-0, motion carried unanimously.** (Steil absent)

Public comments:

Bob Engstrom, 4801 W 81st St. Suite 101, Bloomington, MN: Commented that he questions the used of the Wildflower name, and the removal of trees.

Donald Place, 4010 Monarch Ln. N, Lake Elmo, MN: Commented that he concerns about the use of the Wildflower name, the removal of the trees, the pickle ball court noise, the sidewalk placement, and parking congestion.

Byron Nesheim, 4036 Monarch Ln. N, Lake Elmo, MN: Commented that he questions the used of the Wildflower name, believe the deviations should not be permitted, there is no park dedication for this project, and concerns about pickle ball court noise.

Roy Rueb, 11400 Sunflower Ln. N, Lake Elmo, MN: Commented about concerns regarding noise and the removal of the trees, the possible loss of home valuations, and the use of the Wildflower name.

M/S/P: Rehkamp / Vrieze moved to close the public hearing at 8:04 PM. **Vote: 4-0, motion carried unanimously.** (Steil absent)

M/S/P: Vrieze / Risner moved to recommend approval of the preliminary PUD plan and preliminary plat as requested by Landucci Construction, Inc. for the subject property based on the findings of fact and updated recommended conditions of approval listed in the staff report with the addition of #16 Landscape screening to comply with recently updated landscape screening requirements in addition, a detailed landscape plan with elevations and a detailed tree preservation plan to be submitted, reviewed and approved by the City Landscape Architect. **Vote: 2-2, motion denied.** Risner, Vrieze - Aye, Rehkamp, Williams – Nay (Steil absent)

New/Unfinished Business

N/A

Communications/Updates - City Council Updates

- a) Development Tracker 2/2/2023
- b) City Council Updates
 - i. Landscape Standards Text Amendment - Screening Provisions – 2/21/2023 City Council Workshop Joint Session 2/15/2023

Upcoming Meetings

- a) March 13, 2023
- b) March 27, 2023

Meeting adjourned at 8:25 PM.

Respectfully submitted,

Diane Wendt
Permit Technician