



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
September 25, 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, Bohlig, Geffre, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT:

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

Pledge of Allegiance at 7:00 PM

Approve Agenda:

M/S/P: Steil / Vrieze: made a motion to approve the agenda. **Vote: 6-0, motion carried unanimously**

Approve Minutes:

M/S/P: Vrieze / Rehkamp made a motion to approve the 8-28-23 meeting minutes with the amendment that Commissioner Williams was not present. **Vote: 6-0, motion carried unanimously.**

PUBLIC HEARING

- a) **Northstar Comprehensive Plan Amendment** - GWSA Land Development LLC has submitted an application for a comprehensive plan amendment to revise the MUSA Growth and Phasing Plan (Map 3-7) to change the recently approved Northstar Plat and PUD from the 2035-2040 development phase to the 2020-2030 development phase.

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

Applicant Craig Allen, GWSA Land Development LLC, 6885 Sycamore Lane, Maple Grove, spoke and answered questions.

RECOMMENDED FINDINGS

Comprehensive Plan Amendment. Staff recommends approval of the Comprehensive Plan Amendment for the proposed amendment to Map 3-7, MUSA Phasing & Growth Plan, based on the following findings:

- 1) That the applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
- 2) That the request is to amend the Map 3-7, MUSA Phasing & Growth Plan to change the phasing of the land around the North Star development from a timeline of 2035 to 2040 to a timeline of 2020-2030; and
- 3) That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.
- 4) That the proposed amendment is consistent with the preliminary and final approvals of the North Star Development granted by the Lake Elmo City Council on December 20, 2022, and August 15, 2023, respectively.

M/S/P: Steil / Bohlig moved to open the public hearing at 7:15 PM. **Vote: 5-0, motion carried unanimously.**

Public Comments:

Email, Ann Bucheck, 2301 Legion Avenue North: not in favor of this change due to water supply issues and possible traffic and road issues.

Susan Dunn, 11018 Upper 33rd St N, has concerns that any changes can be approved on a whim, and concerns with transportation and safety issues, and is not in favor of this change.

Joe Chavez, 3505 Kelvin Ave N, is in favor of this change.

M/S/P: Geffre / Steil moved to close the public hearing at 7:23 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Steil / Geffre moved to recommend approval of a Comprehensive Plan amendment to change the phasing of the land comprising the Northstar development, on the parcel identified by staff, from a timeline of 2035 to 2040 to a timeline of 2020 to 2030. This recommendation is based on the findings listed in the staff report and subject to the conditions listed in the staff report
Vote: 6- 0, motion carried unanimously.

New/Unfinished Business

N/A

Communications/Updates - City Council Updates

- I. City Hall Ribbon Cutting 10/14/2023 9:00AM – 12:00 PM
- II. Royal Golf Variance and Minor Subdivision 9/19/23 - Approved
- III. Drake Motor Partners Comprehensive Map and Zoning Map Amendment 9/19/23 - Approved

Upcoming Meetings

- I. Wednesday, October 11th
- II. Monday, October 25th

Meeting adjourned at 7:39 PM.

Respectfully submitted,
Diane Wendt
Permit Technician