



**City of Lake Elmo Planning Commission Meeting  
City Council Chambers – 3880 Laverne Avenue North  
Minutes of Regular Meeting of  
February 26, 2024**

**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

**COMMISSIONERS ABSENT:** Vrieze

**STAFF PRESENT:** Community Director Jason Stopa, City Planner Sophia Jensen

**Pledge of Allegiance** at 7:00 PM

**Approve Agenda:**

M/S/P: Steil / Geffre made a motion to amend the agenda by removing item 4b. **Vote: 5-0, motion carried unanimously**

M/S/P: Bohlig / Rehkamp made a motion to approve the amended agenda. **Vote: 5-0, motion carried unanimously**

**Approve Minutes:**

M/S/P: Steil / Geffre made a motion to approve the 2-12-24 meeting minutes. **Vote: 5-0, motion carried unanimously.**

**PUBLIC HEARING**

- a) Peanut Poppy's Ranch Minor Subdivision and Easement Vacation. Lucy Wegscheider has submitted a minor subdivision application and easement vacation application to consolidate seven parcels (PIDs: 11.029.21.21.0001, 11.029.21.22.0002, 02.029.21.34.0005, 02.029.21.34.0001, 02.029.21.33.0004, 11.029.21.21.0002, 11.029.21.0003) and vacate existing roadway easements which would then be split into two parcels with new road right of way dedicated.

City Planner Jensen gave presentation.

Susannah Torseth, Attorney at Law for the applicant, spoke and was available to answer questions.

M/S/P: Bohlig / Steil moved to open the public hearing at 7:07 PM. **Vote: 5-0, motion carried unanimously.**

**Public Comments:** None

M/S/P: Steil / Geffre moved to close the public hearing at 7:07 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Steil / Geffre moved to recommend approval of Peanut Poppy's Ranch minor subdivision and easement vacation request based on the findings of fact and conditions presented in the staff report. **Vote: 5-0, motion carried unanimously.**

**New/Unfinished Business**

- i. CEF Solar Farm Conditional Use Permit Extension Request

City Planner Jensen gave presentation.

Applicant Dan Grantier, 5027 36<sup>th</sup> Ave S, Minneapolis, spoke and was available to answer questions.

M/S/P: Geffre / Rehkamp moved to recommend approval of an extension of the Conditional Use permit deadline for the CEF Solar Farm project to July 4<sup>th</sup> 2024. **Vote: 5-0, motion carried unanimously.**

**Communications/Updates - City Council Updates**

- i. At Home Apartments
- ii. Housekeeping Amendments Pt 2

**Upcoming Meetings**

- i. March 11<sup>th</sup> 2024
- ii. March 25<sup>th</sup> 2024

Meeting adjourned at 7:15 PM.

Respectfully submitted,

Diane Wendt

Permit Technician