

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION 2024-013

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
THE DISCALCED CARMELITE NUNS OF ST PAUL FOR A
MONASTERY LOCATED AT PID# 09.029.21.12.0002**

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, The Discalced Carmelite Nuns of St Paul (the "Applicant") has submitted an application to the City of Lake Elmo (the "City") for a Conditional Use Permit for an addition to their religious institution in the public facilities zoning district located at 8251 Mount Carmel Road (PID# 09.029.21.12.0002) (the "Property"); and

WHEREAS, the property is a legal nonconforming use and the expansion requires the conditional use permit,

WHEREAS, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 105.12.290.

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on December 11th 2023; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated January 16th 2024; and

WHEREAS, the City Council considered said matter at its January 16th 2024 meeting; and

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 105.12.290.
- 2) That all the submission requirements of said Section 105.12.290 have been met by the Applicant.

- 3) That the proposed Conditional Use Permit is to allow the religious institution in the public facilities zoning district and to allow the monastery expansion.
- 4) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use should not be detrimental or in any way endanger the public health, safety, comfort.***
- 5) The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The proposed use conforms to the Comprehensive Plan.***
- 6) The use or development is compatible with the existing neighborhood. ***The proposed use is permitted in Public Facilities zoning district subject to a CUP.***
- 7) The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The proposed use must meet the provisions of Article XVI – Public and Semi-Public Districts.***
- 8) If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Article XIX (Shoreland Management) and Title 100 (Flood Plain Management). ***The proposed use meets the Shoreland Regulations.***
- 9) The proposed use will be designed, constructed, operated and maintained to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed use will be compatible in appearance with the existing character of the general vicinity and will not change the essential character of the area.***
- 10) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed monastery addition is to be set back far from the public right of way and from adjacent land owners and so should not create a nuisance to existing or future neighboring structures.***
- 11) The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. ***The proposed monastery addition will be adequately served by public services or facilities.***
- 12) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The proposed use will not create excessive additional requirements at public cost.***
- 13) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. ***The proposed use should not be detrimental to persons, property, or the general public welfare.***
- 14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***With the new direct access from Demontreville Trl (Res. 2021-092), the proposed use should not create traffic congestion.***


- 15) The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. *The proposed use should not affect natural or scenic features.*

DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED, and based upon the information received and the above Findings, that the City Council of the City of Lake Elmo hereby approves the request by the Discaled Carmelite Nuns of St Paul for a Conditional Use Permit to allow the addition to the religious institution located at PID# 09.029.21.12.0002 , subject to the following conditions of approval:

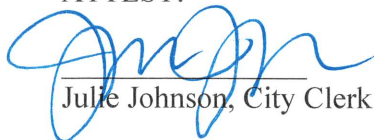
- 1) The applicant must obtain all other necessary City, State, and other governing body permits and approvals before the commencement of any construction activity on the site.
- 2) All recommendations and requirements in the Fire Department memo dated November 7th 2023 must be met prior to the issuance of a Certificate of Occupancy for the addition.
- 3) If the applicant has not taken action toward starting the addition, or if substantial construction of the addition has not taken place within 12 months of the City's approval of conditional use permit, the CUP approval shall become void. The applicant may request City Council approval of a time extension to start or implement the conditional use permit.

Passed and duly adopted this 16th day of January, 2024 by the City Council of the City of Lake Elmo, Minnesota.



Mayor Charles Cadenhead

ATTEST:



Julie Johnson, City Clerk