



**City of Lake Elmo Planning Commission Meeting  
City Council Chambers – 3880 Laverne Avenue North  
Minutes of Regular Meeting of  
December 12, 2023**

**CALL TO ORDER:** Commission Chair Steil 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:** None

**STAFF PRESENT:** City Planner Sophia Jensen, Nathan Fuerst 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: Geffre/Rehkamp made a motion to approve the 11-13-23 meeting minutes. **Vote: 6-0, motion carried unanimously.**

**PUBLIC HEARING**

- a) **Carmelite Nun Conditional Use Permit.** The Discalced Nuns of St. Paul have submitted a conditional use permit application for an addition to their monastery, originally built in 1955. A conditional use permit is required for expansion of a legal nonconforming use; religious institutions are a conditional use in the public facilities zoning district.

Sophia Jensen, City Planner, gave presentation and answered questions.

M/S/P: Bohlig / Geffre moved to open the public hearing at 7:07 PM. **Vote: 6-0, motion carried unanimously.**

**Public Comments:**

None

M/S/P: Rehkamp / Steil moved to close the public hearing at 7:08 PM. **Vote: 6-0, motion carried unanimously.**

Applicant Reverend James Burn, 8249 Mount Carmel Road, and Tom Nonnemacher, McGough Construction, 1826 ½ Buerkle Road, White Bear Lake, spoke and answered questions.

M/S/P: Steil / Bohlig moved to recommend approval of a Conditional Use Permit for the Discalced Nuns of St Paul Monastery Addition with the listed conditions based on the findings listed in the staff report. **Vote: 6-0, motion carried unanimously.**

**PUBLIC HEARING**

- b) **At Home Apartments Prelim Plat and PUD.** At Home Apartments LLC has submitted an application for a preliminary plat and PUD for a 48 unit rental townhome units (14 buildings). The project is located on PID 13.029.21.22.0029 and 13.029.21.21.0007.

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

Applicant Leanna Stefaniak, 1722 Diane Rd, Mendota Heights, with At Home Apartments LLC, spoke and answered questions.

M/S/P: Steil / Rehkamp moved to open the public hearing at 7:56 PM. **Vote: 6-0, motion carried unanimously.**

**Public Comments:**

Don Place, 4010 Monarch Lane N, thanked the applicant for previous conversations with residents regarding this project, he did voiced concerns with tree removal, barrier proximity, street width, sidewalk snow clearing.

David Bourman, 11070 39<sup>th</sup> St N #319, has concerns regarding a surface water plan.

Bryan Sorensen, 4032 Swallowtail Lane N, has concerns regarding traffic issues, and asked for a traffic volume study to be done.

Tom Engstrom w/ Robert Engstrom Companies, 4801 W 81<sup>st</sup> St #101 Minneapolis, MN: has concerns regarding the street width, and tree preservation.

Susan Dunn, 11018 Upper 33<sup>rd</sup> St N, has concerns regarding the tree preservation and agrees that there needs to be a traffic study.

M/S/P: Vrieze / Bohlig moved to close the public hearing at 8:14 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Risner / Steil moved to recommend approval of the preliminary PUD plan and preliminary plat as requested by At Home Apartments for the subject property based on the findings of fact and recommended conditions of approval listed in the staff report. **Vote: 3-3 (Risner, Steil, Vrieze – Aye. Bohlig, Geffre, Rehkamp – Nay.), motion did not pass.**

Applicant Leanna Stefaniak, 1722 Diane Rd, Mendota Heights, with At Home Apartments LLC, spoke regarding issued brought up by Planning Commissioners.

M/S/P: Geffre / Rehkamp moved to recommend tabling preliminary PUD plan and preliminary plat as requested by At Home Apartments for additional discussion. **Vote: 6-0, motion carried unanimously**

**PUBLIC HEARING**

- c) **Zoning Text Amendment.** MYP Landscaping has submitted a zoning text amendment application to Table 9-1 of LEC 105.12.620 to request yard waste recycling and landscape supply be added conditional uses in the agricultural zoning district.

Sophia Jensen, City Planner, gave presentation and answered questions.

Applicant Joe Valdes, 9591 60<sup>th</sup> Street N, spoke and answered questions.

M/S/P: Vrieze / Rehkamp moved to open the public hearing at 8:44 PM. **Vote: 6-0, motion carried unanimously.**

**Public Comments:**

John Burban , 9612 57<sup>th</sup> St N – Voiced concerns regarding the operation of the recycling facility and sound and odor associated with the use. The resident also commented on the lack of working with neighbors throughout the process. The resident spoke a second time and noted Washington County yard waste sites.

Richard Egersdorf, 9960 57<sup>th</sup> St N – Voiced concerns with the sound and odor associated with the business. The resident commented on concerns with the scale of the operation on the property. The resident noted they did not receive the mailing since they are outside of the 350’ range.

M/S/P: Rehkamp / Steil moved to close the public hearing at 8:51 PM. **Vote: 6-0, motion carried unanimously.**

Applicant Joe Valdes, 9591 60<sup>th</sup> Street N, spoke to address public comments.

M/S/P: Steil / Geffre moved to recommend adoption of the proposed text amendment to Section 105.12.620 Table 9-1 and Section 105.12.110 Zoning Use Types and Classifications as presented by City Staff **Vote: 6-0, motion carried unanimously.**

### **New/Unfinished Business**

a) Upper 33<sup>rd</sup> Street Townhome Conditional Use Permit Extension Request

Sophia Jensen, City Planner, spoke and answered questions.

Applicant Ryan McKilligan, 1095 Woodhill Drive, Roseville, spoke and answered questions.

### **Public Comments:**

Susan Dun, 11018 Upper 33<sup>rd</sup> Street N, read a written personal statement mentioning the contamination and Comprehensive Plan meeting.

M/S/P: Rehkamp / Geffre moved to recommend approval of an extension of the conditional use permit deadline for the Upper 33<sup>rd</sup> St Townhome project to January 17<sup>th</sup>, 2025. **Vote: 6-0, motion carried unanimously.**

### **Communications/Updates - City Council Updates**

- i. Old City Bldgs. Comprehensive Plan Amendment and Zoning Map Amendment. Approved 11/21/23

### **Upcoming Meetings**

- i. January 8, 2024
- ii. January 22, 2024
- iii. City Council Joint Workshop 2-13-24

Meeting adjourned at 9:12 PM.

Respectfully submitted,  
Diane Wendt  
Permit Technician