



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
January 22, 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, Vrieze

COMMISSIONERS ABSENT: None

STAFF PRESENT: Interim City Administrator Clark Schroeder, City Planner Sophia Jensen, Nathan Fuerst with Bolton & Menk

Pledge of Allegiance at 7:00 PM

Planning Commission Appointments:

M/S/P: Vrieze / Rehkamp nominated Commissioner Risner as Chair for 2024. **Vote: 5-0, motion carried unanimously**

M/S/P: Vrieze / Rehkamp: nominated Commissioner Steil as Vice Chair for 2024. **Vote: 5-0, motion carried unanimously**

Approve Agenda:

M/S/P: Risner / Steil: made a motion to approve the agenda adjusting items 5 and 6 be switched. **Vote: 6-0, motion carried unanimously**

Approve Minutes:

M/S/P: Risner/Bohlig made a motion to approve the 12-12-23 meeting minutes with one slight adjustment. **Vote: 6-0, motion carried unanimously.**

New/Unfinished Business

a) At Home Apartments Preliminary Plat and PUD. The Planning Commission held the public hearing and reviewed the application at their meeting December 11th 2023. The Commission voted to table the item.

Nathan Fuerst gave presentation and answered questions.

Applicant Leanna Stefaniak spoke giving more information regarding the project.

Public Comments:

Don Place, 4010 Monarch Lane, spoke on behalf of the residents along Sunflower, the northern border, thanked the At Home Apartment staff and city staff for addressing the residents' concerns regarding the screening between the two developments. And commented on the need for a connecting sidewalk.

Jolene Rauscher, 11465 Wildflower Drive, spoke regarding the water quality and quantity issues. Jolene asked for a response from the city regarding having enough water for existing residents and future homes and businesses. She asked that the City look into building a water treatment facility in Lake Elmo.

Bryan Sorensen, 4032 Swallowtail Lane, spoke regarding the accelerated population growth of Lake Elmo. He is requesting a formal response from the Planning Commission regarding water quality and quantity, what is the plan for existing residents and future projected growth and PFAS solutions, the status of the recent DNR meeting for water supply, what is the action plan to replace ground water with surface water from area rivers, what is the plan for future traffic control.

Interim City Administrator Schroeder spoke regarding the water information and issues.

M/S/P: Vrieze / Geffre move to recommend approval of the preliminary PUD plan and preliminary plat as requested by At Home Apartments for the subject property based on the finding of fact and recommended conditions of approval listed in the staff report. **Vote: 5-1, motion carried. (Rehkamp – Nay)**

PUBLIC HEARING

a) Kramer Lake Comprehensive Plan Amendment. Tamarack Land Development has submitted a comprehensive plan amendment to revise the MUSA Growth and Phasing Plan (Map 3-7) for PID 35.029.21.44.0012 and 35.029.21.43.0001 from the 2030-2040 (blue) phase to the 2020-2030 (pink) phase.

Nathan Fuerst with Bolton & Menk asked that this be tabled until April 2024.

M/S/P: Rehkamp / Geffre moved to table the Comprehensive Plan Amendment request by Tamarack Land Development and associated public hearing, until April 2024. **Vote: 6-0, motion carried unanimously.**

PUBLIC HEARING

b) 8012 Hill Trail Variance. Anne and Daniel Stoudt have submitted a variance request to increase impervious surface to 19% on their lot for a home addition where 15% is required in the Shoreland Overlay District. The property had an impervious surface variance approved in 2022 which has since expired due to delays with the contractor. The variance request is generally the same as the prior approval. The property located at 8012 Hill Trl N (PID 04.029.21.33.0044)

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

Applicants Anne and Dan Stoudt spoke regarding this variance request.

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

Public Comments: None

M/S/P: Vrieze / Steil moved to close the public hearing at 8:15 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Vrieze / Steil moved to recommend approval of the request with conditions from Daniel and Anne Stoudt for a variance to allow an impervious surface coverage of 19% at 812 Hill Trail North **Vote: 6-0, motion carried unanimously.**

PUBLIC HEARING

c) 2023 Zoning Housekeeping Amendments. The City of Lake Elmo has initiated a housekeeping zoning text amendment. These are typically done annually to clean up and clarify code. This amendment includes section: 105.12.110(b)(1), 105.12.1050(6)(b), 105.12.790, 1.08.010, 105.12.480, and 105.12.260.

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

M/S/P: Geffre / Steil moved to open the public hearing at 8:24 PM. **Vote: 6-0, motion carried unanimously.**

Public Comments: None

M/S/P: Bohlig / Rehkamp moved to close the public hearing at 8:24 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Rehkamp / Geffre moved to recommend approval of the proposed text amendments as presented by City Staff. **Vote: 6-0, motion carried unanimously.**

Communications/Updates - City Council Updates

- a) Educational Brochure of Lake Elmo Developments and Pattern on City Website
- b) City Council Updates – 1/2/24
 - i. Bridgewater Village Preliminary Plat (Tabled), CUP (Approved), CPA, Rezoning (Approved)

- c) City Council Updates – 1/16/24
 - i. Carmelite Nun Conditional Use Permit - Approved
 - ii. Upper 33rd St Townhome CUP Extension - Approved
 - iii. MYP Zoning Text Amendment - Ag District - Denied

Upcoming Meetings

- i. PC February 12th 2024
- ii. Joint PC/CC Workshop February 13th, 2024, at 6:30PM
- iii. PC February 26th, 2024

Meeting adjourned at 8:45 PM.

Respectfully submitted,
Diane Wendt
Permit Technician