



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
March 25, 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

COMMISSIONERS ABSENT: Steil, Vrieze

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

Pledge of Allegiance at 7:00 PM

Approve Agenda:

M/S/P: Bohlig / Rehkamp made a motion to approve the amended agenda. **Vote: 4-0, motion carried unanimously**

Approve Minutes:

M/S/P: Geffre / Rehkamp made a motion to approve the 3-11-24 meeting minutes. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

- a) Chavez Comprehensive Plan Amendment and Zoning Map Amendment. Joe and Joan Chavez have submitted a comprehensive plan amendment application and zoning map amendment application for the property located at PID 14.029.21.24.0004. The Comprehensive plan amendment would reguide the property from Rural Area Development (RAD) to Village Low Density Residential (V-LDR) and amend the MUSA boundary to include this parcel. The zoning map amendment would rezone the property from Rural Residential (RR) to Village Low Density Residential (V-LDR).

City Planner Jensen gave presentation and answered questions.

Applicant Joe Chavez, 3505 Kelvin Ave N, spoke and answered questions.

M/S/P: Geffre / Bohlig moved to open the public hearing at 7:13 PM. **Vote: 4-0, motion carried unanimously.**

Digital Comments:

James Gibbons & Jeanne Beaubien, 3681 Kelvin Ave N, have no objection to proposed changes.

Joe Chavez, 3505 Kelvin Ave N, provided a written response to the staff report.

Public Comments:

Dennis Milotzky, 4138 Kindred Way: asked for clarification of dotted black lines, which is the MUSA Boundary.

M/S/P: Bohlig / Rehkamp moved to close the public hearing at 7:16 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Rehkamp / Geffre moved to recommend approval of the Comprehensive Plan Amendment for PID 14.029.21.24.0004 from Rural Area Development to Village Low Density Residential and amend the MUSA Boundary based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

M/S/P: Geffre / Bohlig moved to recommend approval of the zoning map amendment for PID 14.029.21.24.0004 from Rural Residential to Village Low Density Residential, based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

- b) Animal Inn Conditional Use Permit Amendment and Variance. Animal Inn LLC has submitted a conditional use permit amendment application and variance application for the property located at 8611 34th St N. The request is to expand the capacity of their facility capacity with building additions. Variances are requested for flexibility from the limited commercial (LC) zoning district setbacks and off-street parking requirements.

City Planner Jensen gave presentation and answered questions.

Applicant Katie Cheng, 8611 34th Street N, spoke and answered questions.

M/S/P: Rehkamp / Geffre moved to open the public hearing at 7:35 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

None

M/S/P: Geffre / Rehkamp moved to close the public hearing at 7:35 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Bohlig / Geffre moved to recommend approval of the variances and conditional use permit amendment with conditions from Katie and Corwin Cheng for the Animal Inn Pet Resort and Spa located at 8611 34th Street North, based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

New/Unfinished Business

N/A

Communications/Updates

- a) City Council Updates - N/A

Upcoming Meetings

- i. April 8th 2024
- ii. April 22nd 2024
- iii. PC training moved to May

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Diane Wendt

Permit Technician