



**City of Lake Elmo Planning Commission  
Meeting City Council Chambers – 3880 Laverne  
Avenue North Minutes of Regular Meeting of  
June 10, 2024**

**CALL TO ORDER:** Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 6:30 P.M.

**COMMISSIONERS PRESENT:** Risner, Bohlig, Dean, Rehkamp, Steil, Vrieze

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** City Administrator Nicole Miller, City Planner Sophia Jensen

**Pledge of Allegiance** at 6:30 PM

**Approve Agenda:**

M/S/P: Rehkamp/Vrieze made a motion to approve the amended agenda. **Vote: 6-0, motion carried unanimously**

**Approve Minutes:**

M/S/P: Vrieze / Bohlig made a motion to approve the 5-13-2024 meeting minutes. **Vote: 6-0, motion carried unanimously.**

**PUBLIC HEARING**

- a) **8286 Hidden Bay Ct Variance.** Jeff and Judy Otto have submitted a variance application for a variance from City's shoreland overlay district code (LEC 105.12.1260 Table 17-3) for structure setback from the ordinary high water level. The applicant is proposing to construct a new home at the same distance from the OHWL mark as the existing home. The applicant is proposing to reduce impervious surface on the site to comply with existing code requirements.

City Planner, Sophia Jensen gave presentation and answered questions.

Architect Mathew Byers, 1229 Tyler Street N.E., Minneapolis spoke on behalf of the applicants,

M/S/P: Steil / Rehkamp moved to open the public hearing at 6:38 PM. **Vote: 6-0, motion carried unanimously.**

**Public Comments:**

Digital comment from Doug Huntley, 8290 Hidden Bay Court N, had concerns regarding water runoff. After assurances from the architect, he supports that variance request.

M/S/P: Bohlig / Steil moved to close the public hearing at 6:38 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Bohlig / Vrieze moved to recommend approval of the request with conditions from Jeff and Judy Otto for a variance to allow a reduced structure setback of 47.2 feet from the ordinary high water level for the property located at 8286 Hidden Bay Court Based on the findings listed in the staff report. **Vote: 6-0, motion carried unanimously.**

**New/Unfinished Business**

N/A

**Communications/Updates:**

**a) City Council Updates – 5/21/2024**

- i. Planning Commission Start Time to 6:30 PM - Approved
- ii. At Home Apartments Final Plat - Approved
- iii. Bridgewater Village Final Plat and Zoning Text Amendment - Approved
- iv. Birth and Haven Zoning Text Amendment Denial Resolution - Approved

**c) Upcoming Meetings**

- i. June 24<sup>th</sup> 2024 – Canceled
- ii. July 8<sup>th</sup> 2024

Meeting adjourned at 6:42 PM.

Respectfully submitted

Diane Wendt

Permit Technician