

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
OCTOBER 1, 2024**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**Mayor Cadenhead called the meeting to order at 7:00 pm.**

**PRESENT:** Mayor Charles Cadenhead and Councilmembers Nick Dragisich, Matt Hirn and Jeff Holtz. **ABSENT:** Councilmember Katrina Beckstrom

Staff present: Administrator Miller, Administrative Services Director Goers, Community Development Director Stolpa, Contract Planner Fuerst, Assistant Public Works Director Swanepoel, City Attorney Sonsalla, City Engineer Griffin and City Clerk Johnson

**APPROVAL OF AGENDA**

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO APPROVE THE AGENDA AS PRESENTED. Motion passed 4 – 0.***

**ACCEPT MINUTES**

***Councilmember Dragisich, seconded by Councilmember Hirn, moved TO ACCEPT THE MINUTES OF THE SEPTEMBER 17, 2024 CITY COUNCIL MEETING AS PRESENTED. Motion passed 4 – 0.***

**PUBLIC COMMENTS/INQUIRIES**

Paul Fitzpatrick, Fields at Arbor Glen resident, commented on crosswalks and pedestrian safety.

Roseann Jang, 11020 39<sup>th</sup> St. N., expressed concerns about lack of sidewalks and pedestrian safety.

John Howley, 8190 Lake Jane Trail, commented on noise coming from the pickleball courts at Pebble Park which is next to his home.

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payment of Disbursements
3. Approve MPCA Grant Agreement Well 2 PFAS Treatment Plant
4. Approve Pay Request No. 1 for the 2024 Seal Coat Project

5. Approve Security Reduction for Lakewood Crossing 2<sup>nd</sup> Addition
6. Authorize Communications Coordinator Job Posting

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. Motion passed 4 - 0.***

**ITEM 7: Final Assessment Hearing: Adopt Final Assessment Roll for the 15th Street North Improvements**

City Engineer Griffin presented the scope of improvements, properties included in the project, project costs and final assessment roll.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO OPEN THE PUBLIC HEARING. Motion passed 4 – 0.***

No comments were made.

***Councilmember Holtz, seconded by Councilmember Hirn, moved TO CLOSE THE PUBLIC HEARING. Motion passed 4 – 0.***

***Councilmember Holtz, seconded by Councilmember Hirn, moved TO APPROVE RESOLUTION NO. 2024-103, ADOPTING THE FINAL ASSESSMENT ROLL FOR THE 15<sup>TH</sup> STREET NORTH IMPROVEMENTS. Motion passed 4 – 0.***

**ITEM 8: Final Assessment Hearing: Adopt Final Assessment Roll for Hudson Boulevard Improvements – Segment A**

City Engineer Griffin presented the scope of improvements, properties included in the project, project costs and final assessment roll.

***Councilmember Dragisich, seconded by Councilmember Holtz, moved TO OPEN THE PUBLIC HEARING. Motion passed 4 – 0.***

Nick Colianni, regarding 8665 Hudson Blvd., stated the project does not benefit his property and the improvements are across the street from his property.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO CLOSE THE PUBLIC HEARING. Motion passed 4 – 0.***

***Councilmember Holtz, seconded by Councilmember Hirn, moved TO APPROVE RESOLUTION NO. 2024-104, ADOPTING THE FINAL ASSESSMENT ROLL FOR THE HUDSON BOULEVARD IMPROVEMENTS (SEGMENT A). Motion passed 4 – 0.***

**ITEM 9: Oak Land Middle School Minor Subdivision, Variances, and Conditional Use Permit**

Contract Planner Fuerst presented plans for proposed expansion at Oak Land Middle School and reviewed the request for a variance to reduce the buffer area from the property line. Planner Fuerst also presented an analysis of the variance and minor subdivision and CUP findings and recommendations.

Mark Drommerhausen, Director of Operations for Stillwater Area Public Schools, discussed the project, noting that the intent is to connect to city water and sewer.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO ADOPT RESOLUTION 2024-105 APPROVING THE VARIANCES AND MINOR SUBDIVISION REQUESTED FOR THE OAK-LAND MIDDLE SCHOOL EXPANSION PROPOSED BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, WITH THE CONDITIONS AND FINDINGS LISTED IN THE STAFF REPORT. Motion passed 4 – 0.***

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO ADOPT RESOLUTION 2024-106 APPROVING THE CONDITIONAL USE PERMIT REQUESTED FOR THE OAK-LAND MIDDLE SCHOOL EXPANSION PROPOSED BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, WITH THE CONDITIONS AND FINDINGS LISTED IN THE STAFF REPORT.***

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO AMEND THE PRIMARY MOTION TO ADD A REQUIREMENT FOR AN IRRIGATION PLAN TO BE COMPLETED AND SUBMITTED TO THE CITY WITH THE FINAL PLANS. Motion passed 4 - 0***

**Primary motion passed 4 – 0.**

**ITEM 10: Open Space Planned Unit Development Zoning Text Amendment**

Community Development Director Stolpa presented a review of the proposed zoning text amendments. Director Stolpa discussed density, buffers, open space and lot dimensions.

Jane Chars, P.O. Box 6, Stillwater, expressed opposition to the proposed changes.

Joan Ziertman, 5761 Keats Avenue N., stated opposition to the proposed amendment in it's entirety and stated that changes should be made during comprehensive plan updates.

Mel Eder commented on community septic failures and potential traffic issues with additional development.

Joyce Kelch, 4855 Keats Avenue N. stated opposition to the proposed changes.

John Burban, 9612 57<sup>th</sup> Street N., commented on the density proposed in the text amendment.

William Vogel, 5055 Keats Avenue N., stated opposition to the buffers, setbacks and tree requirements in the proposed updates.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO APPROVE THE ZONING TEXT AMENDMENTS TO THE OPEN SPACE PLANNED UNIT DEVELOPMENT CODE AS PRESENTED BY STAFF AND TO DIRECT STAFF TO PREPARE AN ORDINANCE.***

***Councilmember Holtz, seconded by Mayor Cadenhead, moved TO AMEND THE PRIMARY MOTION TO ADD THAT AN OP PUD CAN ONLY BE LOCATED ON A COLLECTOR ROAD OR HIGHER. Motion failed 0 – 4.***

***Councilmember Dragisich, seconded by Councilmember Holtz, moved TO AMEND THE PRIMARY MOTION TO ADD THAT OPEN SPACE PUD AT THE CURRENT DENSITY WILL BE ALLOWED ON ALL ROADS AND HIGHER DENSITY WILL BE LIMITED TO COLLECTOR ROADS OR HIGHER. Motion passed 3 – 1. (Hirn – Nay)***

***Councilmember Hirn, seconded by Councilmember Holtz, moved TO LIMIT THE DENSITY INCREASE TO .5 PER ACRE. Motion failed 1 – 3. (Cadenhead, Dragisich, Holtz – Nay)***

Primary motion passed 3 – 1. (Hirn – nay)

**ITEM 11: Friends of Sunfish Lake Park Letter of Interest for Funding**

Assistant Public Works Director Swanepoel presented the request from Friends of Sunfish for city support for a letter of intent for funding to improve and enhance outdoor recreational opportunities.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO SUPPORT FOR THE FRIENDS OF SUNFISH TO SUBMIT A LETTER OF INTENT FOR THE BOARDWALK PROJECT THROUGH THE PRIORITY 2/GOAL 3 SETTLEMENT. Motion passed 4 – 0.***

**ITEM 12: New Park Naming**

Assistant Public Works Director Swanepoel presented feedback received from the public on naming the new park in the Legacy development.

***Mayor Cadenhead, seconded by Councilmember Hirn, moved TO NAME THE NEW PARK SCHILTGEN PARK. Motion passed 4 – 0.***

**STAFF REPORTS AND ANNOUNCEMENTS**

**City Administrator Miller:** Thanked the fire department for holding an open house for the community.

**City Clerk Johnson:** Provided a reminder that early voting is available.

**City Engineer Griffin:** Provided an update on the MPCA grant application for a water treatment plant.

Meeting adjourned at 9:33 p.m.

**LAKE ELMO CITY COUNCIL**

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk