



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
January 27, 2025**

CALL TO ORDER: Commission Chair Rehkamp called to order the meeting of the Lake Elmo Planning Commission at 6:30 p.m.

COMMISSIONERS PRESENT: Bohlig, Chars, Dunn, Rehkamp

COMMISSIONERS ABSENT: Amed, Vrieze

STAFF PRESENT: Community Development Director, Jason Stopa, Senior City Planner Sophia Jensen, City Planner Ashley Monterusso, Communications Coordinator Kathie Smith

Pledge of Allegiance at 6:30 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Dunn/Chars made a motion to approve the 1-13-25 meeting minutes with spelling corrections. **Vote: 4-0, motion carried unanimously.**

Public Hearing:

- a) **Chavez Property Variances.** Joe and Joan Chavez have submitted a variance application for seven (7) deviations from the City's Shoreland Overlay District (LEC 105.12.1260) for the property located at PID 14.029.21.24.0004. The variances are for the construction of a new single-family home on a bluff near Sunfish Lake. *(Formal Public Hearing to be held at City Council Meeting 1/21/2025)*

Senior City planner Jensen gave presentation and answered questions.

Applicant Joe Chavez spoke and answered questions.

M/S/P: Bohlig / Dunn moved to open the public hearing at 6:57 PM. **Vote: 4-0, motion carried unanimously.**

Emailed Comments:

Craig Allen with Gonyea Companies, provided written public comment that, while he signed off on the variance application as the owner of Northstar Outlot B and has provided access to the lot with the development of the Northstar subdivision to help Mr. Chavez, he would like to put on the record he is not supporting the current design and encroachment onto his property. It is his position that any drainage structures should be fully contained within Northstar Outlot B. He is indifferent to the outlot design.

Public Comments:

Bill Fredricks, 3691 Kevlin Ave N, spoke in favor of passing the variance.

M/S/P: Dunn/Chars moved to close the public hearing at 7:04 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Bohlig/Dunn moved to recommend denial of all of the seven shoreland variance request from Joe and Joan Chavez for the property located at 14.029.21.24.0004 and Outlot B of Northstar 1st Addition based on the findings listed in the staff report. **Vote: 4-0, motion carried unanimously.**

Discussions and comments by Planning Commissioners.

Applicant gave rebuttal.

Public Hearing:

b) Zoning Text Amendment. 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, 1.08.010, 105.12.410, 105.12.440, 105.12.200, 103.00.060, and 105.12.190.

Senior City planner Jensen gave presentation and answered questions.

M/S/P: Bohlig / Dunn moved to open the public hearing at 7:19 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

Mel Eder, 4890 Keats Ave, asked what the number of the populace get the Stillwater Gazette, and wants more information in the public hearing notices. Is not in favor of short term rentals.

Joan Ziertman, emailed comments were read by Commissioner Chars, is not in favor of adding short term rentals non-owner occupied as an allowed use to the code.

Joyce Kelch, emailed comments read by Commissioner Dunn. "B&B; residence should be classified as HOMESTEADED. Most current listings are short term rentals. 6 foot distance from Agricultural buildings. This is too close to a house. Recommend distance of 40 foot."

M/S/P: Dunn/Bohlig moved to close the public hearing at 7:29 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Bohlig/Chars moved to recommend approval of the proposed text amendments as presented by staff. **Vote: 0-4, motion failed unanimously.**

M/S/P: Bohlig/Dunn moved to recommend approval of the proposed text amendments as presented by staff with the change of the Bed and Breakfast leaving it as originally worded. **Vote: 4-0, motion carried unanimously.**

New/Unfinished Business

N/A

Communications/Updates

N/A

Upcoming Meetings

- February 10th, 2025
- February 11th, 2025 – Joint Workshop at 6:30 PM
- March 24th, 2025

Meeting adjourned at 7:41 PM.

Respectfully submitted,
Diane Wendt
Permit Technician