



**City of Lake Elmo Planning Commission
Meeting City Council Chambers – 3880 Laverne
Avenue North Minutes of Regular Meeting of
September 9, 2024**

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

COMMISSIONERS PRESENT: Bohlig, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT: Risner, Dean

STAFF PRESENT: Community Development Director Jason Stopa, City Planner Sophia Jensen, City Planner Ashley Monterusso, Nathan Fuerst with Bolton & Menk

Pledge of Allegiance: at 6:30 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Rehkamp/Vrieze made a motion to approve the 8-12-2024 meeting minutes. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

a) **Oak Land Middle School.** Stillwater Area School District (ISD 834) has submitted applications for a minor subdivision, conditional use permit, and variance on the property addressed 820 Manning Avenue and unaddressed parcel with a PID 3602921110003. The applications are requested to allow an expansion of the existing middle school facility consistent with a bond passed in 2023.

Nathan Fuerst with Bolton & Menk gave presentation and answered questions.

Applicant Mark Drommerhausen, (gave no address) with Stillwater Public School District, ISD 834, answered questions.

M/S/P: Vrieze / Rehkamp moved to open the public hearing at 6:54 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

Written email comment, Alexander Screatton, West Lakeland property, is in favor, but has reservations regarding storm water runoff.

M/S/P: Bohlig/Vrieze moved to close the public hearing at 6:54 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Vrieze/Rehkamp moved to recommend approval of the conditional use permit, minor subdivision, and variance 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. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

b) Old Village Area Zoning Text Amendments. The City of Lake Elmo has initiated a zoning text amendment to Article XIII Village Districts, Article II Definitions, and the Design Guideline Manual to update district standards, remove outdated and conflicting references, and clarify regulations.

Community Development Director Jason Stopa gave presentation and answered questions.

M/S/P: Rehkamp / Bohlig moved to open the public hearing at 7:17 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

N/A

M/S/P: Vrieze/Bohlig moved to close the public hearing at 7:17 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Rehkamp/Vrieze moved to recommend approval of the proposed text amendments to the Village Districts code as presented by staff. **Vote: 4-0, motion carried unanimously.**

New/Unfinished Business

N/A

Communications/Updates:

a) City Council Updates

- i. Highpointe Crossing – Approved
- ii. OP PUD Ordinance - Tabled

b) Upcoming Meetings:

- i. September 26th - Canceled
- ii. October 16th (Wednesday)

Meeting adjourned at 7:20 PM.

Respectfully submitted

Diane Wendt

Permit Technician