



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
April 14th, 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: Amend, Bohlig, Chars, Dunn, Rehkamp, Vrieze

COMMISSIONERS ABSENT:

STAFF PRESENT: Senior City Planner Sophia Jensen, Bolton-Menk Consultant, Nathan Fuerst

Pledge of Allegiance at 6:30 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Bohlig / Dunn made a motion to approve the 3-24-25 meeting minutes. **Vote: 4-0, motion carried unanimously.**

Public Hearing:

- A. **Inwood 8th Addition/ Towns of Inwood - Preliminary Plat, Planned Unit Development, and Comprehensive Plan Amendment:** M/I homes has submitted a preliminary plat, Planned Unit Development, and Comprehensive Plan Amendment request for a development containing 149 townhome units and one 123-unit apartment building at the property located at PID 3302921140029, 3302921130028, 3302921420017, 3302921420018

Bolton- Menk Consultant Fuerst gave presentation and answered questions.

M/I Representative John Rask spoke and answered questions.

M/S/P: Bohlig / Vrieze moved to open the public hearing at 7:38 PM. **Vote: 6-0, motion carried unanimously.**

Public Comments:

Lisa McGinn- 8756 Upper 7th St N: Stated concerns height of buildings, traffic and pedestrian crossings, park credit for Ivywood/Stonegate parks, parking.

Matt Anzels- 8757 Lower 8th PI N: Stated concerns with street traffic and pedestrian crossing, water supply issues.

Ron Kielpinski- 88147 Upper 7th PI N: Posed question regarding what direction units are facing, how many floors buildings would be.

Emailed comment from Donald & Kristi Melrose – 8725 Upper 7th PI N: has concerns regarding traffic and congestion, loss of green space, timing of construction, and are not in favor of this project.

M/S/P: Vrieze / Char moved to close the public hearing at 7:49 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Vrieze / Dunn moved to recommend the City Council deny the preliminary plat and PUD for the Inwood Townhome Development requested by M/I Homes with the findings of fact proposed by city staff.

M/I Representative John Rask requested to table this application.

After discussion, Commissioner Vrieze rescinded motion.

M/S/P: Vrieze / Amend moved to table consideration of the Inwood Townhome Development to future meeting on May 12th, 2025. **Vote: 6-0, motion carried unanimously.**

New/Unfinished Business

- i. N/A

Communications/Updates:

City Council Updates

- i. Animal Inn CUP and Variance Extension 4-1-25

Upcoming Meetings

- i. April 28th, 2025 – Cancelled
- ii. May 12th, 2025

Meeting adjourned at 8:07 PM.

Respectfully submitted,
Diane Wendt
Permit Technician