

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
MARCH 21, 2023**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

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

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Public Works City Planner Jensen, Planning Consultant Fuerst and City Clerk Johnson

**APPROVAL OF AGENDA**

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

**ACCEPT MINUTES**

*Councilmember Holtz, seconded by Councilmember Beckstrom, moved TO ACCEPT THE MINUTES OF THE FEBRUARY 15, FEBRUARY 21 AND MARCH 7, 2023 CITY COUNCIL MEETINGS AS PRESENTED. Motion passed 4 – 0.*

**PUBLIC COMMENTS/INQUIRIES**

None

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payments and Disbursements
3. Approve Hire of Administrative Services Director
4. Approve Sale of Excess and Retired Equipment
5. 9450 Hudson Development Agreement
6. Approve City Center/Public Works Pay Request #14
7. Accept Sanitary Sewer and Watermain Improvements and Approve Security Reduction for Union Park 2<sup>nd</sup> Addition
8. Accept Sanitary Sewer and Watermain Improvements and Approve Security Reduction for Union Park West Addition
9. Approve Pay Request No. 8 for Water Tower No. 3

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

**ITEM 10: 10755 50<sup>th</sup> Street CEF Solar Farm CUP**

City Planner Jensen presented a revised conditional use permit application for a solar farm on the property located at 10755 50<sup>th</sup> Street. The application was revised based on feedback received at previous City Council meetings where concerns were raised regarding screening the project from the road. Applicant Dan Grantier, CEF Solar, reviewed the revised landscaping and screening plan.

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

Eric Clifford, 5040 Lake Elmo Avenue, spoke in support of the project and green energy.

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

Discussion was held regarding the proposed screening, types of trees and possible addition of fencing with trees to screen the solar farm from the road.

***Councilmember Holtz, seconded by Mayor Cadenhead, moved TO ADOPT RESOLUTION 2023-021, APPROVING A CONDITIONAL USE PERMIT (CUP) AS REQUESTED BY CEF LAKE ELMO COMMUNITY SOLAR, LLC FOR THE CONSTRUCTION AND OPERATION OF A SOLAR FARM ON THE PROPERTY LOCATED AT 10755 50TH STREET N WITH THE LISTED CONDITIONS BASED ON THE FINDINGS LISTED IN THE STAFF REPORT. Motion failed 2 – 2. (Beckstrom, McGinn – nay)***

***Mayor Cadenhead, seconded by Councilmember Holtz, moved TO POSTPONE THE CURRENT ITEM TO THE NEXT COUNCIL MEETING. Motion failed 2 – 2. (Beckstrom, McGinn – nay)***

***Mayor Cadenhead, seconded by Councilmember Holtz, moved TO POSTED TO THE NEXT COUNCIL MEETING AND GIVE THE APPLICANT DIRECTION TO MAKE CHANGES TO APPLICATION TO BETTER ADDRESS COUNCIL CONCERNS. Motion passed 4 – 0.***

**ITEM 11: Drake Motor Partners Preliminary PUD and Preliminary Plat**

Nathan Fuerst, Consulting Planner, reviewed the proposed site layout, request for higher street width to accommodate turning movements of large trucks, and the landscape/screening plan. Jon Hauser, Drake Motor Partners, spoke on behalf of the applicant. Mr. Hauser noted the low

density of the areas to be platted and stated that the operations of a Tesla dealership are quiet and low traffic. Tom Meyer, Landform, discussed the lighting plan and request to exceed the maximum allowable footcandles in the interior portions of the lots for improved safety.

Discussion was held regarding screening for neighbors and requested signage.

Luke McClanahan, 197 Junco Rd., expressed appreciation for the additional efforts made by the developer to address neighbors' concerns.

Chloe Yang, 193 Junco Rd., thanked the developer for adding fencing and plantings, and suggested considering a higher fence until the plantings grow to maturity.

Theresa Kennedy, 173 Junco Rd., stated she appreciates the developer's efforts but is concerned that the development will be visible from her back yard until the screening plantings are full grown.

Dana Larson, 205 Junco Rd., suggested installing a berm to help with screening and wants the tree coverage on the north side preserved.

Ann Marine Cimperman, 209 Junco Rd., expressed concern about light pollution and effectiveness of screening due to site elevation.

***Councilmember McGinn, seconded by Councilmember Holtz, moved TO ADOPT RESOLUTION 2023-023 APPROVING THE PRELIMINARY PUD PLAN AND PRELIMINARY PLAT AS REQUESTED BY JON HAUSER, DRAKE MOTOR PARTNERS LE LLC BASED ON THE FINDINGS OF FACT AND RECOMMENDED CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND PLANS AS PROPOSED TO BE MODIFIED BY THE APPLICANT DATED 3/14/2023. Motion passed 4 – 0.***

**ITEM 12: Landucci Construction Preliminary PUD and Preliminary Plat**

Nathan Fuerst, Consulting Planner, presented the land use analysis, PUD objectives, architectural design, architectural design and recommendations from the Planning Commission and staff. Discussion was held regarding parking concerns and pickleball courts.

Applicant Nathan Landucci commented on the HOA, home amenities, exterior finishes and noted name change from the original proposed name.

Byron Nesheim, 4036 Monarch Ln., presented issues and concerns regarding lack of open space, issues created by renters, lack of onsite management and noise from pickleball court.

Don Place, 4010 Monarch Ln., expressed concern regarding parking for visitors and stated he is opposed to a sidewalk connecting the townhomes to the Wildflower neighborhood.

Roy Rueb, 11400 Sunflower Ln., commented against tree removal and expressed concern over construction site cleanliness and success of the HOA.

Jolene Rauscher, 11465 Wildflower Dr., stated opposition to rental property, density, loss of trees and lack of green space.

Joe Rauscher, 11465 Wildflower Dr., stated he would prefer a less dense neighborhood with better quality that would fit in better with the Wildflower development.

Bob Engstrom, 5968 Grasslake Terrace, Minneapolis (Developer of Wildflower) expressed concern over tree removal and stormwater and suggested connecting the townhome development to the storm sewer in Wildflower.

Discussion was held regarding rental lease terms and parking.

***Mayor Cadenhead, seconded by Councilmember McGinn, moved TO ADOPT RESOLUTION 2023-024 APPROVING THE PRELIMINARY PLAT AND PUD REQUESTED BY LANDUCCI CONSTRUCTION, INC. FOR THE SUBJECT PROPERTY BASED ON THE FINDINGS OF FACT AND RECOMMENDED CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND ADDITION OF CONDITIONS TO ADDRESS TREE PRESERVATION AND VISITOR PARKING. Motion passed 4 – 0.***

#### **ITEM 13: Landscaping Requirements Top Soil Text Amendment**

City Planner Jensen reviewed proposed updates to add language to the city's landscaping requirements to ensure a consistent amount of high quality topsoil is used under seed or sod after construction.

***Councilmember Holtz, seconded by Mayor Cadenhead, moved TO ADOPT ORDINANCE NO. 2023-06, AMENDING SECTION 105.12.480 LANDSCAPE REQUIREMENTS AS PRESENTED. Motion passed 4 – 0.***

***Councilmember Holtz, seconded by Councilmember McGinn, moved TO ADOPT SUMMARY PUBLICATION OF ORDINANCE 2023-06 WITH APPROVAL OF RESOLUTION 2023-022. Motion passed 4 – 0.***

#### **ITEM 14: Planning Commission Appointment**

***Mayor Cadenhead, seconded by Councilmember Holtz, moved TO APPOINT MICHELLE BOHLIG TO A TERM EXPIRING 12/31/23 AND DENNIS GEFFRE TO A TERM EXPIRING 12/31/14. Motion passed 4 – 0.***

**COUNCIL REPORTS**

**Mayor Cadenhead:** Reported on hearing in the House of Representatives on HF 2304.

**Councilmember Holtz:** Reported on school district meetings.

**STAFF REPORTS AND ANNOUNCEMENTS**

**City Engineer Griffin:** Reported on Parkview-Cardinal grant amendment and outlot easement.

Meeting adjourned at 10:35 pm.

**LAKE ELMO CITY COUNCIL**

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk