



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
October 11, 2023**

CALL TO ORDER: Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Risner, Bohlig, Geffre, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT:

STAFF PRESENT: City Administrator Kristina Handt, City Planner Sophia Jensen, Nathan Fuerst and Jenni Faulkner, with Bolton & Menk

Pledge of Allegiance at 7:00 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Vrieze / Bohlig made a motion to approve the 9-25-23 meeting minutes. **Vote: 6-0, motion carried unanimously.**

PUBLIC HEARING

a) **Solar Farms - Zoning Text Amendment.** The City of Lake Elmo has initiated a zoning text amendment to clarify and add regulations for Solar Farms in Section 105.12.620 Table 9-1 and Section 105.12.1470 Solar Farms.

Sophia Jensen, City Planner, gave presentation and answered questions.

M/S/P: Bohlig / Geffre moved to open the public hearing at 7:15 PM. **Vote: 6-0, motion carried unanimously.**

Public Comments:

None

M/S/P: Steil / Rehkamp moved to close the public hearing at 7:15 PM. **Vote: 6-0, motion carried unanimously.**

M/S/P: Geffre / Risner moved to recommend adoption of the proposed text amendment to Section 105.12.620 Table 9-1 and Section 105.12.1470 Solar Farms as presented by City Staff **Vote: 0- 6, motion failed unanimously.**

The Planning Commissioners general consensus is that they want the verbiage of Section 105-12-1470 #3 to change from Solar Farm and Solar Array to Solar Equipment, and believe that #4 should be removed as it may be too restrictive for new solar projects as there are already landscaping requirements which includes the screening requirements and would already apply to solar farms.

M/S/P: Vrieze / Steil moved recommend adoption of the proposed text amendment to Section 105.12.620 Table 9-1 and Section 105.12.1470 Solar Farms as presented by City Staff with the amendments, #3 Solar farm equipment be at least 150 away from all property lines and public road right-of-way measured from the exterior edges of the solar farm equipment, and striking #4. **Vote: 6-0, motion carried unanimously.**

New/Unfinished Business

Annual Planning Commission Training: Jenni Faulkner and Nathan Fuerst presented and answered questions.

City Administrator Kristina Handt spoke in regards to water usage and allowances, PFAS, treatment, grants and efficiency programs and answered questions.

Communications/Updates - City Council Updates

- I. Northstar Comprehensive Plan Amendment 10-3-2023 – Approved

City Planner, Sophia Jensen mentioned the City Hall Open House is taking place on October 14th 2023 from 9 AM to 12 PM

Upcoming Meetings

- I. Monday, October 23rd 2023
- II. Monday, November 13th 2023

Meeting adjourned at 8:50 PM.

Respectfully submitted,
Diane Wendt
Permit Technician