



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
October 23, 2023**

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

COMMISSIONERS PRESENT: Bohlig, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT: Risner, Geffre

STAFF PRESENT: City Planner Sophia Jensen, Nathan Fuerst with Bolton & Menk

Pledge of Allegiance at 7:00 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Rehkamp / Vrieze made a motion to approve the 10-11-23 meeting minutes. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

- a) **Bridgewater Village.** Bridgewater Bancshares Inc. has submitted an application on property located at the northwest corner of Stillwater Boulevard and Manning Avenue for a comprehensive plan amendment to modify boundaries of the guided land use designations on the Future Land Use Map; and to rezone the site from Rural Transitional to Commercial and Village Medium Density Residential; a preliminary plat to subdivide the property into four commercial lots and five outlots; and for a Conditional Use Permit to allow drive-through facilities at a future proposed bank.

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

Matt Alexander with North Shore Development Partners, 152 Huntington Avenue Way, Wayzata, MN, representative for Bridgewater Bank spoke regarding this project and answered questions.

M/S/P: Vrieze / Rehkamp moved to open the public hearing at 7:31 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

None

M/S/P: Vrieze / Bohlig moved to close the public hearing at 7:31 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Vrieze / Rehkamp moved to recommend approval of the Comprehensive Plan Amendment to revise the boundaries of the Village Medium Density Residential and Commercial Future Land Use Categories for the subject property based on the findings of fact and recommend conditions of approval listed in the staff report **Vote: 4- 0, motion carried unanimously.**

M/S/P: Rehkamp / Vrieze moved recommend approval of the Rezoning on the subject property from Rural Transition to Village Medium Density Residential and Commercial based on the findings of fact and recommended conditions of approval listed in the staff report. **Vote: 4-0, motion carried unanimously.**

M/S/P: Bohlig / Rehkamp moved recommend approval of the Preliminary Plat requested by North Shore Development for Bridgewater Village based on the findings of fact and recommended conditions of approval listed in the staff report. **Vote: 4-0, motion carried unanimously.**

M/S/P: Steil / Vrieze moved recommend approval of the Conditional Use Permit for a Drive Through Facility for a Financial Institution on Lot 3 requested by North Shore Development for the subject property based on the findings of fact and recommended conditions of approval listed in the staff report. **Vote: 4-0, motion carried unanimously.**

New/Unfinished Business

N/A

Communications/Updates - City Council Updates

N/A

Upcoming Meetings

- I. November 13th 2023
- II. November 27th 2023

Meeting adjourned at 7:41 PM.

Respectfully submitted,
Diane Wendt
Permit Technician