



**City of Lake Elmo Planning Commission Meeting  
City Council Chambers – 3880 Laverne Avenue North  
Minutes of Regular Meeting of  
February 12, 2024**

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

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

**COMMISSIONERS ABSENT:** Risner

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

**Pledge of Allegiance** at 7:00 PM

**Planning Commission Appointments:**

**Approve Agenda:**

M/S/P: Vrieze / Bohlig: made a motion to approve the agenda. **Vote: 5-0, motion carried unanimously**

**Approve Minutes:**

M/S/P: Vrieze / Rehkamp made a motion to approve the 1-22-24 meeting minutes. **Vote: 5-0, motion carried unanimously.**

**PUBLIC HEARING**

a) Stillwater Schools Comprehensive Plan Amendment and Rezoning. The Stillwater Area School District (ISD 834) has submitted a comprehensive plan amendment and rezoning application for the property located at PID 26.029.21.44.0001. The comprehensive plan amendment application is amend the City's adopted 2040 comprehensive plan to reguide the property from rural area development to institutional and include the parcel within the City's MUSA boundary for development between 2020 and 2030. The zoning map amendment application is to rezone the property from Agriculture to Public Facilities.

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

Applicant Mark Drommerhausen, Stillwater ISD: answered questions regarding how the location for this school was decided on.

Paul Aplikowski with Wold Architects spoke regarding parcel selection as well.

M/S/P: Vrieze / Bohlig moved to open the public hearing at 7:27 PM. **Vote: 5-0, motion carried unanimously.**

**Public Comments:**

Mary Sue Schrantz, 11040 12<sup>th</sup> St N: has multiple concerns regarding number of buildings, size, trees, and R.O.W.

Phil Dreyer, 11040 12<sup>th</sup> St N: Written comments, and spoke regarding concerns about multiple institutional uses, lot size, tree preservation and conformance with state statutes on shooting ranges.

Cassondra Knudson, 696 James Ave N: spoke in favor of this project and voiced concerns with the location.

Susan Dunn, 11018 Upper 33<sup>rd</sup> St N: spoke regarding concerns with traffic, proximity to a shooting range, amendments to the MUSA boundary, and tree preservation.

Ben Johnson 10841 10<sup>th</sup> St N: spoke in favor of the project but voiced concerns for impacts from light pollution and tree preservation.

M/S/P: Geffrey / Rehkamp moved to close the public hearing at 7:50 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Vrieze / Steil moved to recommend the City Council approve the requests from ISD 834, Stillwater Area Public Schools, for Comprehensive Plan and Zoning Map amendments with the findings and conditions proposed by Staff. **Vote: 2-3, motion failed. (Vreize, Steil – Aye \ Rehkamp, Bohlig, Geffre – Nay)**

Nathan Fuerst, Bolton & Menk, presented options to the Planning Commission for a determination on the item and asked for a discussion on findings of fact if the Commission recommends a denial.

M/S/P: Rehkamp / Geffre moved to recommend the City Council deny the request from ISD 834, Stillwater Area Public Schools, for Comprehensive Plan and Zoning Map amendments with the findings discussed and proposed by the Planning Commission **Vote: 3-2, motion passed. (Rehkamp, Bohlig, Geffre– Aye \ Vreize, Steil – Nay)**

### **PUBLIC HEARING**

**b)** Zoning Text Amendment. The City has initiated a zoning text amendment to Lake Elmo City Code sections 105.08.100 Security Escrow for Construction, and 105.12.260 Permits, Certificates and Licenses, to update language and clarify requirements.

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

M/S/P: Vrieze / Rehkamp moved to open the public hearing at 8:20 PM. **Vote: 5-0, motion carried unanimously.**

**Public Comments:** None

M/S/P: Bohlig / Geffre moved to close the public hearing at 8:21 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Vrieze / Rehkamp moved to recommend approval of the proposed text amendments as presented by Staff. **Vote: 5-0, motion carried unanimously.**

### **New/Unfinished Business**

None

### **Communications/Updates - City Council Updates**

- i. Old Village Moratorium – Passed 2-6-24
- ii. 8012 Hill Trl Variance - Passed 2-6-24
- iii. 2023 Housekeeping Zoning Text Amendments - Passed 2-6-24
- iv. Bridgewater Village Preliminary Plat – Passed 2-6-24

### **Upcoming Meetings**

- i. February 13th , 2024 - Joint PC and CC Workshop @6:30PM
- ii. February 26th, 2024
- iii. March 11th, 2024

Meeting adjourned at 8:26 PM.

Respectfully submitted,  
Diane Wendt  
Permit Technician