



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

CALL TO ORDER: Commission Co-Chair Steil called to order the meeting of the Lake Elmo Planning Commission at 6:30 P.M.

COMMISSIONERS PRESENT: Dean, Rehkamp, Steil, Vrieze

COMMISSIONERS ABSENT: Risner, Bohlig

STAFF PRESENT: Community Development Director Jason Stopa, City Planner Sophia Jensen,

Pledge of Allegiance: at 6:30 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Vrieze/Dean made a motion to approve the 7-22-2024 meeting minutes. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

a) **Zoning Text Amendment.** The City of Lake Elmo has initiated a zoning text amendment to Article XVII Open Space Planned Unit Development and Article XVIII Planned Unit Development (PUD) Regulations to update district standards, remove outdated and conflicting references, and clarify regulations.

Community Development Director Jason Stopa gave presentation and answered questions.

M/S/P: Vrieze / Rehkamp moved to open the public hearing at 6:46 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

- Karin Schubert: 5222 Keats Avenue N, email - is opposed, and has concerns regarding the term “buildable land”.
- Jane Chars, PO Box 769, Stillwater: email- Is opposed, and has concerns regarding old growth tree loss, existing homeowner views and decreased set backs.
- Tony Manzara: 5050 Kirkwood Avenue N, is opposed, due to it being contrary to the Comprehensive Plan.
- Joan Ziertman: 5761 Keats Avenue N, is opposed, due to the density increase, lot size reduction, buffer set back reduction, impervious surface change, and the changes on the calculations from buildable land to total land area, no communications from the Met-Council, is contrary to the Comprehensive Plan.
- Jane Chars, PO Box 769, Stillwater: is opposed, due to the increased density, lot sizes changes and mentioned that the traffic study should not be removed.

- John Burban: 9612 57th Street N, is opposed due to lot size, population, water, traffic, sewer, infrastructure increases.
- George Crocker: 5093 Keats Avenue N, is opposed due to this change being driven by developers.

M/S/P: Vrieze/Rehkamp moved to close the public hearing at 7:02 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Vrieze/Rehkamp moved to recommend denial of the text amendment to the Open Space Planned Unit Developments and Planned Unit Development Regulations **Vote: 4-0, motion carried unanimously.**

Findings of facts:

1. This is not the time for this change due to the existing Comprehensive Plan.
2. Inconsistent with the OP and rural district intent.
3. Concerns with infrastructure impacts/demand related increasing the density.
4. In support of changing the grammatical errors.

New/Unfinished Business

N/A

Communications/Updates:

a) City Council Updates 8/7/2024

- i. Sign ordinance – Passed
- ii. Highpointe Crossing OP PUD – Moved to 8/20/2024

b) Upcoming Meetings:

- i. August 26th 2024 – Canceled
- ii. September 9th 2024

Meeting adjourned at 7:08 PM.

Respectfully submitted

Diane Wendt

Permit Technician