
Fw: Benjamin Johnson: 10-16-24 PC Meeting Comments

From Sophia Jensen <sjensen@lakeelmo.org>

Date Wed 10/9/2024 9:43 AM

To Ashley Monterusso <AMonterusso@lakeelmo.gov>; Diane Wendt <DWendt@lakeelmo.gov>

Cc Nathan Fuerst <nathan.fuerst@bolton-menk.com>

Ashley or Diane,

Can one of you save this comment to the S Drive and upload it under the public comment folder for the meeting?

Thanks!

Sophia Jensen

City Planner

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From: Ben Johnson <benjohnson.business@gmail.com>

Sent: Wednesday, October 9, 2024 9:40:17 AM

To: Sophia Jensen <sjensen@lakeelmo.org>

Subject: Benjamin Johnson: 10-16-24 PC Meeting Comments

You don't often get email from benjohnson.business@gmail.com. [Learn why this is important](#)

Caution: This email originated outside our organization; please use caution.

Hi Sophia,

I wanted to provide some written comments as outlined in the notice we received from the city about the upcoming Planning Commission meeting to be held on 10-16-2024.

While I find the plans laid out in the new CUP packet an improvement in most areas, I think there has been a significant step backward in terms of tree preservation as well as replanting.

I strongly believe that the fact that many of the trees were planted by the previous owner, should **NOT** be a consideration for an Exception from the Tree Mitigation Standards. Trees are trees, and we need to do everything in our power to protect the mature trees we have.

Removing a staggering 73% (21,392/29,296) of the total tree-inches on that property does not seem remotely in-line with the purpose of the Tree Mitigation Standards under LEC 105.12.460 (f).

I think we need to be very careful as a community when allowing an exception like the one proposed and what precedent it could set for our mature trees to come as development continues in Lake Elmo.

The original plat/landscaping map provided at the previous city council meeting showed 5 rows of screening trees between the parking lot and 10th street. The reduction down to 2 rows, as shown in the new landscaping map, is woefully inadequate. Especially considering the size and layout depicted in the new design, which shows the size of the trees at maturity not what they will be in the 5-10 years to come.

If the proposal moves forward with the existing tree removal plan, I think much more attention needs to be given to screening along 10th street, and what the removal of the existing mature (20-30 year old) trees will do to that very natural corridor.

Sincerely,
Benjamin Johnson
10841 10TH ST N
Lake Elmo, MN 55042