



**City of Lake Elmo Planning Commission
Meeting City Council Chambers – 3880 Laverne
Avenue North Minutes of Regular Meeting of
October 16, 2024**

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

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

COMMISSIONERS ABSENT: Dean

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

Pledge of Allegiance: at 6:30 PM

Approve Agenda:

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

Approve Minutes:

M/S/P: Steil/Rehkamp made a motion to approve the 9-9-2024 meeting minutes. **Vote: 5-0, motion carried unanimously.**

PUBLIC HEARING

- a) **Lake Elmo Elementary - Stillwater** Area School District (ISD 834) has submitted subdivision, variance, and conditional use permit requests for the unaddressed parcel northwest of Lake Elmo Avenue North, and 10th Street North, with a PID 2602921440001. The applications are requested to allow establishment of a new public elementary school facility consistent with a bond passed in 2023.

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

Applicant Mark Drommerhausen, (gave no address) with Stillwater Public School District, ISD 834, spoke regarding the reason for the location and answered questions.

ISD 834 Rep., Valerie Peterson, with Wold Architects & Engineers, 332 Minnesota Street, Suite W2000, St. Paul, spoke and answered questions.

M/S/P: Bohlig / Rehkamp moved to open the public hearing at 7:20 PM. **Vote: 5-0, motion carried unanimously.**

Public Comments:

Phil Dreyer, 11040 12th Street North: has concerns regarding all aspects of this project.

Mary Sue Schrantz, 11040 12th Street North: has concerns regarding all aspects of this project.

Bob & Carrie Mammenga 10699 10th Street North: has concerns regarding traffic and safety factors.

Email: Benjamin Johnson, 10841 10th Street N: has concerns regarding tree mitigation.

M/S/P: Vrieze/Steil moved to close the public hearing at 7:40 PM. **Vote: 5-0, motion carried unanimously.**

M/S/P: Vrieze/Risner moved to recommend City Council approval of the Conditional Use Permit, Variances, and Preliminary Plat requested for the Lake Elmo Elementary School proposed by Stillwater Area Public Schools, ISD 834, with the conditions and findings listed in the staff report. **Vote: AYE 3 (Risner, Steil, Vrieze)- Nay 2 (Bohlig, Rehkamp) motion carried**

The Planning Commission urges the City Council take a very close look at the tree mitigation, noise and traffic access points.

New/Unfinished Business

N/A

Communications/Updates:

a) City Council Updates

- i. Old Village Text Amendment and Design Standards - approved 9/3/24
- ii. Old Village Moratorium – approved 9/3/24
- iii. Open Space Planned Unit Development – approved 10/1/2024
- iv. Oak Land Middle School CUP, Variance, Minor Subdivision – approved 10/1/2024

b) Upcoming Meetings:

- i. October 28th – Canceled
- ii. November 13th - Wednesday

Meeting adjourned at 8:03 PM.

Respectfully submitted

Diane Wendt

Permit Technician