

**REGULAR MEETING  
PLANNING COMMISSION  
City of Oakdale  
March 7, 2019**

The Oakdale Planning Commission held a meeting on Thursday, March 7, 2019 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7 p.m.

**CALL OF ROLL**

On a call of roll, the following were present:

|                 |   |
|-----------------|---|
| Chairperson:    | Dallas Pierson<br>Mark Skjerven<br>Corey Purkat<br>Bob Boullianne<br>Lee Stolarski                    |
| Absent:         | Marty Jurgensen   |
| Others Present: | Kathleen Russell, Associate Planner<br>Emily Shively, City Planner<br>Jake Ingebrigtsen, City Council |

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER SKJERVEN, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 7, 2019.**

**5 AYES**

Council member Ingebrigtsen stated there will be a joint workshop with the Planning Commission and possible interviews for the current commissioner vacancy on March 26.

**APPLICATION REVIEW** – Site plan review for a restaurant at 7049 10<sup>th</sup> Street North (Border Foods)

Ms. Russell presented an application for site plan approval to construct a 2,706 square foot Taco Bell restaurant at 7049 10<sup>th</sup> Street North in Bergen Plaza, as shown on Attachment A. She explained the building will be located on the east side of the property for visibility from 10<sup>th</sup> St. North, with a drive-through lane, as shown on Attachment B.

Ms. Russell said, due to the small building size, there is not much parking that is required for this site, so the applicant has added landscaped areas and medians throughout the site. She noted that this allows for continuity of parking and drive aisles with adjacent parcels in Bergen Plaza.

She noted the materials for the proposed Taco Bell's exterior will be composed of metal, stone and brick to meet the Class I requirement in the zoning code.

Ms. Russell stated the applicant meets or exceeds all the standards for site plan review and Community Commercial zoning district so city staff recommends approval of the site plan.

In response to Chairperson Pierson's question on the remediation by the prior owners of the gas station that was previously at the site, Ms. Russell said they have spoken to them, the tanks were removed and all the environmental concerns have been take care of.

In response to Commissioner Skjerven's question on foreseeable problems with the drive-through and the sidewalks, Ms. Russell stated that because they are not city streets and internal to the development, there are no strict requirements. She did note the city engineer recommended the eastbound stop sign at the intersection be removed, so there would not be as much queueing at the stop sign that would conflict with the drive-through lane.

In response to Commissioner Purkat's concerns about removing the stop sign, Architect Greg Dahling said there is going to be a new stop sign at the drive through exit.

In response to Chairperson Pierson's suggestion to move the site a little more to the west, Mr. Dahling gave the reasons why that would not be in the best interest of the restaurant's functionality.

In response to Commissioner Boullianne's question on separate permit requirements for signage, Ms. Russell affirmed that will be done at a later date.

Ms. Russell said Commissioner Jurgenson had asked about a provision to add additional green space and pedestrian connections on the site. She commented there are not any plans for either of these because the city does not require this in the code. She added that staff does encourage Bergen Plaza to create a master plan that incorporates all the businesses in Bergen Plaza with a unified landscape and pedestrian plan.

Commissioner Skjerven asked whether there will be any outside seating and Mr. Dahling said there will not be.

**A MOTION WAS MADE BY COMMISSIONER SKJERVEN, SECONDED BY COMMISSIONER BOULLIANNE, TO RECOMMEND APPROVAL OF THE SITE PLAN FOR A 2,706 SQUARE FOOT RESTAURANT AT 7049 10<sup>TH</sup> STREET NORTH.**

**5 AYES**

**INFORMATIONAL ITEMS** – Planning and Development Update

Ms. Russell said the interim use permit that was reviewed for Motion Tech Automation's temporary building has been approved by the City Council. She also noted the joint work session with the City Council has been rescheduled from January and will be held on Tuesday, March 26 from 5:45 to 6:30 pm.

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**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER PURKAT TO ADJOURN THE MARCH 7, 2019 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:15 PM.**

**5 AYES.**

Respectfully submitted,  
Cathy Hannigan