

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
JANUARY 6, 2022**

The Oakdale Planning Commission held a meeting on Thursday, January 6, 2022 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7:00 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chair: Emily Milles

Commissioners: Christopher Campbell
Lee Stolarski
Tom Willenbring

Absent Yaya Diatta, Vice Chair
Dallas Pierson

Also Present: Erin Perdu, Interim City Planner
Andrew Gitzlaff, Community Development Director
Colleen Swedberg, Council Member Liaison
John Brehm, Director, Site Planning, Hy-Vee
Angie Holbrook and Chris Holbrook owners of Central Bark
Mike Salt, Principal Architect, Norhart
Marie Dickover, Construction Manager, Norhart
Scott Peterson, United Properties

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 4, 2021, AS PRESENTED.

**4 Ayes
0 Nays Motion passes**

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 2, 2021, AS PRESENTED.

**3 Ayes
0 Nays
1 Abstain Commissioner Stolarski as she was not present**

Motion passes

CITY COUNCIL UPDATE

Council Member Swedberg did not have any updates.

PLANNING COMMISSION REVIEW

a. OLD BUSINESS

i. Public Hearing Continuance – Hy-Vee Online Planned Unit Development (PUD) Amendment and Site Plan review

Interim Planner Perdu shared updates with the Commission. The applicant requested removal of Kiosk Sales from the list of prohibited uses in the Tartan Crossing PUD language. Ms. Perdu noted that Staff recommended approval of this request.

Ms. Perdu shared that Staff recommended conditional approval with conditions that the amendment to the list of prohibited uses was approved; the parking deviation is approved (Staff finds the parking deviation request is appropriate and recommends approval of that.); the increase in the number of drive-thru lanes from four to eight is approved; and the Planning Commission concurs with the lack of a by-pass lane in the drive-thru.

John Brehm, Director, Site Planning, Hy-Vee, shared the history of Aisles Online. Mr. Brehm discussed that they have seen that a consistent 10% of business was E-commerce exclusively, and had a need for better traffic flow. They anticipate this moving up to 30% of business. No transactions will take place, only drive through pick up.

In response to a question from Chair Milles, Mr. Brehm stated the typical load for the drive-thru was two cars at any one time during peak hours, and that Hy-Vee has planned for the future increase in e-commerce with four lanes.

In response to a question from Commissioner Stolarski, Mr. Brehm shared peak hours were after work hours, and with the presented plan, could handle 16 cars at a time.

In response to a question from Chair Milles, Mr. Brehm stated that a sign could be made stating the fourth lane is only used during peak hours. He felt that they could also use time slots for pick-up to assist with traffic control.

In response to a question from Commissioner Campbell, Ms. Perdu noted two additional drive through lanes by the Hy-Vee Pharmacy, and because this is a PUD, the Commission may approve the site plan with the additional drive-thru lanes as is.

Interim Planner Perdu shared Commissioner Pierson's comments with respect to the PUD noting he is in favor of amending the PUD.

Chair Milles closed the public hearing after no further comments were made.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF A TEXT AMENDMENT TO THE TARTAN CROSSING PLANNED UNIT DEVELOPMENT (PUD) TO REMOVE KIOSK SALES FROM THE LIST OF PROHIBITED USES AT HY-VEE 7180 10TH STREET NORTH.

**4 AYES
0 NAYS**

Motion passes.

COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER STOLARSKI, TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE TARTAN CROSSING PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A PARKING DEVIATION OF 25 SPACES AT HY-VEE 7180 10TH STREET NORTH.

**4 AYES
0 NAYS**

Motion passes.

COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER STOLARSKI, TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE TARTAN CROSSING PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A 1200 SQUARE FOOT KIOSK SALES BUILDING AND 4 DRIVE-THROUGH LANES AT HY-VEE 7180 10TH STREET NORTH AS SHOWN ON THE SITE PLAN.

**4 AYES
0 NAYS**

Motion passes.

b. NEW BUSINESS

- i. Conditional Use Permit (CUP) for Dog Daycare facility and Interim Use Permit (IUP) for an associated outdoor play area.**

Interim Planner Perdu, shared in detail an application to establish a Doggie Daycare in an existing commercial building at 3115-3117 Hadley Avenue North. She noted that the reason for the IUP is to associate it with the Doggie Daycare. She noted that Staff recommended approval of the Conditional Use Permit and approval of the Interim Use Permit with conditions

Chair Milles opened the Public Hearing.

Angie Holbrook and Chris Holbrook owners of Central Bark shared in detail their plans for the Doggie Daycare.

In response to a question from Commissioner Willenbring, Interim Planner Perdu shared that there is no City Ordinance that limits the number of dogs in that location.

Discussion was held with Commissioners and the owners explained that there will be four outdoor play spaces with a maximum of 12 dogs per outdoor play area, and that any overnight dogs will be let out to relieve themselves only at 6:30am when employees arrive in the morning.

In response to a written question from Commissioner Pierson, Ms. Holbrook noted a canine turf will be installed over drain tile that can be sprayed down in the outdoor play area.

In response to resident Mr. Dave Lande, 7061 30th Street North, Ms. Holbrook stated that the rotation of dogs in the outdoor spaces may be frequent depending on the weather.

Interim Planner Perdu read an email comment from Maxine and Jim Schultz at 2982 Hallmark Avenue North, who asked the Commission to deny the request because of concerns with noise.

Chair Milles closed the public hearing.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT (PUD) FOR A KENNEL DOG DAYCARE at 3115-3117 HADLEY AVENUE NORTH.

4 AYES

0 NAYS

Motion passes.

COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, TO RECOMMEND APPROVAL OF AN INTERIM USE PERMIT (IUP) FOR AN OUTDOOR DOG PLAY AREA ASSOCIATED WITH A KENNEL (DOG DAYCARE) at 3115-3117 HADLEY AVENUE NORTH SUBJECT TO THE FOLLOWING CONDITIONS:

- a. The outdoor area will be cleaned daily.
- b. Barking or howling dogs shall be returned indoors immediately.
- c. Dogs will always be supervised when outdoors.
- d. The privacy fence for the outdoor pet area must:
 1. be a minimum six feet in height
 2. be 100% opaque
 3. be earth tone color
 4. be of high quality

5. be constructed as depicted on the site plan and application materials
- e. No more than four play spaces may be constructed in the back containing 12 dogs per space and one handler per play space who must be present at all times.
- f. Dogs are only allowed in the outdoor play area between 6:30 a.m. and 9:00 p.m.

4 AYES
0 NAYS

Motion passes.

ii. **Impact Apartments – Site Plan, Planned Unit Development (PUD) Deviations and Preliminary Plat at 7601 3rd Street North.**

Interim Planner Perdu described in detail the proposal for Impact apartments in the Helmo Station area on the R5 parcel shown on the first page of the staff report. The request was for Preliminary Plat and Site Plan approval. The Zoning was already changed back in 2018 to Helmo Station Planned Unit Development (HS-PUD). This request includes a few proposed deviations to that HS-PUD Ordinance. The proposal was for a high-density residential apartment building with commercial, office, and amenity space on the first floor. The proposed parking was interior to the site and on one level below ground. A zero setback was proposed on three side of the building. Ms. Perdu mentioned that the deviations to the Zoning District Requirements were:

1. The density proposed on this site was 117 units per acre, where a maximum of 50 units per acre was allowed per HS-PUD.
2. The height deviation requested was 7 stories, where a maximum of 6 stories was allowed per HS-PUD.
3. Lighting levels exceed the maximum foot candles at the property line due to the zero setback.
4. Proposed parking was 1.55 spaces per unit where 1.5 spaces per unit was allowed per HS-PUD.

Ms. Perdu noted the Preliminary Plat proposed two Lots on two Blocks for the development and two Outlots for storm water management. The Plat meets all requirements for Preliminary Plat approval. Interim Planner Perdu shared the Site Plan and PUD deviations in detail, discussing:

1. Setbacks and Height
2. Density
3. Access, Circulation and Parking
4. Exterior Building Materials and Design
5. Trash Enclosure
6. Landscape Plan
7. Site Amenities
8. Site Lighting
9. Signage
10. Grading and Utilities
11. Other Regulatory Review

Ms. Perdu noted that both traffic and noise studies were pending.

Chair Milles opened the public hearing.

Mike Salt, Principal Architect, Norhart and Marie Dickover, Construction Manager, Norhart, shared a detailed presentation with the Commission.

In response to a question from Chair Milles, Mr. Salt shared the exterior building materials with the Commission.

In response to a question from Commissioner Campbell, Mr. Salt shared he would like to use a real stone product on the exterior as opposed to the Exterior Finishing System (EIFS) and will look for what the City Council proposes.

Interim Planner Perdu shared comments from Commissioner Pierson.

In response to a question from Commissioner Campbell, Mr. Salt noted that there were roughly 450 parking spots on three levels of parking within the building and another 157 parking spots on the other lot, and stated he will send Interim Planner updated parking information.

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO CONTINUE THE PUBLIC HEARING FOR IMPACT APARTMENTS – SITE PLAN, PLANNED UNIT DEVELOPMENT (PUD) DEVIATIONS AND PRELIMINARY PLAT AT 7601 3rd STREET NORTH UNTIL THE FEBRUARY 3, 2022 PLANNING COMMISSION MEETING.

**4 AYES
0 NAYS**

Motion passes.

- iii. **4Front - Oakdale Farms Second and Third Addition Preliminary and Final Plat located at 3505 Highpoint Drive North.**

Interim Planner Perdu, shared a history of the site plan for the Oakdale Farms Second and Third Addition Preliminary and Final Plat located at 3505 Highpoint Drive North using the single building site plan that was previously approved in September 2021. Ms. Perdu shared an engineering addendum to the staff report, from the city engineer Mr. Bachmeier, with six recommended changes.

Chair Milles opened the Public Hearing.

Scott Peterson, United Properties at 651 Nicollet Mall, Minneapolis, on behalf of the Larson Family Real Estate LLLP and United Properties shared in detail about the master plan and addressed comments from the engineering addendum that he received within the last 24 hours.

In response to a question from Commissioner Campbell, Interim Planner Perdu acknowledged the recommendations came from the City Engineer.

Further discussion was had by the Commissioners.

Chair Milles closed the public hearing.

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR OAKDALE FARM SECOND AND THIRD ADDITION (4FRONT OFFICE AND BUSINESS PARK) LOCATED AT 3505 HIGHPOINT DRIVE NORTH WITH THE FOLLOWING CONDITIONS:

- ANY COMMENTS FROM CITY PLANNING, ENGINEERING, THE BUILDING OFFICIAL AND THE FIRE CHIEF MUST BE ADDRESSED BEFORE THE CITY COUNCIL MEETING.
- THE PEDESTRIAN PATHWAYS ARE ADJUSTED TO BE AT LEAST FOUR FEET FROM THE ADJACENT STREET.
- LEGAL DESCRIPTION AND CONTACT INFO ON THE FINAL PLAT
- CERTIFICATION NEEDED IN PLAT NOTES
- ATTORNEY'S OPINION OF TITLE SHOWING TITLE OR CONTROL OF PROPERTY NEEDED ON PLAT

4 AYES
0 NAYS

Motion passes.

INFORMATIONAL ITEMS

a. Planning and Development Update

Interim Planner Perdu introduced Andrew Gitzlaff, Community Development Director. Community Development Director Gitzlaff introduced himself and shared insights for the Planning Commission going forward.

The next Planning Commission meeting was scheduled for Thursday, February 3, 2022.

ADJOURMENT

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE JANUARY 6, 2022 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:43 PM.

4 AYES
0 NAYS

Motion passes.

Planning Commission Minutes
January 6, 2022
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Respectfully submitted,

Jackie Knutson
Recording Secretary