

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
MARCH 3, 2022**

The Oakdale Planning Commission held a meeting on Thursday, March 3, 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:

Vice Chair: Yaya Diatta

Commissioners: Christopher Campbell
Dallas Pierson
Lee Stolarski
Tom Willenbring

Absent Emily Milles, Chair

Also Present: John Shardlow, Senior Principal, Stantec, Planning Consultant
Andrew Gitzlaff, Community Development Director
Colleen Swedberg, Council Member Liaison
Peter Hill, Architect with Peter Lindsay Hill
Pastor Luis Rivera, Iglesia Rios de Agua Viva
Dennis Swanson, 2652 Hayward Avenue North
Robbie Latta, Civil Engineer, Civil Site Group
Kenneth Gilmore, 2655 Hayward Avenue North
John Duvlea, 2632 Hayward Avenue North
John Williquett, 2643 Hayward Avenue North
Jeff Beener, 2837 Hamlet Avenue North
Todd Blank, SEH, Engineering Consultant for the City of Oakdale
Chuck Rickart, Engineer with WSB traffic study
Todd Blank, Engineering Consultant, SEH
Mike Salt, Principal Architect, Norhart
Shannon Reidlinger, Senior Community Development Specialist
Marie Dickover, Construction Manager, Norhart

MOTION TO AMEND THE AGENDA

A MOTION WAS MADE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER WILLENBRING, TO AMEND THE AGENDA BY MOVING THE NEW BUSINESS, PUBLIC HEARING – IGLESIA RIOS DE AGUA VIVA CHURCH – CUP, VARIANCE FOR OFF-SITE PARKING, SITE PLAN, BEFORE THE OLD BUSINESS AND MAKE IT THE FIRST ITEM ON THE AGENDA.

5 Ayes

0 Nays

Motion passes

PLANNING COMMISSION REVIEW

a. NEW BUSINESS

i. Public Hearing - Iglesia Rios De Agua Viva Church – Conditional Use Permit (CUP), Variance for Off-Site Parking, Site Plan at 7287 Stillwater Boulevard North.

Planning Consultant, Mr. John Shardlow, presented in detail, the seven criteria necessary for approving a Conditional Use Permit (CUP) for Ministerios Internacionales Rios de Agua Viva at 7287 Stillwater Boulevard North. Mr. Shardlow mentioned that the property was in the R2 Low Density Residential Zoning District, and a CUP was required for a church in this zoning district.

Planning Consultant Shardlow shared that the Commission would need to consider three different motions. The first motion would be the CUP. The second motion was for the variance, which was required because in order to meet the parking requirement, the Church would need an off-premises parking lot. The applicant was proposing using a parking lot that was more than 300 feet from the site, at Canvas Health, 7066 Stillwater Boulevard North.

Mr. Shardlow stated that the Planning Staff and Development Review Committee has reviewed the application and believe that the proposed variance has been found to be consistent with the Official Comprehensive Plan Policies, and that it was in harmony with the general purposes and intent of the ordinance, and that the property owner proposes to use the property in a reasonable manner, and that the variance was due to circumstances that are unique to the property.

The third motion was the Site Plan Review. Planning Consultant Shardlow stated that all 9 criteria for the Site Plan have been reviewed and they are consistent with the City's Standards.

Planning Consultant Shardlow stated that Staff recommends the CUP, Variance and Site Plan and all were consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance. Staff recommends approval of this request with the following conditions:

1. Approve the variance allowing off-site parking more than 300 feet from the entrance.
2. Include additional screening around the parking lot to specifically reduce headlight impacts on nearby residential areas and Hamlet Avenue.
3. Adjust parking aisle that was 24.6 feet to 25 feet to meet parking aisle requirements for 90-degree parking stalls.
4. Provide a copy of the Valley Branch Watershed District permit for these proposed site improvements.
5. Provide a copy of the Washington County Highway Department Access and Right of Way permits for these proposed site improvements.

6. Provide the geotechnical analysis (including the soil boring logs) for the site to verify that the proposed infiltration rates for runoff in the HydroCAD model are in line with those recommended by the MN Stormwater Manual.

In response to a question from Commissioner Pierson, Community Director Gitzlaff clarified that the current architectural drawings do not reflect the requirement of access, circulation and parking, under the Site Plan Review, specifically relating to the parking spaces along the access drive to Stillwater Boulevard.

In response to a question from Commissioner Campbell, Planning Consultant Shardlow indicated that code dictates the screening requirement of a maximum height of three feet.

Vice Chair Diatta opened the public hearing to anyone who wanted to comment.

Peter Hill, Architect with Peter Lindsay Hill, introduced Pastor Luis Rivera, of Iglesia Rios de Agua Viva. Mr. Hill shared that in February, 2022 an open house was held with invitations sent to 50 addresses surrounding the property. There was small attendance.

In response to a comment from Mr. Shardlow regarding the off-site parking that was more than 300 feet away, Pastor Rivera noted that at the current church location in East St. Paul, they have many years of valet parking and would be using valet parking in Oakdale as well for the off-site parking.

In response to a question from Commissioner Pierson, Pastor Rivera confirmed that they are moving the church to Oakdale and expanding the size of the sanctuary.

In response to a question from Commissioner Pierson, Mr. Hill noted that the plan was to do plantings on the east side of the building, and not have lights as the building was close to the property line.

In response to a question from Vice Chair Diatta, Pastor Rivera confirmed that the church would celebrate weddings.

In response to a question from Commissioner Willenbring, Pastor Rivera indicated that they have services on Tuesdays and Sundays. He mentioned that they did small group visits in the community at various church member's homes.

In response to a question from Mr. Dennis Swanson, 2652 Hayward Avenue North, Commissioner Campbell shared the plan indicates standard parking lot lighting. Commissioner Pierson shared that the Watershed District, at a separate meeting, would review the water retention to ensure water would be treated on site. Mr. Shardlow confirmed that there would not be an increase in run off from the property and the wetland would stay. Mr. Robbie Latta, Civil Engineer, Civil Site Group

noted that there would be catch basins to collect water runoff from the hillside and put it into the underground filtration systems. Commissioner Pierson noted that there would be adequate parking on the property as well as overflow parking at the off-site space.

In response to a question from Commissioner Pierson, Mr. Latta indicated that the parking lot would be impervious.

Commissioner Campbell noted that he felt that the parking lot as presented was inefficient and 15-20 more spaces could be added. Mr. Latta indicated that he would review the site plan to see if it could fit more parking spaces.

Commissioners Diatta and Campbell shared concern regarding the valet parking volunteers as they would need to walk $\frac{1}{4}$ mile and cross Stillwater Boulevard to get the cars.

Kenneth Gilmore, 2655 Hayward Avenue North, shared that he was concerned about the light pollution, and the water ecological effects, and the parking problems.

John Duvlea, 2632 Hayward Avenue North, was concerned about noise pollution, and would like a wall between the church and the houses to the east.

John Williquett, 2643 Hayward Avenue North, was concerned about church members using Hayward when leaving services.

Commissioner Pierson shared his concerns of risk for the valet volunteers who would be getting the cars.

Mr. Latta responded to some of the concerns. He stated in terms of stormwater it would not affect the water table. The site was more environmentally friendly as proposed as the water filtration and discharge was slower rate than currently, thus protecting some downstream water resources. Mr. Latta indicated that via signage or striping, cars can be dissuaded of turning left out of the church, thus not driving on Hayward.

Jeff Beener, 2837 Hamlet Avenue North, was concerned about traffic control issues going East on Stillwater Boulevard North, over the bridge.

In response to a question from Commissioner Pierson, Community Development Director Gitzlaff notes that as Stillwater Boulevard North was a county road and Washington County gave verbal comments only. The written comments have not yet been delivered.

Vice Chair Diatta closed the public hearing.

Commissioner Campbell shared that in his opinion, the use was appropriate and he would support the CUP. He noted his concern of the Parking Variance, specifically, valets crossing Stillwater Boulevard North. He also noted the Site Plan currently showed foot-candles in several areas that exceed the 0.5 foot-candle limit.

The Applicant discussed potentially tableting the application until the next meeting to allow more time to address the parking situation.

COMMISSIONER STOLARSKI, MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, TO RECOMMEND A CONTINUANCE OF THE CUP, VARIANCE AND SITE PLAN APPROVAL OF IGLESIA RIOS DE AGUA VIVA, 7287 STILLWATER BOULEVARD NORTH FOR ONE MONTH.

**5 AYES
0 NAYS Motion passes.**

b. OLD BUSINESS

i. Public Hearing Continuance – Impact Apartments – PUD Deviations, Noise Variance, Preliminary Plat, and Site Plan

Planning Consultant Shardlow, noted that Impact Apartments was continued at the last meeting due to pending traffic study and noise analysis. Chuck Rickert, engineer with WSB, conducted the traffic study and noise analysis on behalf of the applicant.

Mr. Rickart presented a detailed summary of the traffic study as well as off-site improvements. Mr. Todd Blank, Oakdale Engineering Consultant, reviewed the work completed by WSB and shared that BRT Gold Line Staff and City Staff agreed with the updated traffic study.

Mr. Shardlow stated that the noise analysis that was conducted was related to the noise that this project would be subject to, based upon freeway noise.

Mr. Rickart presented a detailed summary of the noise analysis and noted the need for a noise variance as there was not room for physical mitigation of the noise at this site.

In response to a question from Commissioner Willenbring, Mr. Rickart noted the increase in traffic on the new bridge had been included in the traffic study.

Planning Consultant Shardlow, noted that with the traffic study and noise analysis completed, Staff recommended relocation of the building entrance into the parking area to the South as opposed to the East. More changes to the plan include the unit count has increased from 258 to 321, and additional parking was added in the lot to the South.

Mr. Shardlow shared that park dedication would be worked out with applicant and property owner.

In response to a question from Commissioner Pierson, Mr. Shardlow shared that many metro ordinances had included maximum parking spaces to encourage density and transit use.

Commissioner Campbell asked whether the unit difference from last meeting was a re-calculation, not addition. The Applicant clarified that it was a recalculation, the scale of the building had not changed.

In response to a question from Commissioner Campbell, Mr. Blank clarified that the recommendations were two out-lots (A & B) be combined and deeded to the City. The City would take care of maintenance of these public storm water ponds.

In response to a question from Commissioner Campbell, Mr. Blank shared that it was typical that property owners share in a portion of the cost of Right-of-Way Improvements. Mr. Gitzlaff noted that roadway improvements generally have been paid by the developer.

In response to a question from Commissioner Campbell, Mr. Shardlow noted that it was the City's discretion whether the City takes land or cash to satisfy the park dedication requirement.

In response to a question from Commissioner Campbell, Mike Salt, Principal Architect, Norhart, shared that the first floor was class one material and upper floors had similar looking materials for an upscale look.

In response to a question from Commissioner Campbell, Mr. Gitzlaff shared that specialized high-rise fire equipment and training to serve this building was a condition of approval that would be further explored.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER PIERSON, TO RECOMMEND APPROVING A VARIANCE FOR HIGHWAY NOISE LEVELS AT THE IMPACT APARTMENTS AT 7601 3rd STREET NORTH.

5 AYES

0 NAYS

Motion passes.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR IMPACT APARTMENTS AT 7601 3rd STREET NORTH, SUBJECT TO THE FOLLOWING CONDITIONS:

1. A combination of park land dedication and park dedication fees to be provided to the City per the adopted 2022 park dedication schedule.

2. A combination of park land dedication and park dedication fees to be provided to the City per the adopted 2022 park dedication schedule.
3. The applicant/developer enter into a Development Agreement with the City that includes a phasing plan coordinating road and infrastructure installations.
4. Include Outlot B of the Business Park 2nd Addition in the plat and combine with Outlot A and outlot to be deeded to the City.
5. Receive confirmation from the Gold Line Transit Group that the Helmo Avenue ROW is sufficient.

5 AYES

0 NAYS

Motion passes.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF THE SITE PLAN FOR IMPACT APARTMENTS AT 7601 3rd STREET NORTH, SUBJECT TO THE FOLLOWING CONDITIONS:

1. A Development Agreement was executed between the applicants and the City which includes (but was not limited to) phasing of public improvements in coordination with the larger property owner (currently Scannell), the City and the Gold Line Partners.
2. Approval and recording of the final plat reflecting these conditions.
3. Include Outlot B of the Business Park 2nd Addition in the plat and combine with Outlot A and for this outlot to be deeded to the City.
4. Receive confirmation from the Gold Line Transit group that the Helmo Avenue ROW was sufficient.
5. Installation of infrastructure, including the trail, sidewalk and streetscape elements along Helmo Avenue, must be coordinated with the Gold Line Partners.
6. Permits and approvals must be obtained from the Ramsey-Washington Metro Watershed District and be consistent with the Gold Line Bus Rapid Transit drainage plan.
7. The developer must clarify the location, addition and/or subtraction of turn lanes as requested by the City Engineer.
8. The developer must provide a combination of park land and park dedication fees to cover the proposed residential and commercial development proposed on the R5 parcel.
9. The number of off-street parking spaces must be reduced to a maximum of 511.
10. The proposed building materials are updated to include at least 70% Class 1 (brick, natural stone, architectural recast stone, glass, copper panels, stainless steel or other superior metal, or other comparable or superior materials).
11. An additional one tree on the R5 site and an additional 13 trees on the south site must be planted (street trees or otherwise).
12. More detail and/or at least amenities from the list in Sec. (N)(4)(a) of the Helmo Station PUD Ordinance are provided.
13. Water main should be located on the west and south sides of the public streets. Sanitary sewer should be located on the centerline of the streets. Services should be provided to the property to the east.

- 14. Stormwater management permit from the Ramsey-Washington Watershed District must be obtained prior to construction.
- 15. Plans for the proposed pedestrian tunnel must be approved with the R5 (321-unit building) development prior to the issuance of any permits for building, site work, or road installation.

5 AYES
0 NAYS

Motion passes.

ii. Review of EV-ready zoning ordinance amendment language and charging station design and installation guidelines.

Ms. Reidlinger shared in detail a suggested EV-ready draft amendment to Chapter 25 (Zoning) of the Oakdale Code of Ordinances along with a Best Practice guideline document which would be separate from the Code of Ordinances. The Environmental Management Commission along with staff members have reviewed these documents.

In response to comments from Commissioners Pierson and Campbell, Community Director Gitzlaff shared that the ordinance change would make electric vehicle charging stations an allowable accessory use. Ms. Reidlinger further shared that this discussion was to provide the Commission with the most up to date draft language, and that the next action would be to bring it back for a public hearing.

iii Proposed City Code Amendment – Temporary Outdoor Patios, as a demonstration

Community Development Director Gitzlaff provided a detailed review of the proposal for a Temporary Outdoor Patio Ordinance for 2022 as a demonstration.

In response to a question from Commissioner Campbell, Mr. Gitzlaff stated Staff would ask City Council if discretionary decisions would be made by Staff or City Council for final approval.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF THE CITY CODE AMENDMENT CREATING AN OUTDOOR TEMPORARY PATIO LICENSE FOR 2022.

5 AYES
0 NAYS

Motion passes.

CITY COUNCIL UPDATE

Council Member Swedberg noted that Summerfest would be held at the end of June. She suggested watching the Oakdale Update interview with Mayor Reinke.

INFORMATIONAL ITEMS

a. Planning and Development Update

Community Development Director Gitzlaff shared no updates.

The next Planning Commission meeting is scheduled for Thursday, April 7, 2022.

ADJOURMENT

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER CAMPBELL, TO ADJOURN THE MARCH 3, 2022 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:45 PM.

Respectfully submitted,

Jackie Knutson
Recording Secretary