

**REGULAR MEETING  
OAKDALE PLANNING COMMISSION  
April 6, 2023**

The Oakdale Planning Commission held a meeting on Thursday, April 6, 2023 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:

Chairperson: Dallas Pierson

Commissioners: Tom Willenbring  
Michael McCauley  
Lee Stolarski  
Christopher Campbell

Also Present: Luke McClanahan, City Planner  
Jake Ingebrigtsen, City Council Liaison  
Dave Kircher, applicant, 6238 50<sup>th</sup> St N  
Mark Sottile, applicant, 1117 Greystone Ave N  
Erin Perdu, Stantec Consulting

Not Present: Yaya Diatta

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER CAMPBELL, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 2, 2023 AS PRESENTED.**

**VOTED IN FAVOR:**

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

**5 Ayes. Motion approved.**

**PLANNING COMMISSION REVIEW**

**a. NEW BUSINESS**

**i. PUBLIC HEARING – 6238 50<sup>TH</sup> STREET NORTH – CONDITIONAL USE PERMIT FOR AN OVERSIZED ACCESSORY STRUCTURE**

City Planner Luke McClanahan presented in detail the conditional use permit request from applicant Dave Kircher. The purpose of the request is to enable the placement of an oversized accessory structure, garden shed, on the subject property. The square footage is 484 square feet, whereas the maximum size allowed is 170 square feet per the R-2 zoning district.

Staff finds that the CUP request meets the review criteria of the ordinance, as detailed in the staff report on file. Staff recommends approval of the request subject to the following conditions in the draft resolution.

- The accessory structure shall meet setback and height requirements.
- The applicant obtain a building permit for the use.

Commissioner McCauley asked if the shed is proposed or existing. Mr. McClanahan clarified that the shed is proposed and the rendering is of high quality, making it appear that the shed is part of the photo taken.

Chair Pierson opened the public hearing (there were no public comments).

Chair Pierson closed the public hearing.

**COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR AN OVERSIZED ACCESSORY STRUCTURE AT 6238 50<sup>TH</sup> STREET NORTH SUBJECT TO THE CONDITIONS IN THE RESOLUTION.**

**VOTED IN FAVOR:**

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

**5 Ayes. Motion approved.**

**ii. PUBLIC HEARING – 1117 GREYSTONE AVENUE NORTH – CONDITIONAL USE PERMIT FOR AN OVERSIZED ACCESSORY STRUCTURE**

City Planner Luke McClanahan presented in detail the conditional use permit request from applicant Mark Sottile. The purpose of the request is to enable the placement of an oversized accessory structure, replacement garage, on the subject property. The square footage is 1,232 square feet, whereas the maximum size allowed is 1,000 square feet per the Zoning

Ordinance. The structure is also approximately three feet taller than the primary structure (dwelling). The Zoning Code requires garages not be any taller than the dwelling.

Staff finds that the CUP request meets the review criteria of the ordinance, as detailed in the staff report on file. Staff recommends approval of the request subject to the following conditions in the draft resolution.

- The accessory structure shall meet setback requirements.
- The applicant obtain a building permit for the use.

Commissioner Campbell asked if the square footage of the building is the total footprint and not the area that can be occupied. Mr. McClanahan said that is correct.

Chair Pierson opened the public hearing (there were no public comments).

Chair Pierson closed the public hearing.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR AN OVERSIZED ACCESSORY STRUCTURE AT 1117 GREYSTONE AVENUE NORTH SUBJECT TO THE CONDITIONS IN THE RESOLUTION.**

**VOTED IN FAVOR:**

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

**5 Ayes. Motion approved.**

**OTHER BUSINESS**

**a. Glenbrook Small Area Plan – Draft Alternates**

Erin Perdu from Stantec Consulting provided an update on the Glenbrook Small Area Plan. Phases 1 (Background) and 2 (Goals) of the plan have been completed. Now the plan is in Phase 3, which involves reviewing alternates with the Commission. Ms. Perdu presented the three different alternatives which are intended to improve traffic flow and land uses in the study area.

Alternate A primarily proposes land use changes and no traffic changes, Commissioner Campbell asked if truck traffic is a perceived concern by area residents, or if there is data to support the claim. Ms. Perdu said that the information has been observational. Commissioner Campbell noted that he is not in favor of imposing rezonings on property owners. Re-guiding properties as part of the Comprehensive Plan, however, is fine. Chair Pierson stated that unless truck drivers follow a certain pathway, rezoning land would not make much of a difference. Commissioner Campbell said that changes to the Comprehensive Plan would not result in

immediate changes to the area because it could take decades for land to redevelop. Commissioner Willenbring asked about weight restrictions on the roads, to which Mr. McClanahan said it is 9 tons.

Alternate B proposes a frontage road paralleling Highway 36, Chair Pierson expressed concerns about the feasibility of utilizing 50<sup>th</sup> Street for a new traffic route due to future intersection improvements at Highways 36 and 120 by the Minnesota DOT. Ms. Perdu said that the project team still needs to discuss the alternates with MnDOT, and the City is working on this study ahead of the MnDOT conducting any improvements at the intersection. Chair Pierson also noted that developing a frontage road along 50<sup>th</sup> Street may be problematic because some of the businesses along 50<sup>th</sup> rely on off-street parking.

Alternate C, proposes using the undeveloped right-of-way along the east side of Eastgate Apartments to redirect traffic. Commissioner Campbell noted that truck traffic would need to be informed of the new route.

Commissioner Campbell asked about the possibility of closing off the road where Glenbrook Ave N and Upper 51<sup>st</sup> St N meet, to which Ms. Perdu said that may be a possibility. Commissioner Stolarski noted that the access off Hwy 36 has been closed off. Commissioner Campbell stated that more data about truck traffic should be collected.

Ms. Perdu informed the Commission about the next steps of the plan. They include an in-person meeting at Eastgate Apartments, a virtual public meeting, online questionnaire, and meetings with the Economic Development Commission, Environmental Management Commission, and City Council.

Chair Pierson said that reposting a weight limit restriction for trucks would help deter truck traffic in the area. Mr. McClanahan said that the weight limit restriction has been a topic of discussion by the project team and imposing the restriction would be difficult to enforce administratively and it can be complicated when some of the truck traffic serve residences, such as moving trucks.

#### **b. Planning and Development Update**

Mr. McClanahan said that there will likely be a May 4 Planning Commission meeting since there will be two possible applications.

#### **c. City Council Update**

Council Member Ingebrigtsen did not have any updates to provide to the Commission.

Commissioner Stolarski expressed concerns about snow plowing in certain areas. Council Member Ingebrigtsen acknowledged that there are competing interests when it comes to snow plowing and maintaining certain distances from the plows to mailboxes. He offered to forward any concerns from the commissioner to City staff.

Commissioner Campbell asked if there are any updates on the Public Works building and Police Department expansion. Council Member Ingebrigtsen said that the City is acquiring the land for the Public Works building from 3M. Mr. McClanahan said the City is getting close to hiring a project manager for the Public Works building and the project will be presented to the Planning Commission at some point for the land use approvals. The Police expansion will occur after the Public Works building.

**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER CAMPBELL, TO ADJOURN THE APRIL 6, 2023 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:45 PM.**

**VOTED IN FAVOR:**

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

**5 Ayes. Motion approved.**

Respectfully submitted,

Luke McClanahan  
City Planner