

**DRAFT REGULAR MEETING
OAKDALE PLANNING COMMISSION
APRIL 7, 2022**

The Oakdale Planning Commission held a meeting on Thursday, April 7, 2022 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7:11 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Acting Chair: Dallas Pierson

Commissioners: Christopher Campbell
Lee Stolarski
Tom Willenbring

Absent Emily Milles, Chair
Yaya Diatta, Vice Chair

Also Present: Erin Perdu, Interim City Planner
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
Scott Peterson, United Properties
Carrie Eggelston, United Properties

CITY COUNCIL UPDATE

Council Member Swedberg noted that the Summerfest Parade was on Friday, June 24, 2022, starting at 6:00pm. She also mentioned that City Council approved the addition of parking spaces at Impact Apartments.

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER WILLENBRING TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 6, 2022, AS PRESENTED, AND THE REGULAR MEETING OF MARCH 3, 2022, AS PRESENTED.

4 Ayes
0 Nays Motion passes

PLANNING COMMISSION REVIEW

a. OLD BUSINESS

- i. Public Hearing Continuance - Iglesia Rios De Agua Viva Church – Variance for Off-Site Parking, Site Plan at 7287 Stillwater Boulevard North.**

Interim Planner Perdu presented in detail, the updated report regarding the Variance for Off-Site Parking and Site Plan for Iglesia Rios De Agua Viva Church at 7287 Stillwater Boulevard North.

In response to a question from Commissioner Campbell, Ms. Perdu shared that the Church was considering leasing the parking places, but the City could require a legal document to be recorded in perpetuity.

Peter Hill, Architect for Iglesia Rios de Agua Viva, shared four items he wants to address:

1. Light: Mr. Hill proposed two things. The first was to install an opaque five-foot-high fence, natural wood color, at every perimeter where there would be a car pointing, parking or driving; North, East, or South. The second was to plan continuously organic materials all along the Hamlet Avenue side. Regarding the light levels, all have been lowered to at most 0.0 – 0.3-foot candles.
2. Water: Mr. Hill shared that the new site would shed less water at the surface than was occurring previously, as all water would drain to the storm water retention system underneath the parking lot.
3. Parking: Mr. Hill shared the Xfinity proposal for parking cars was no longer viable. The Church was still interested in utilizing the Canvass Health Lot. He noted the Church owns an 18-passenger shuttle bus, and would use the bus for three or four times per year when there would be overflow parking necessary, at holidays and the Annual Meeting for example.
4. Traffic: Mr. Hill noted the Church parishioners would be told not to use Hayward Avenue North. Signs would also be used.

In response to a question from Acting Chair Pierson, Mr. Hill noted that they may need to further reduce seating in the sanctuary due to meeting the parking code.

In response to a question from Commissioner Stolarski, Interim Planner Perdu noted that making the parking management plan a condition of passage, would allow the passage of the CUP, Parking Variance and Site Plan tonight. Until the parking management plan was recorded, there would be no building permits allowed.

In response to a question from Commissioner Campbell, Mr. Hill noted that designers placed an over emphasis on green spaces within the on-site parking.

In response to a question from Commissioner Campbell, Interim Planner Perdu shared that Engineering had reviewed the addition of 'Right Turns Only' signs placed at the Exit, and made no comment.

Acting Chair Pierson opened the Public Hearing to anyone who wanted to comment.

Michael Scott, 2813 Hamlet Avenue North, was concerned about parking on Hamlet Avenue North.

Kenneth Gilmore, 2655 Hayward Avenue North, was concerned about parking.

Acting Chair Pierson closed the public hearing.

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR THE PROPOSED IGLESIA RIOS DE AGUA VIVA CHURCH, 7287 STILLWATER BOULEVARD NORTH, SUBJECT TO CONDITIONS:

1. Provide a copy of the Valley Branch Watershed District permit for these proposed site improvements.
2. Provide a copy of the Washington County Highway Department access and right of way permits for these proposed site improvements.
3. Provide the geotechnical analysis (including the soil boring logs) for the site to verify that the proposed infiltration rates in the HydroCAD model are in line with those recommended by the MN Stormwater Manual.

3 AYES

1 NAYS Motion passes.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO APPROVE A VARIANCE FOR REDUCED OFF-STREET PARKING AT THE PROPOSED IGLESIA RIOS DE AGUA VIVA CHURCH, 7287 STILLWATER BOULEVARD NORTH.

1 AYES

3 NAYS Motion fails.

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO APPROVE A VARIANCE FOR OFF-SITE PARKING FARTHER THAN 300 FEET FROM THE PROPOSED IGLESIA RIOS DE AGUA VIVA CHURCH, 7287 STILLWATER BOULEVARD NORTH, AT CANVASS HEALTH, 7066 STILLWATER BOULEVARD NORTH, SUBJECT TO CONDITIONS:

1. A recordable document giving the Applicant rights to park at Canvas Health in perpetuity.
2. Fire and Engineering specifically review on-street parking on Hamlet Avenue North to determine the need for No Parking signs.

3 AYES
1 NAYS Motion passes.

COMMISSIONER STOLARSKI MADE A MOTION. SECONDED BY COMMISSIONER CAMPBELL, TO APPROVE A SITE PLAN FOR IGLESIA RIOS DE AGUA VIVA CHURCH, 7287 STILLWATER BOULEVARD NORTH, WITH CONDITIONS:

1. Approval of the variance allowing 230 off-street parking instead of 245 parking spaces require by the ordinance.
2. Include additional screening around the parking area to reduce headlight impacts on nearby residential areas and Hamlet Avenue North.
3. Provide a copy of the Valley Branch Watershed District permit for these proposed site improvements.
4. Provide a copy of the Washington County Highway Department access and right of way permits for these proposed site improvements.
5. Provide the geotechnical analysis (including the soil boring logs) for the site to verify that the proposed infiltration rates in the HydroCAD model are in line with those recommended by the MN Stormwater Manual.

3 AYES
1 NAYS Motion passes.

b. NEW BUSINESS

i. ELECTION OF PLANNING COMMISSION CHAIRPERSON

COMMISSIONER PIERSON NOMINATED COMMISSIONER PIERSON TO SERVE AS CHAIRPERSON.

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO ELECT COMMISSIONER PIERSON TO SERVE AS CHAIR OF THE PLANNING COMMISSION FOR A PERIOD OF ONE (1) CALENDAR YEAR.

4 AYES Motion passes.

ii. ELECTION OF PLANNING COMMISSION VICE CHAIRPERSON

COMMISSIONER WILLENBRING NOMINATED COMMISSIONER WILLENBRING TO SERVE AS VICE CHAIRPERSON.

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER CAMPBELL, TO ELECT COMMISSIONER WILLENBRING TO SERVE AS VICE CHAIR OF THE PLANNING COMMISSION FOR A PERIOD OF ONE (1) CALENDAR YEAR.

4 AYES Motion passes.

iii. Public Hearing for 4Front Campus, 3505 Highpoint Drive North, Comprehensive Plan and Planned Unit Development (PUD) Ordinance Amendment.

Interim Planner Perdu shared in detail a request for a Comprehensive Plan and PUD Amendment to allow commercial and multi-family, or mixed-use, on Parcel C of the 4Front Technology and Office Campus.

Staff recommends approval of the proposed Comprehensive Plan Amendment to change the designation of said parcel from Business Campus to Mixed Use, and also the requested PUD Ordinance Amendment to add the uses for said parcel.

In response to a question from Commissioner Willenbring, Mr. Scott Peterson with United Properties, representing 4Front properties, noted that the applicant has listed some prohibited uses due to the type of uses that would not fit into the community or provide the land value that the applicant wants, or a similar business was very close by.

In response to a question from Chair Pierson, Ms. Carrie Eggeston, United Properties stated that the pictures included in the packet showed a vision and concept of the retail uses for the site, not what will actually be developed.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT FOR THE 4FRONT CAMPUS – PARCEL C, MIXED USE AND HIGH-DENSITY HOUSING DEVELOPMENT AT 3505 HIGHPOINT DRIVE NORTH TO THE METROPOLITAN COUNCIL. THIS APPROVAL WAS CONDITIONED ON THE APPLICANTS PAYING THEIR PROPORTIONATE SHARE OF THE COSTS ASSOCIATED WITH THE INCREASED SEWER FLOW CAUSED BY THIS LAND USE CHANGE.

4 AYES Motion passes.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT FOR THE 4FRONT CAMPUS TO ALLOW COMMERCIAL, MIXED-USE, AND HIGH DENSITY RESIDENTIAL DEVELOPMENT ON PARCEL C.

4 AYES Motion passes.

iii. Public Hearing for Electric Vehicle (EV) Ready Ordinance

Senior Community Development Specialist, Shannon Reidlinger shared in detail, the revised draft of the Electric Vehicle (EV) Ready Ordinance Amendments as well as the revised draft of the EV Charging Infrastructure Design and Installation Guideline Document.

Chair Pierson opened the Public Hearing for the EV Ready Ordinance Amendments and the EV Charging Infrastructure Design and Installation Guideline.

Hearing no comments, Chair Pierson closed the Public Hearing.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, TO RECOMMEND APPROVAL OF THE EV READY ORDINANCE AMENDMENTS AS PRESENTED.

4 AYES Motion passes.

OTHER

a. Community Development Department Update

Community Development Director Gitzlaff shared that there remains a vacancy on the Planning Commission, as well as on the Environmental Management Commission and Economic Development Commission.

The next Planning Commission meeting was scheduled for Thursday, May 5, 2022.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE APRIL 7, 2022 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:17 PM.

4 AYES Motion passes.

Respectfully submitted,

Jackie Knutson
Recording Secretary