

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
June 2, 2022**

The Oakdale Planning Commission held a meeting on Thursday, June 2, 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:

Chairperson: Dallas Pierson

Commissioners: Emily Milles
Michael McCauley
Lee Stolarski
Christopher Campbell
Tom Willenbring

Also Present: Luke McClanahan, City Planner
Erin Perdu, Stantec
Susan Olson, Council Member Liaison
Heidi Brenegan, Animal Emergency & Referral Center of Minnesota (AERC)
Karen Reynhout, AERC
Christina Knoche, Blooming Portraits, LLC

Not Present: Yaya Diatta

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER PIERSON, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 7, 2022. VOTED IN FAVOR:

CHAIR PIERSON	AYE
COMMISSIONER WILLENBRING	AYE
COMMISSIONER CAMPBELL	AYE
COMMISSIONER STOLARSKI	AYE
COMMISSIONER MILLES	ABSTAIN
COMMISSIONER MCCAULEY	ABSTAIN

4 Ayes. Minutes Accepted as presented.

PLANNING COMMISSION REVIEW

a. NEW BUSINESS

i. PUBLIC HEARING – ANIMAL EMERGENCY & REFERRAL CENTER OF MINNESOTA (AERC) – SIGNAGE VARIANCE

City Planner McClanahan presented in detail the variance request from AERC (please see the staff report on file). The request is to allow five (5) additional wall signs on AERC's new building located at 1160 Helmo Ave N. Mr. McClanahan noted that the request meets the Ordinance's review criteria for a variance. Staff recommends approval of the request.

In response to a question from Chairperson Pierson, Mr. McClanahan stated that there is no distinction in the ordinance about whether the proposed signage would be considered for directional purposes as these signs are simply treated as wall signs.

Chair Pierson opened the public hearing to individuals who would like to comment.

Heidi Brenegan, accompanied by Karen Reynhout, from AERC noted the history of the animal hospital and the need for a new facility, across the street from their existing building. Ms. Brenegan noted that the variance request is for additional signage to help direct individuals who are seeking emergency services for their pets. In addition to there being a new building for AERC, most individuals seeking services have never visited the property. The signage will also help distinguish which AERC building visitors should go to.

Commissioner Campbell suggested that one of the proposed signs on the north side of the building may be better suited on the east side.

Chair Pierson asked about the area of service that AERC provides, and the applicant replied that they serve much of the Midwest and that directional signage is important since people from all over the region seek their services.

Chair Pierson closed the public hearing.

There was no further discussion from the Commissioners.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF THE VARIANCE TO ALLOW FIVE ADDITIONAL WALL SIGNS ON THE 1160 HELMO AVENUE.

VOTED IN FAVOR:

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

6 Ayes. Motion approved.

ii. PUBLIC HEARING – BLOOMING PORTRAITS LLC, - HOME OCCUPATION CONDITIONAL USE PERMIT

City Planner McClanahan presented in detail the home occupation request from Blooming Portraits, LLC (please see the staff report on file). The request is for a photo studio to operate within a detached garage at 6619 3rd St N. Proposed hours of operation are 9am – 3pm with sessions by appointment only, with one client per day and sessions occurring three to four times per week. Many of the sessions would occur off-site, such as at parks. The applicant will be the only employee for the home occupation. The request meets the Ordinance’s review criteria for a home occupation. Staff recommends approval of the request with conditions listed in the draft resolution.

Chair Pierson opened the public hearing to individuals who would like to comment.

Christina Knoche of Blooming Portraits said that she has owned the business for 15 years and that her first studio was in Oakdale and that she is trying to bring the studio back to her home. Most of the sessions are for newborns and babies so the business does not generate high amounts of traffic.

Chair Pierson closed the public hearing.

There was no further discussion from the Commissioners.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT - HOME OCCUPATION FOR A PHOTO STUDIO AT 6619 3RD STREET NORTH.

VOTED IN FAVOR:

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

6 Ayes. Motion approved.

(Commissioner Milles left the meeting.)

OTHER BUSINESS

a. Commissioner Training

Erin Perdu from Stantec provided an overview of the role and responsibilities of the planning commission. The training also covered the fundamentals of planning and zoning.

b. Planning and Development Update

City Planner McClanahan noted that looking ahead to the June 14 City Council meeting, there are several items that staff will, tentatively, bring to the Council. These include the 4Front campus PUD and site plan amendment with commercial and retail uses - without the residential component, the final plat and site plan for Impact Apartments with seven additional units, and the final plat of Willowbrooke Sixth Addition. Mr. McClanahan also asked, as suggested by Chair Pierson, if any of the commissioners had attended the commissioner training through the League of Minnesota Cities. In response, a couple commissioners indicated that they had attended the training. Chair Pierson added that there may be benefit to the City's insurance policy if a certain percentage of the Planning Commission attends the training. Mr. McClanahan also noted that there are no new applications on file so it has yet to be determined if there will be a Commission meeting in July.

CITY COUNCIL UPDATE

Council Member Swedberg shared updates on the grand opening of the new Hom Furniture building, the Landscape Revival native plant sale, and Summerfest. Council Member Swedberg also recognized Emily Milles for her time on the Planning Commission and wished her best of luck.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER WILLENBRING, TO ADJOURN THE JUNE 2, 2022 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:23 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