

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

The Oakdale Planning Commission held a meeting on Thursday, October 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:

Chairperson: Dallas Pierson

Commissioners: Tom Willenbring  
Michael McCauley  
Lee Stolarski  
Christopher Campbell

Also Present: Luke McClanahan, City Planner  
Andy Bollig, Roers Companies  
Jackie Page, Roers Companies  
Nick Asta, Roers Companies  
Mark Kronbeck, Alliant Engineering, Inc.  
Mario Cocchiarella, White Star Farms, LLC  
Josh Skow, Practic Design  
Joe Steinmaus, 7279 40th St N  
Mary Beth Assad, 4095 Hadley Ave N  
Rich Firkins, 4319 Hadley Cir N

Not Present: Yaya Diatta

**PLANNING COMMISSION REVIEW**

**a. NEW BUSINESS**

**i. PUBLIC HEARING – ROERS COMPANIES – ROERS AT WILLOWBROOKE/WILLOWBROOKE SEVENTH ADDITION: PUD AMENDMENT, PRELIMINARY AND FINAL PLAT, NOISE VARIANCE, AND SITE PLAN**

City Planner Luke McClanahan presented in detail a proposed development of approximately 19.4 acres located at the southeast quadrant of 40<sup>th</sup> St N and I-694. The request is for a 190-unit market rate apartment building and 79 rental townhome units. The site is guided for Mixed Use Residential, per the Comp Plan. The zoning is Willowbrooke PUD.

Most of the platting requirements have been met. There are several conditions of approval listed in the draft plat resolution. The main items for the plat include satisfaction of park dedication, revising Outlot A for the Stormwater pond, establishing necessary easements off site, revisions to the new road (Hayward Ave N) to serve as park access/parking, conveyance of outlots to the City, better connection of the sidewalk system to the new park to the south of

the development, and require the developer to design/construct the entire roadway and adjacent pedestrian improvements at their own expense unless an alternative agreement for these improvements is entered into between the developer and City.

The applicant provided a noise study, but MnDOT and City Engineering concurred that additional exterior noise data must be provided. However, city staff is confident that noise levels are exceeded because there is a noise wall on the west side of I-694, so levels had exceeded the noise threshold.

The site design meets most of the code requirements but the proposal does require certain PUD deviations including reduction in density, from 35-55 dwelling units/acre to approximately 18.4 dwelling units/acre, due to the townhomes being built instead of another apartment building – which does align with the Comprehensive Plan’s allowed density for this area, alternative building materials due to the residential nature of the townhomes, landscaping standards for small sections of the parking area, and site lighting along a small portion of the western edge. Staff is supportive of these deviations.

There are two landscaping plans proposed, one to plant trees in the Right-of-Way of I-694 if allowed by the Federal Highway Administration (FHA) which takes at least six months for approval, and another with a reduced number of trees located fully on the property in a way that shifts the site developments slightly east. There are two site plan resolutions provided to reflect the two proposed landscaping plans. If both are approved, the developer would simply chose one over the other at time of build.

The main items for the conditions of approval for the site plan include obtaining FHA approval for plantings in the Right-of-Way, obtaining approvals from the Watershed District and the Fire Marshall for hydrant locations, obtaining MnDOT approval for the site lighting, and obtaining approval for the site civil construction plans.

Mr. McClanahan noted that the developer is working collaboratively with the City on redesigning the park access/parking to better serve the City’s needs including fire truck access, snow plowing, and reducing the number of parking spaces to better reflect the actual need for the park. An updated exhibit showing the park access/park parking was displayed at the meeting.

Mr. McClanahan stated that staff recommends approval of the request subject to provisions and conditions listed in the draft ordinance and resolutions included in the packet. McClanahan then read through all the conditions of approval in the resolutions.

Commissioner Campbell asked if there is pedestrian connection to the development to the east, to which McClanahan pointed out that yes there will be.

Commissioner Willenbring asked if there will be a connection to the 4Front property, to which McClanahan said no, not proposed at this time.

Andy Bollig from Roers Companies thanked city staff and the seller for working through this project. He mentioned that for noise mitigation, there will be certain designs and methods to

reduce impacts such as upgraded windows. He also stated that additional noise data will be provided.

Commissioner Campbell asked about the arrangement of the buildings. Mr. Bollig replied that they followed the original design and wanted the apartment building along 40<sup>th</sup> St to create a more urban setting with lower density next to the park.

Chair Pierson opened the public hearing.

Joe Steinmaus, 7279 40<sup>th</sup> St N, voiced concern about the additional traffic generated on 40<sup>th</sup> Street.

Chair Pierson asked if a traffic study was done for the original plan of Willowbrooke, to which Mr. McClanahan said yes.

Commissioner Campbell noted that the proposal is significantly lower in density than what is allowed.

Mary Beth Assad, 4095 Hadley Ave N, asked if all the units are rental, to which Chair Pierson said yes.

Mr. Bollig confirmed that all the units are rentals and that other townhome rentals managed by Roers tend to have longer leases.

Ms. Assad said that she is also concerned about traffic.

Chair Pierson said that years ago, public meetings about this area and its development were held and that was when traffic was discussed.

Commissioner Campbell noted that the issue on the overall road considerations has already been addressed.

Rich Firkins, 4319 Hadley Cir N, asked who is responsible for the reconstruction of 40<sup>th</sup> St, to which Mr. McClanahan told the commission that it is the City's responsibility and noted that any questions about the road should be directed to city engineering and public works. Chair Pierson noted that there were several options for the road network that were discussed when Willowbrooke was being planned and that this design was ultimately chosen.

Chair Pierson closed the public hearing.

Commissioner Campbell stated that all the deviations requested for this development seem reasonable.

**COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF THE PUD AMENDMENT, NOISE VARIANCE, PRELIMINARY AND**

**FINAL PLAT, AND SITE PLANS FOR ROERS AT WILLOWBROOKE/WILLOWBROOKE SEVENTH ADDITION.**

**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. Planning and Development Update**

City Planner McClanahan noted that there was a development bus tour earlier in the week and that a survey link was sent out to the attendees to obtain feedback. The City is hoping to do another bus tour next year. There is still a vacancy on the Commission and if any commissioners know of someone who would be a good fit, encourage them to apply. He also noted that there will be a November Planning Commission meeting because there is a new application that will move ahead.

**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER WILLENBRING, TO ADJOURN THE OCTOBER 6, 2022 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:37 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