

**REGULAR MEETING
PLANNING COMMISSION
City of Oakdale
August 1, 2019**

The Oakdale Planning Commission held a meeting on Thursday, August 1, 2019 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7 p.m.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Dallas Pierson
Bob Boullianne
Yaya Diatta
Marty Jurgensen
Lee Stolarski

Absent: Emily Milles
Chris Campbell

Others present: Emily Shively, City Planner
Jake Ingebrigtsen, Council Liaison

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER DIATTA, SECONDED BY COMMISSIONER BOULLIANNE TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 11, 2019.

5 AYES.

Councilmember Ingebrigtsen noted the Council is looking at eliminating the 3-term limit (9 years) for only the commission members. He said he is looking forward to the Planning Commission touring the Police Department and Public Works on Thursday, September 5.

PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT (CUP) FOR A SECOND GARAGE AT 6142 STILLWATER BOULEVARD NORTH (TIMMERS)

Ms. Shively presented a CUP for a second garage located at 6142 Stillwater North (Attachment A: location map). She said the property has an existing single-car tuck-under garage that will remain. She noted the second garage is requested by the owner because it will provide additional space for vehicle parking equipment storage. Also, she pointed out the second garage will be 25 feet x 40 feet (total 1,000 square feet).

Ms. Shively explained that single-family homes in the R-1 Very Low-Density Residential District are permitted one garage (attached or detached) where the maximum area of the structure shall not

exceed 1,000 square feet. She explained that private garages exceeding the number and size requirements may be allowed via a CUP; therefore, allowing the city to review the request to ensure the general and specific criteria in the ordinance are met so that an additional building is determined to be suitable for the area.

Ms. Shively stated staff has reviewed the specific request against the criteria in the ordinance and found the request meets those general criteria. Therefore, she said staff recommends approval of the CUP for a second garage located at 6142 Stillwater Boulevard North.

Mr. Timmers, the owner of the property, said he made the request for a second garage because his lot is large and he cannot fit his lawn mowers in his small tuck-under garage if he parks his vehicle in there.

In response to Commissioner Diatta's question on exterior of garage matching his house, Mr. Timmers said it will be the same white siding as the house.

Ms. Shively stated they received an email from a neighbor that was notified of the CUP application because they live with 100 feet of the subject property. Since this was a public hearing, she read the comment from Ted and Pauline Anderson at 2003 Goodview Avenue North to the commission, which stated they felt a second garage was a very reasonable request so they were in favor of it.

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER BOULLIANNE, TO RECOMMEND APPROVAL OF THE CUP FOR A SECOND GARAGE AT 6142 STILLWATER BOULEVARD NORTH.

5 AYES.

2. RENEWAL OF AN INTERIM USE PERMIT (IUP) FOR AN OUTDOOR ENTERTAINMENT AREA AT 7053 HADLEY AVENUE NORTH (BIG THRILL FACTORY)

Planner Shively presented an Interim Use Permit (IUP) renewal for the Big Thrill Factory located at 7053 10th Street North. She explained that City Council granted approval of an IUP for an outdoor entertainment area associated with the Big Thrill Factory on August 23, 2016, stating the IUP was utilized to ensure that upon operation, any potential nuisance issues arising from the outdoor use would be addressed. She said the outdoor attractions are a key component of the business model and area is open seasonally, typically May through October.

She pointed out the outdoor area has been operating successfully under the current IUP and the City has not received any complaints.

Planner Shively said staff is recommending renewal of the IUP for an additional three years as the site has operated in conformance with the current IUP for the last three years without any complaints.

In response to questions from Commission Boullianne, she said the current 3 year IUP will expire at the end of August, so a renewal for 3 more years is necessary.

Daryl Blomberg, the regional manager of the Big Thrill Factory, wanted to thank the commission's time now and in the past and stated they have no incidents with the outdoor attractions and feels it is a good fit for the community.

In response to the question on the height of the ninja wall slide by Commissioner Jurgensen, Mr. Blomberg stated it is 23 feet.

In response to a question by Chairperson Pierson, on whether any changes will be made to the trees planted alongside the outdoor attractions, Mr. Blomberg said there will be some trees that need to be replaced in August because they did not survive. He noted they will be identical to the other trees.

Commissioner Stolarski commented on how the Big Thrill Factory was a good addition to the City.

Commissioner Diatta commented that his son enjoys going to the Big Thrill Factory and he is very impressed with the precautions for safety.

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER DIATTA, TO RECOMMEND APPROVAL OF THE IUP FOR AN OUTDOOR ENTERTAINMENT AREA AT 7053 10TH STREET NORTH.

5 AYES.

INFORMATIONAL ITEMS

a. PLANNING AND DEVELOPMENT UPDATE

Planner Shively reported that work continues on the Taco Bell restaurant in Bergen Plaza and they are planning on opening in October.

She noted the Economic Development Authority, which is comprised of the council members, has recently approved a Preliminary Development Agreement with a group that is interested in doing a development at the Tanner's Lake Redevelopment site. She said they are looking at a 100 unit hotel at the lake and a coffee shop near 4th Street and Hwy. 120.

Planner Shively said the next meeting is Thursday, September 5 at 7:00 PM and the tour of Public Works and the Police Department will be right before the meeting from 5:00 – 7:00 PM.

In response to Commissioner Jurgensen's question on an update on 3M property, Planner Shively said the developer has been making plan refinements to make sure their preliminary plat is in substantial conformance with the master plan that was approved by the city. She noted there is a chance they might see a preliminary plat yet this year.

In response to Commissioner Pierson's question on whether there are businesses interested in the LA Fitness and Target area, Planner Shively said there were none at this time, but as the 3M

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residential development begins, usually businesses will follow. Council Liaison Ingebrigtsen said the Planning Director, Bob Streetar, has fielded many calls expressing interest in this area.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER BOULLIANNE, SECONDED BY COMMISSIONER STOLARSKI TO ADJOURN THE AUGUST 1, 2019 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:19 PM.

5 AYES.

Respectfully submitted, Cathy Hannigan