

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
January 7, 2021**

The Oakdale Planning Commission held a virtual meeting on Thursday, January 7, 2021 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7:30 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Dallas Pierson
Vice Chairperson: Marty Jurgensen
Commissioners: Bob Boullianne
Christopher Campbell
Yaya Diatta
Emily Milles
Lee Stolarski

Also Present: Emily Shively, City Planner
Mary Cutrufello, Planning Associate
Jake Ingebrigtsen, Council Member Liaison
Susan Olson, Council Member Liaison
Wayne Johansen, CEO HOM Furniture

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER BOULLIANNE, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 3, 2020, AS PRESENTED.

7 AYES

CITY COUNCIL UPDATE

Council Member Ingebrigtsen shared that Council Member Olsen had been assigned as Council Liaison to the Planning Commission for 2021-2022.

PUBLIC HEARING

a. ZONING ORDINANCE TEXT AMENDMENT: PARKING REQUIREMENT FOR FURNITURE STORES

Planner Shively presented a Zoning Ordinance Text Amendment in detail and explained that it was a request by HOM Furniture to change policy and law that would be applied throughout the City. She explained that HOM Furniture intends to purchase and remodel the former theater building at 1188 Helmo Avenue North and move their showroom from Woodbury to Oakdale. She further explained that the parcel is guided Commercial in the 2040 Comprehensive Plan and zoned C-2 Community Commercial and that furniture stores are a permitted use in the C-2 Community Commercial zoning district. HOM Furniture is requesting a zoning ordinance text amendment to

reduce the number of parking stalls required for furniture stores compared to the cities requirements for retail uses based on observations at their other stores over time. Ms. Shively noted that the city wide impact of this proposed change must be considered.

Planner Shively noted that the City's current retail parking requirements are one parking space for each 200 square feet of floor area. The old theater building is approximately 98,000 square feet and the parcel has 500 parking spaces, which under the current ordinance is sufficient. HOM states that they do not need that much parking for their operations and there would be a large amount of unused parking on the site, based on observations at their other stores over time. They would like to expand the building by adding approximately 50,000 square feet and adding a second floor for a total of 150,000 square feet in the building. HOM would also like to create a new parcel for development on the unused parking area if the parking change is approved.

Ms. Shively explained in great detail the pros and cons of allowing HOM's request. The options presented for the Planning Commission discussion this evening are:

Option A: recommend approval of the request from HOM to allow expansion of the theater building and possible future pad site development.

Option B: recommend approval of the staff alternative that would allow HOM to build out the theater building but not create pad site at this time.

Planner Shively stated staff recommends option B which lets HOM Furniture occupy and expand the building, but does not create unintended consequences of limiting other retail uses in the building in the future. This allows for future consideration of pad site development when all of the impacts are known and possible issues addressed.

In response to a question from Chair Pierson, Ms. Shively explained the child care center on site is still in use and has its own adequate parking.

In response to a question from Chair Pierson, Ms. Shively explained that both Options A and B will allow HOM Furniture to expand up to 150,000 square feet.

In response to a question from Commissioner Diatta, Planner Shively noted that the 2040 Comprehensive Plan does not address reducing parking spaces.

In response to a question from Commissioner Jurgensen, Ms. Shively affirmed that the staff recommendation is to change parking space per square footage of property to: one off street parking space for each 325 square feet of floor area, just for furniture stores.

Commissioner Pierson opened the Public Hearing and asked if any representative from HOM Furniture would like to make a comment.

Wayne Johansen, Founder of HOM Furniture, provided a very detailed history of HOM along with their business and philanthropic pursuits. He provided HOM's rationale for requesting this zoning
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ordinance text amendment along with summaries of actual Woodbury parking data. Mr. Johansen emphasized that HOM has tracked parking and customer 'door swings' for 20 years. He shared that HOM has a history of utilizing discarded buildings to revitalize the areas.

In response to a question from Chair Pierson, Mr. Johansen explained that their parking needs will be less than half of the requested zoning ordinance text amendment, thus allowing enough parking spaces for other tenants in the front of the building.

In response to a question from Commissioner Jurgensen, Mr. Johansen shared that the approximate square footage of the proposed project will be 156,000 square feet with the intent for HOM to build out approximately 140,000 square feet of furniture and 15,000 square feet of retail, restaurant or office space. He explained that their request factored in the additional tenants in the building.

In response to a question from Chair Pierson, Ms. Shively explained that the staff recommendation is based off HOM Furniture's documentation received in December, 2020, and that they received new information today. Discussion continued with different scenarios regarding possible tenants in the building.

In response to a question from Commissioner Boullianne, Mr. Johansen has stated that their intent is to improve the site and building. Further discussion was had regarding the space, MNDOT exit concerns on 10th Street North, and both Options A and B.

Chair Pierson closed the public hearing.

Commissioners held further discussion. The following motions were made:

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY CHAIR PIERSON, TO RECOMMEND THAT THE CITY COUNCIL ADOPT OPTION A:

Amend City Code, Chapter 25 - Zoning, Article 18, Section 25-161 (e) by adding the following:

(19) Furniture Stores: One off-street parking space per 400 square feet plus one space per 800 square feet over 6,000 square feet.

VOTED IN FAVOR OF OPTION A:

**Chair Pierson
Commissioner Boullianne
Commissioner Campbell
Commissioner Diatta
Commissioner Milles
Commissioner Stolarski**

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY CHAIR PIERSON, TO RECOMMEND THAT THE CITY COUNCIL ADOPT OPTION B:

Amend City Code, Chapter 25 - Zoning, Article 18, Section 25-161 (e) by adding:

(19) Furniture Stores: One off-street parking space for each 325 square feet of floor area.

VOTED IN FAVOR OF OPTION B:

Commissioner Jurgensen

OPTION A PASSED.

ELECTION OF PLANNING COMMISSION CHAIRPERSON

COMMISSIONER MILLES NOMINATED COMMISSIONER MILLES TO SERVE AS CHAIRPERSON.

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

7 AYES

ELECTION OF PLANNING COMMISSION VICE CHAIRPERSON

COMMISSIONER JURGENSEN NOMINATED COMMISSIONER DIATTA TO SERVE AS VICE CHAIRPERSON.

COMMISSIONER STOLARSKI NOMINATED COMMISSIONER PIERSON TO SERVE AS VICE CHAIRPERSON.

COMMISSIONER PIERSON DECLINED.

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

7 AYES

INFORMATIONAL ITEMS

a. Planning and Development Update

Planner Shively shared that Eagle Point Elementary, 7850 15th Street North, started construction. She also noted that AutoZone, 7560 33rd Street North, will be opening soon.

Ms. Shively announced that the next Planning Commission meeting will be February 4, 2021.

ADJOURMENT

A MOTION WAS MADE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE JANUARY 7, 2021 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:59 PM.

7 AYES

Respectfully submitted,

Jackie Knutson
Recording Secretary