

**REGULAR MEETING  
OAKDALE PLANNING COMMISSION  
February 4, 2021**

The Oakdale Planning Commission held a virtual meeting on Thursday, February 4, 2021 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: Emily Milles

Commissioners: Christopher Campbell  
Marty Jurgensen  
Dallas Pierson  
Lee Stolarski

Also Present: Emily Shively, City Planner  
Mary Cutrufello, Planning Associate  
Susan Olson, Council Member Liaison  
Wayne Johansen, CEO, HOM Furniture  
John Pierce, Real Estate Director, HOM Furniture

Not Present: Bob Boullianne  
Yaya Diatta

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER STOLARSKI, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 7, 2021, WITH CORRECTIONS: DUE TO RECORDING NOT STARTING, NOTING COMMISSIONER STOLARSKI MADE THE MOTION TO APPROVE AND COMMISSIONER BOULLIANNE SECONDED, THE APPROVAL OF THE DECEMBER 3, 2020 PLANNING COMMISSION MINUTES.**

COMMISSIONER CAMPBELL	AYE
COMMISSIONER JURGENSEN	AYE
CHAIR MILLES	AYE
COMMISSIONER PIERSON	AYE
COMMISSIONER STOLARSKI	AYE

**5 Ayes. Minutes Approved**

**CITY COUNCIL UPDATE**

Council Member Olson shared items that the Council would be considering at its next meeting.

## **PUBLIC HEARING**

### **a. ZONING ORDINANCE TEXT AMENDMENT: SIGNAGE FOR LARGE RETAILERS**

Planner Shively presented a Zoning Ordinance Text Amendment: Big Box Retail Signage in detail and explained that this was the second of two requests by HOM Furniture to change policy. 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 shared this amendment was developed in collaboration with the applicant and staff to create a standard that both works for the city and HOM Furniture. She stated the amendment reflects a longstanding need to update the City's sign code to recognize larger retailers need larger signs. Ms. Shively explained that this amendment first defines a large retailer as an establishment with 60,000 square feet or greater gross floor area and allows for signs up to 350 square feet which reflects the range of sizes already existing in Oakdale, not to exceed 10% of total wall area. Planner Shively shared that the code specifies one pylon sign would be permitted up to 350 square feet for Big Box retailers on property abutting an interstate, and must have a substantial base of materials that match the building that it's associated with.

In response to a question from Councilmember Olsen, Ms. Shively explained the 10% figure was arrived at by an analysis of existing Big Box retailers in addition to HOM Furniture's request to match what we already have. Planner Shively also shared that the marquee sign on 10<sup>th</sup> Street North would stay, and HOM Furniture may repurpose it, in addition to adding a new pylon sign on I-694.

In response to a question from Commissioner Campbell, Planner Shively noted that the pylon sign may have 350 square feet on each side of the sign. The sign area for any two-sided free-standing sign in Oakdale is measured that way.

In response to a question from Commissioner Jurgensen, Ms. Shively affirmed that the new pylon sign would need to have the base be the same materials to match the building; a single pole structure is not permitted.

In response to a question from Commissioner Pierson, Ms. Shively explained any tenant in the large building that has 60,000 square feet floor area or greater, may have one sign on each wall elevation that has street frontage up to 350 square feet. She further explained that any tenant with less than 60,000 square feet floor area, was allowed one sign on each wall elevation that has street frontage up to 150 square feet.

In response to a question from Commissioner Jurgensen, Planner Shively noted that businesses may have a sign on walls that have street frontage.

In response to questions from Commissioners Jurgensen and Campbell, Ms. Shively explained that when measuring sign area, the code states to draw a box around the letters to determine measurement.

Chair Milles opened the Public Hearing and asked if any representative from HOM Furniture would like to make a comment. John Pierce thanked the Commission for their work. There being no further questions, Chair Milles closed the Public Hearing.

There was no further discussion from the Commissioners.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER PIERSON, TO RECOMMEND APPROVAL OF THE ZONING ORDINANCE TEXT AMENDMENT: SIGNAGE FOR BIG BOX RETAILERS AND PYLON SIGNS ON COMMERCIAL PROPERTY ABUTTING AN INTERSTATE FREEWAY.**

**VOTED IN FAVOR:**

Chair Milles	AYE
Commissioner Campbell	AYE
Commissioner Jurgensen	AYE
Commissioner Pierson	AYE
Commissioner Stolarski	AYE

**5 Ayes. Motion approved.**

### **INFORMATIONAL ITEMS**

#### **a. Planning and Development Update**

Planner Shively shared that Eagle Point Elementary, 7850 15<sup>th</sup> Street North, has walls starting to go up. She also noted AutoZone, 7560 33<sup>rd</sup> Street North, would be opening very soon. She explained regarding the Willowbrooke neighborhood development, north of County Road 14, that the City Council approved a final Plat for the first phase of this neighborhood development, south of 40<sup>th</sup> Street North and west of Ideal Avenue North. This part of the neighborhood will have 51 one level villa style, single family homes and 63 townhomes that Lennar would be building.

Ms. Shively announced that the next Planning Commission meeting would be March 4, 2021.

### **ADJOURMENT**

**A MOTION WAS MADE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE FEBRUARY 4, 2021 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:24 PM.**

**5 AYES**

Respectfully submitted,

Jackie Knutson  
Recording Secretary