

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

The Oakdale Planning Commission held a virtual meeting on Thursday, March 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: Bob Boullianne
Yaya Diatta
Dallas Pierson
Lee Stolarski

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

Not Present: Christopher Campbell
Marty Jurgensen

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER PIERSON, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 4, 2021.

VOTED IN FAVOR:

CHAIR MILLES	AYE
COMMISSIONER BOULLIANE	ABSTAIN
COMMISSIONER DIATTA	ABSTAIN
COMMISSIONER PIERSON	AYE
COMMISSIONER STOLARSKI	AYE

3 Ayes. Minutes Accepted as presented.

CITY COUNCIL UPDATE

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

PLANNING COMMISSION REVIEW

a. SITE PLAN REVIEW FOR A TEMPORARY WATER TREATMENT FACILITY AT 1265 HELMO AVENUE NORTH (CITY OF OAKDALE)

Planning Associate Cutrufello presented a detailed Site Plan Review for a temporary water treatment facility at 1265 Helmo Avenue North, Municipal Well 7. Oakdale is currently at capacity with water consumption. Due to new developments including the Willowbrooke development and the Helmo Station development, the City's population would increase and as a result, Oakdale would exceed water demand. There is a long term plan to build a centralized water treatment plant sometime after 2025. The proposed site at Municipal Well 7, 1265 Helmo Avenue North would bridge this gap by increasing capacity.

Ms. Cutrufello stated that the proposed temporary water treatment facility conforms to the comprehensive plan, zoning code and design standards. She also explained that the City Engineer, Chief Building Official and Fire Chief have approved the Site Plan and Staff recommends approval of the Site Plan.

In response to a question from Commissioner Pierson, Ms. Cutrufello stated that this is a temporary facility because when the comprehensive facility comes online in 2025, all water treatment will be moved to that new facility, and the temporary facility will be used for storage.

In response to a question from Commissioner Pierson, City Engineer Bachmeier gave a detailed presentation on the Well Number 7 Temporary Treatment Facility and Oakdale PFAS Study. He explained that currently the City is fulfilling the city's water needs with well numbers: 5, 9, 3 and 10. With the two new developments the City would be exceeding capacity. City Engineer Bachmeier, explained in detail the 3M settlement and plan for Oakdale, sharing that 3M ultimately pays for temporary treatment through the 2007 Consent Order. Mr. Bachmeier explained the conclusions of the study indicated that one additional well should be treated for immediate future needs, and in the future we will need two additional wells for capacity, which will be provided when the centralized comprehensive facility is completed. Due to site considerations and the industrial nature of nearby properties, Municipal Well 7 was chosen.

In response to a question from Councilmember Olson, City Engineer Bachmeier explained that there are no emissions and virtually no noise, due to the passive pressurized system.

In response to a question from Commissioner Boullianne, City Engineer Bachmeier shared the costs will be paid via a pass thru grant from the MPCA, with 3M ultimately subsidizing the grant program.

There was no further discussion from the Commissioners.

COMMISSIONER PIERSON MADE A MOTION, SECONDED BY COMMISSIONER STOLARSKI, APPROVING THE SITE PLAN FOR A TEMPORARY WATER TREATMENT FACILITY AT 1265 HELMO AVENUE NORTH.

VOTED IN FAVOR:

Chair Milles	AYE
Commissioner Boullianne	AYE
Commissioner Diatta	AYE
Commissioner Pierson	AYE
Commissioner Stolarski	AYE

5 Ayes. Motion approved.

INFORMATIONAL ITEMS

a. Planning and Development Update

Planning Associate Cutrufello shared that City Council approved the Furniture Store parking ordinance at its February 9, 2021 meeting. City Council would take action at the March 9, 2021 meeting regarding the sign ordinance for big box retail.

Ms. Cutrufello announced that there is nothing currently on the schedule for the April Planning Commission meeting.

ADJOURMENT

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER BOULLIANNE, TO ADJOURN THE MARCH 4, 2021 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:30 PM.

VOTED IN FAVOR:

Chair Milles	AYE
Commissioner Boullianne	AYE
Commissioner Diatta	AYE
Commissioner Pierson	AYE
Commissioner Stolarski	AYE

5 Ayes. Motion approved.

Respectfully submitted,

Jackie Knutson
Recording Secretary