

**REGULAR MEETING  
OAKDALE PLANNING COMMISSION  
May 6, 2021**

The Oakdale Planning Commission held a virtual meeting on Thursday, May 6, 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  
Christopher Campbell  
Yaya Diatta  
Marty Jurgensen  
Dallas Pierson  
Lee Stolarski

Also Present: Emily Shively, City Planner  
Mary Cutrufello, Planning Associate  
Susan Olson, Council Member Liaison  
Scott Peterson, United Properties  
Michael Larson, Slumberland  
Sam Edelstein, HGA Architects  
Eric Thom, Continental Properties  
Mark Kronbeck, Alliant Engineering

**APPROVAL OF MINUTES**

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

**VOTED IN FAVOR:**

<b>CHAIR MILLES</b>	<b>AYE</b>
<b>COMMISSIONER BOULLIANE</b>	<b>AYE</b>
<b>COMMISSIONER CAMPBELL</b>	<b>ABSTAIN</b>
<b>COMMISSIONER DIATTA</b>	<b>AYE</b>
<b>COMMISSIONER JURGENSEN</b>	<b>ABSTAIN</b>
<b>COMMISSIONER PIERSON</b>	<b>AYE</b>
<b>COMMISSIONER STOLARSKI</b>	<b>AYE</b>

**5 Ayes. March 4, 2021 Minutes accepted as presented.**

**CITY COUNCIL UPDATE**

Council Member Olsen reminded the Commission of the joint meeting with City Council.

**PUBLIC HEARING**

**a. PLANNED UNIT DEVELOPMENT AMENDMENT – 4FRONT OFFICE AND INDUSTRIAL AREA (SLUMBERLAND AND UNITED PROPERTIES)**

Planner Shively shared in detail a requested Planned Unit Development zoning ordinance amendment at the 4Front Office and Industrial Area, North of County Road 14, East of I-694, West of Ideal Avenue North and South of the Willowbrooke Development. The owners, Slumberland, partnered with United Properties and were proposing to divide the west expansion area into four parcels for future development. Ms. Shively explained that the developers were requesting two new uses, Light Manufacturing and Office-showroom / Office-warehouse in Parcel A. In this initial phase of development, they were proposing to construct up to 310,000 square feet of new space on Parcel A. Ms. Shively explained this request is consistent with the Comprehensive Plan guiding for the area, the uses would be compatible with the existing 4Front development, and it meets the economic development by providing employment opportunities and expanding industry diversity.

In response to a question from Commissioner Campbell, Ms. Shively shared the developers understand that landscaping must be compatible with surroundings, particularly the Willowbrooke neighborhood to the north of the site. The planning team will be working with the developers on this.

In response to two questions from Commissioner Pierson, Ms. Shively noted that if there are any hazardous materials produced from any proposed businesses, there are a number of agencies that regulate hazardous materials and that the businesses will need to comply with those regulations. The City Fire Department works closely with businesses that may have hazardous materials to develop a response plan as needed. Ms. Shively also shared with regard to a question about storm water management and impervious surfaces, the Site Plan would need to meet the Valley Branch Watershed District requirements.

In response to a question from Commissioner Jurgensen, Ms. Shively explained the county is evaluating a new entrance into this parcel west of the 4Front entrance on County Road 14. If this is not feasible, the entrance will be the existing 4Front entrance on County Road 14, and access will not be connected to the Willowbrooke Development.

Chair Milles opened up the public hearing to anyone who wanted to comment on this zoning ordinance amendment. There being none, Chair Milles closed the public hearing.

There was no further discussion from the Commissioners.

**COMMISSIONER DIATTA MADE A MOTION, SECONDED BY COMMISSIONER PIERSON, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING THE 3M/IMATION PLANNED UNIT DEVELOPMENT AGREEMENT AND CONCEPT PLAN (ORDINANCE NO. 473) TO DESIGNATE FOUR AREAS IN THE WEST EXPANSION AREA FOR FUTURE DEVELOPMENT AND ESTABLISH THE PURPOSE AND USES FOR THE 4FRONT OFFICE AND INDUSTRIAL AREA (PARCEL A). (NORTH OF COUNTY ROAD**

14, EAST OF I-694, WEST OF IDEAL AVENUE NORTH, SOUTH OF THE WILLOWBROOKE DEVELOPMENT.)

**VOTED IN FAVOR:**

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

7 Ayes. Motion approved.

**PLANNING COMMISSION REVIEW**

a. PRELIMINARY/FINAL PLAT FOR THE WILLOWBROOKE THIRD ADDITION (CONTINENTAL PROPERTIES)

b. SITE PLAN REVIEW FOR SPRINGS AT WILLOWBROOKE (CONTINENTAL PROPERTIES)

Planner Shively shared the Preliminary/Final Plat and the Site Plan for Springs at Willowbrooke. When the Preliminary Plat for Willowbrooke was originally approved in September, 2020, there was not a developer on board for this part of the neighborhood. A developer has now signed on, Continental Properties. Site plan review is required for this area as well as the other multifamily areas on the west side of the Willowbrooke neighborhood.

Ms. Shively noted the Preliminary and Final Plat creates one lot on one block, and one outlot that would be for storm water ponding.

Planner Shively shared that this would be a secured, gated community with one main entrance. The secondary entrance was for emergency access. There would be 14 2-story buildings located throughout the site and one clubhouse. Ms. Shively described in detail the Site Plan.

Staff evaluation has determined that this meets the Comprehensive Plan, Small Area Plan, the Willowbrooke Planning and Development Ordinance and the goals and intent for this area. Staff is recommending approval of the Preliminary and Final Plat as well as the Site Plan for this project.

In response to a question from Commissioner Jurgensen, Eric Thom with Continental Properties stated there are attached garage options as well as detached garage options along with visitor parking.

In response to a question from Commissioner Jurgensen, Planner Shively shared the 10 foot setbacks meet the ordinance requirements.

In response to a question from Commissioner Pierson, Mr. Thom shared that there will be sidewalks and trails along the streets outside of the fence, and that there would be internal sidewalks that connect within the development. There will be gate access for pedestrians to connect to the park and trail system in Willowbrooke along 38<sup>th</sup> Street North.

In response to a question from Commissioner Boullianne, Planner Shively affirmed that there is no access to the site from Ideal Avenue North.

In response to a question from Commissioner Boullianne, Mark Kronbeck, Alliant Engineering, stated generally the slope drains from south to north.

In response to a question from Commissioner Pierson, Mr. Kronbeck shared that the pond south of 36<sup>th</sup> Street North doesn't drain into the proposed outlot within the development.

There was no further discussion from the Commissioners.

**COMMISSIONER PIERSON MADE A MOTION, SECONDED BY COMMISSIONER BOULLIANNE, TO RECOMMEND APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR THE WILLOWBROOKE THIRD ADDITION SUBJECT TO CONDITIONS.**

**VOTED IN FAVOR:**

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

7 Ayes. Motion approved.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER PIERSON, TO RECOMMEND APPROVAL OF THE SITE PLAN FOR THE SPRINGS AT WILLOWBROOKE SUBJECT TO CONDITIONS.**

**VOTED IN FAVOR:**

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

7 Ayes. Motion approved.

**INFORMATIONAL ITEMS**

**a. Planning and Development Update**

Planner Shively reminded the Commissioners of the City Council and Advisory Bodies joint meeting. She noted that there will be a Planning Commission meeting on June 3, 2021.

**ADJOURMENT**

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

**VOTED IN FAVOR:**

<b>CHAIR MILLES</b>	<b>AYE</b>
<b>COMMISSIONER BOULLIANNE</b>	<b>AYE</b>
<b>COMMISSIONER CAMPBELL</b>	<b>AYE</b>
<b>COMMISSIONER DIATTA</b>	<b>AYE</b>
<b>COMMISSIONER JURGENSEN</b>	<b>AYE</b>
<b>COMMISSIONER PIERSON</b>	<b>AYE</b>
<b>COMMISSIONER STOLARSKI</b>	<b>AYE</b>

**7 Ayes. Motion approved.**

Respectfully submitted,

Jackie Knutson  
Recording Secretary