

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
May 7, 2020**

The Oakdale Planning Commission held a meeting on Thursday, May 7, 2020 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Dallas Pierson

Commissioners: Bob Boullianne
Christopher Campbell
Yaya Diatta
Emily Milles
Marty Jurgensen
Lee Stolarski

Others Present: Emily Shively, City Planner
Mary Cutrufello, Associate Planner
Brian Bachmeier, City Engineer, Public Works Director
Jake Ingebrigtsen, Council Member

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER DIATTA, SECONDED BY COMMISSIONER STOLARSKI, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 5, 2020, AS PRESENTED.

6 AYES

1 ABSTAIN (JURGENSEN DID NOT ATTEND MARCH 5, 2020 MEETING)

CITY COUNCIL UPDATE

Council Member Ingebrigtsen stated that the May focus with the council has been COVID-19 and the City Administrator search. He added that the council met individually with the mayor and the Community Development Director about the Willowbrooke project.

PUBLIC HEARINGS

a. CONDITIONAL USE PERMIT: 1733 HALLMARK AVENUE NORTH (JOHNSON)

Planner Shively introduced the City's Associate Planner, Mary Cutrufello, who started with the City in March.

Associate Planner Cutrufello presented a Conditional Use Permit (CUP) request to build a woodworking shop at the townhome of Randy Johnson, 1733 Hallmark Avenue. She noted the shop

will measure 20 x 16 or 320 square feet. Ms. Cutrufello explained that single family homes in the R4 mid-density district are permitted one accessory building up to 120 square feet and larger buildings require a CUP. She stated that application met all the general criteria for the CUP and that the applicant has a plan for mitigating both noise and dust within the structure.

Ms. Cutrufello noted that applicant spoke to all neighbors within 100 feet of his property, as required, and there were no objections. She mentioned that the building met all four of the accessory building standards and code requirements and that staff recommended approval of the CUP.

In response to a question from Commissioner Diatta, Ms. Cutrufello and Chair Pierson noted that the townhome has a 5 foot interior side setback.

Chair Pierson opened the Public Hearing for comments from the audience.

Randy Johnson, applicant, shared his reasons for requesting the CUP.

In response to a question by Chair Pierson regarding air filtration, Mr. Johnson noted that the new woodshop would have an air filtration system and be insulated to mitigate sound.

In response to a question from Commissioner Boullianne, Mr. Johnson explained that he will be using typical shop tools.

In response to a question from Commissioner Stolarski, Mr. Johnson stated the building would have heating and air conditioning, but will not have plumbing.

Chair Pierson closed the public hearing.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER MILLES TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A 320 SF ACCESSORY BUILDING AT 1733 HALLMARK AVENUE NORTH (JOHNSON).

7 AYES

b. COMPREHENSIVE PLAN MAP AMENDMENT: PARK TO LOW DENSITY RESIDENTIAL (TITAN PARK, 4TH STREET PLACE NORTH)

Planner Shively presented the proposed Comprehensive Plan Map Amendment to change the future land use of a portion of Titan Park, located at 4th Street Place North from Park to Low Density Residential. She provided renderings of the site and a map showing the change to Low Density Residential, which would be consistent with surrounding properties, and noted there is sufficient utility infrastructure capacity to serve a single family home.

Planner Shively explained that in reviewing possible modifications to the park, the Parks and Recreation Commission concluded that its size and location were not conducive to park development; as such, they recommended selling a portion as a single family home lot. The City Council accepted the recommendation and directed Staff to move forward with the process. She explained that the future land use designation in the Comprehensive Plan would need to first be changed from Park to Low Density Residential.

In response to Chair Pierson's question regarding what use the interior portion of this Titan Park be after this is done, including accessibility to it, Ms. Shively stated that there is nothing that has been planned right now, however, a potential future trail access from 4th Street Place North would be preserved.

In response to Commissioner Boulliane's question regarding what prompted this change, City Engineer Bachmeier explained that the Park and Recreation Commission looked at improvements for Titan Park and determined it wasn't practical to develop it as a park, so they made a recommendation to the City Council to parcel off a piece of property and develop it as a single family home.

In response to a question from Commissioner Stolarski, City Engineer Bachmeier stated the City will put this property up for sale, has completed appraisals, and will start notifying realtors to try and find a buyer.

In response to a question from Commissioner Jurgensen, Ms. Shively stated that the City is only creating one parcel in a platted area and this can happen administratively, and that the future land use designation is what the Planning Commission is considering.

In response to a comment from Commissioner Campbell, City Engineer Bachmeier stated that he spoke to the neighbor to the west and he had no interest in acquiring that property and that the neighbor to the northeast would be problematic due to the storm sewer access.

Chair Pierson opened the public hearing.

Karen Yates, 6853 4th Street Place N, feels the presented maps don't represent the parcel lines specifically the easement, and feels that all neighbors will be impacted.

Debbie Duschene, 6877 4th Street Place North, expressed surrounding neighbors would prefer to keep Titan Park as is.

Kevin Yates, 6853 4th Street Place North, felt that if the parcel was not conducive for a park, it would not be conducive for a house.

As no other comments were heard, Chair Pierson closed the public hearing.

In response to questions from Commissioner Milles, Planner Shively stated that the proposed lot meets minimum lot size requirements but that the topography may present some challenges. She added that nearby residents could choose to purchase the property once it goes up for sale.

In response to a question from Commissioner Boullianne regarding the wetland on the parcel, Ms. Shively stated that the wetland is located in the east portion of the park.

Residents noted that the only area being used was the upper portion of the park by the cul-de-sac and that the rest is a hill, swamp, and trees.

Chair Pierson reopened the public hearing.

David Duschene, 6877 4th Street Place North, explained that last year when the streets were worked on a new drain with cover was installed in the park, and further explained that the neighborhoods backyards are very wet through June. He is against the proposed land use change.

Ms. Duschene questioned viable options to express their disapproval of the proposed land use change. Chair Pierson advised the residents that their next decision is with the City Council meeting on May 26, 2020 when a decision is made. Ms. Shively added that anyone present, watching online or watching at a later date with something to add may send her an email or call her. She emphasized that if a resident does not want to physically come to the May 26 City Council meeting but wants their voice heard, please contact her within one week prior, if possible, by May 19th to have the comments presented to the City Council.

In response to a question from Commissioner Stolarski regarding what will become of the balance of Titan Park, Ms. Shively noted that the only change being proposed is the single family home on the westerly portion and everything else will remain the same.

In response to Commissioners Jurgensen and Milles, Planner Shively noted that there are similar parks in the City that are not developed with amenities and consist of a mown area and wetlands.

Chair Pierson closed the public hearing.

In response to questions from Commissioners Diatta and Campbell, Planner Shively explained as Oakdale developed, they looked at a policy of Park Dedication, where a percentage of neighborhood acreage should be set aside for park space.

In response to a question from Commissioner Boullianne, Chair Pierson clarified that the final decision will be made by the City Council.

In response to Commissioner discussion, Planner Shively noted that the Planning Commission is being asked by the City Council to weigh in on the proposal to change the future land use of a portion of Titan Park.

Commissioner Diatta commented on the importance of communities supporting outdoor activities to promote health and asked where the next closest park as located.

Mr. Bachmeier stated Guthrie Park is three blocks away and offered a picnic shelter, playground and a basketball court.

A MOTION WAS MADE BY COMMISSIONER DIATTA., SECONDED BY COMMISSIONER BOULLIANNE TO RECOMMEND APPROVAL OF A COMPREHENSIVE PLAN MAP AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF THE WESTERLY PORTION OF TITAN PARK FROM PARK TO LOW DENSITY RESIDENTIAL (4TH STREET PLACE NORTH)

7 AYES

PLANNING COMMISSION REVIEW

a. SITE PLAN REVIEW: NEW ELEMENTARY SCHOOL AT 7850 15TH STREET NORTH (EAGLE POINT ELEMENTARY – ISD622)

Ms. Shively shared that ISD 622 plans involve shifting Skyview to exclusively Middle School and Eagle Point will be expanded in size to serve more Elementary students. A new school facility will be built north of the existing school so that the current school continues to operate until the new school is completed at which time the existing school building will be demolished.

Ms. Shively presented the ISD 622 Eagle Point Site Plan highlighting the two building entrances (north and south), new bus drop off area to the north, and changes to the grounds and sports fields.

Ms. Shively highlighted two conditions that the City added: that all school bus and construction traffic comes in off 15th Street, and not Upper 16th Street and that construction staging and traffic will also need to be accessed from 15th Street.

In response to Commissioner Boullianne's question regarding the bus access road and service entrance, Ms. Shively confirmed the access road is within the school property.

In response to Commission Campbell's concern about where the construction traffic will enter the property off 15th, and how it will affect the playground, or existing trees, Ms. Shively noted that the City Engineer weighed that concern against the infrastructure capacity of the local roads for construction traffic, the number of vehicles going through side streets, and the wear that will entail on the roadways.

Chair Pierson opened the Public Commentary.

Ms. Shively noted an email from Thomas Nun, 7888 Upper 16th, stating concerns regarding an earlier iteration of the project that had the northern athletic field located closer to the eastern property line which has been resolved with a revision to the site plan that shifts the field further

west and reduces the size of the field in order to preserve existing trees that act as a buffer. Mr. Nun was also concerned about bus traffic exiting the site via Upper 16th Street North.

Randy Anderson, Director of Business Services & Operations ISD 622, shared that the district prefers to come into the bus loop off Upper 16th. The service drive cannot be built until the existing school is torn down. He has spoken to neighbors and found only one with concerns, Mr. Nun. The district has some safety concerns with the bus drive off 15th as they partner with the Church and kids would need to cross the bus drive.

Councilmember Jake Ingebrigtson questioned if the buses could come in off 15th and the cars off Upper 16th. Commissioner Campbell noted that parent traffic is particularly busy and could clog the residential streets. Planner Shively noted that the District was asked to have all traffic come in off 15th so that residential streets were not affected.

Chair Pierson and Commissioner Boulliane clarified that the issue is getting into the school during the construction phase. Planner Shively noted that during the construction phase, an entryway for construction vehicles will be built on the west side of the building, after relocating the playground.

Mr. Anderson responded to a question from Commissioner Jurgensen regarding what the church thinks about this. He mentioned that the Principal Sean, has a relationship with the Church which allows overflow parking in their two lots. He stated that currently the student drop off is at the church, then the kids walk over to the school.

Ms. Shively noted that currently there are 60 – 70 parking stalls currently and will be 114 when the project is completed in response to a question from Commissioner Campbell.

Planner Shively noted with regard to access and circulation on site, Staff feels that a viable alternative has been provided for daily bus traffic on 15th Street, which satisfies this condition.

Chair Pierson asked District Staff if they are prepared to go forward based on the City's conditions. Mr. Anderson stated the District is not ready to move forward. Greg Bucoumb, Larson Engineering, Civil Engineer for ISD 622, mentioned his concern with the City's plan is that the driveways are too close together for proper traffic flow.

Chair Pierson suggested that the Planning Commission table this discussion so that the District has time to discuss more with the City Planner and Engineer.

A MOTION WAS MADE BY CHAIR PIERSON, SECONDED BY COMMISSIONER BOULLIANE TO TABLE THE SITE PLAN REVIEW FOR A NEW ELEMENTARY SCHOOL AT 7850 15TH STREET NORTH (EAGLE POINT ELEMENTARY – ISD622) UNTIL THE JUNE 4, 2020 PLANNING COMMISSION MEETING.

7 AYES

INFORMATIONAL ITEMS

a. PLANNING AND DEVELOPMENT UPDATE

Planner Shively expressed that even though we are in the midst of an unprecedented pandemic, development projects are still moving forward. There will be a Planning Commission meeting on June 4, 2020 to discuss a number of applications relating to a new AutoZone at Oakdale Marketplace, between Speedway and Pinz, and an application by Park Tool for an addition to their building near 50th and Hadley. Peaceful Lodge is nearing completion. It is anticipated that Willowbrooke applications will be reviewed in July or August.

THE MAY 7, 2020 MEETING OF THE OAKDALE PLANNING COMMISSION WAS ADJOURNED AT 8:32 PM.

Respectfully submitted,

Jackie Knutson
Recording Secretary