

**REGULAR MEETING  
OAKDALE PLANNING COMMISSION  
August 6, 2020**

The Oakdale Planning Commission held a meeting on Thursday, August 6, 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: Christopher Campbell  
Emily Milles  
Lee Stolarski  
Marty Jurgensen

The following were absent:

Commissioners: Bob Boullianne  
Yaya Diatta

Also Present: Mary Cutrufello, Associate Planner  
Emily Shively, City Planner  
Jake Ingebrigtsen, Council Member

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY CHAIR PIERSON TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 2, 2020, AS PRESENTED.**

**5 AYES**

**CITY COUNCIL UPDATE**

Council Member Ingebrigtsen shared that the city cancelled the Food Truck Event scheduled for Saturday, August 8, 2020.

**PUBLIC HEARINGS**

**a. CONDITIONAL USE PERMIT FOR A SECOND ACCESSORY BUILDING AT 6556 53<sup>RD</sup> STREET NORTH (KUSTRICH)**

Associate Planner Cutrufello presented a Conditional Use Permit (CUP) to allow a second accessory building at 6556 53<sup>rd</sup> Street North to be used as a chicken coop. She explained that single family homes in the R-1 (Very Low-Density Housing) zoning district are permitted one accessory building and that a second one may be allowed with a CUP.

Ms. Cutrufello shared in detail that the request meets all seven General Criteria for Granting a CUP as well as all four Specific CUP Criteria for Accessory Buildings Exceeding the Number and Size in the Ordinance.

Associate Planner Cutrufello explained that this lot exceeds the city's lot size requirements by 5,870 square feet. She also shared that Mr. Kustrich has notified all neighbors within 100 feet of the property, as required, and there were no objections.

In response to a question from Commissioner Jurgensen, Chair Pierson shared that the Police Department issues a permits for keeping backyard chickens.

Mr. Kustrich stated that there will be no rooster and that he will take measures to control odors.

Chair Pierson opened the public hearing. There being no public comments, Chair Pierson closed the public hearing.

In response to a question from Commissioner Stolarski regarding a renewal period for the chicken license, Mr. Kustrich stated that there is a one year renewal period.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER MILLES TO RECOMMEND APPROVAL OF A SECOND ACCESSORY BUILDING AT 6556 53<sup>RD</sup> STREET NORTH (KUSTRICH).**

**5 AYES**

**b. CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 6547 UPPER 48<sup>TH</sup> STREET NORTH (ESQUIVEL)**

Associate Planner Cutrufello presented a Conditional Use Permit (CUP) to allow an accessory apartment at the home of Juan and Julie Esquivel, 6547 Upper 48<sup>th</sup> Street North. The apartment will be 896 square feet and be attached behind the house and garage. The Esquivels will be living in the apartment with two exterior entry doors and one interior entry door to the main house. Their children will live in the main house

Ms. Cutrufello shared that single-family homes in the R-2 (Low-Density Residential) zoning district are allowed one accessory apartment via a Conditional Use Permit. She noted that the building plans are in compliance with the applicable code requirements, parking requirements and all other requirements, ordinances and applicable codes and there is not any need for additional conditions.

Associate Planner Cutrufello shared in detail that these plans meet or exceed the seven General and the seven Specific Criteria for a CUP for an accessory apartment. She stated that the Esquivels notified all neighbors within 100 feet of their property, as required, and there were no objections.

In response to a question from Chair Pierson, Ms. Cutrufello stated that when the Esquivels sell their property, the new owners would need to reside in one of the units and would need to obtain a Rental Housing License from the city if they want to rent out the accessory apartment.

In response to a question from Commissioner Stolarski, Ms. Cutrufello shared that the accessory apartment is subordinate to the main house in size; however, the homeowner could live in either unit.

In response to a question from Commissioner Jurgensen, Associate Planner Cutrufello and Council Member Ingebrigtsen explained the Oakdale City Council ratified the amendment of Chapter 23, Article 6, Section 25-23(c) as recommended by the Planning Commission.

Chair Pierson opened the public hearing for comments from the audience. There being no public comments, he closed the public hearing.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER MILLES TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 6547 UPPER 48<sup>TH</sup> STREET NORTH (ESQUIVEL).**

**5 AYES**

**c. CONDITIONAL USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN AT 7850 15<sup>TH</sup> STREET NORTH (EAGLE POINT ELEMENTARY – ISD622)**

Associate Planner Cutrufello presented a Conditional Use Permit (CUP) to allow for an Electronic Message Sign at 7850 15<sup>th</sup> Street North, Eagle Point Elementary. Electronic Message Signs associated with non-residential institutional uses are allowed via a CUP in the R-2 (Low-Density Housing) zoning district.

Ms. Cutrufello explained in detail that this monument-style electronic message sign meets or exceeds all General Criteria and Specific CUP Criteria for Electronic Message Signs.

In response to a question from Chair Pierson, Sal Bagley from Wold Architects and Engineers stated that an issue relating to brightness of the electronic message sign at Tartan High School had been resolved and the electronic message sign at Guardian Angles Church has had no complaints.

Chair Pierson opened the public hearing for a Conditional Use Permit for an Electronic Message Sign at 7850 15<sup>th</sup> Street North. (Eagle Point Elementary – ISD 622).

Associate Planner Cutrufello commented that a letter had been received from Jim Tilsen, 7889 15<sup>th</sup> Street North, regarding the brightness and display hours of electronic signs and expressed a concern with moving, flashing, or colorful messages.

Ms. Cutrufello contacted Mr. Tilsen to explain that there are 30-second stillness and decreased overnight brightness criteria imposed on the sign.

As such, Mr. Tilsen shared his support for the proposed sign.

Chair Pierson closed the public hearing.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER MILLES TO RECOMMEND APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN AT 7850 15<sup>TH</sup> STREET NORTH (EAGLE POINT ELEMENTARY – ISD 622).**

**5 AYES**

**d. CONDITIONAL USE PERMIT FOR AN ELECTRONIC DYNAMIC BUSINESS SIGN AT 1010 GERSHWIN AVENUE NORTH (TACO JOHN'S)**

Ms. Cutrufello presented a Conditional Use Permit (CUP) to allow an Electronic Dynamic Business Sign for Oakdale Taco, Inc. (Taco John's) at 1010 Gershwin Avenue North to replace their current sign. Ms. Cutrufello noted that Electronic Dynamic Business Signs are allowed in the C-2 (Community Commercial) zoning district via a CUP when it is shown that the use meets general and specific standards and the sign is suitable for the area.

Ms. Cutrufello explained in detail that this Electronic Dynamic Business Sign meets or exceeds all General Criteria and Specific CUP Criteria for Electronic Dynamic Business Signs. She noted that Oakdale Taco, Inc. notified neighbors within 100 feet of the property, as required, and there were no objections.

In response to a question from Commissioner Campbell, Ms. Cutrufello stated that the proposed and current sign is eight by four feet in dimension.

In response to a question from Commissioner Jurgensen, Ms. Cutrufello stated that this sign currently is legally non-conforming. If this were a new sign it would need to be a monument-style sign, not an elevated one, built with materials that matched the building.

In response to a question from Commissioner Jurgensen, Ms. Cutrufello stated the sign is off the right-of-way so that its position will not interfere with the traffic sign.

Terry Wissink, one of the owners of Oakdale Taco, Inc., addressed the commission stating the sign has been present since the late 1980s and they want to modernize it and make it easier for employees to change messages.

Chair Pierson opened the public hearing for comments from the audience. There being no public comments, he closed the public hearing.

**COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER MILLES TO RECOMMEND APPROVAL FOR AN ELECTRONIC DYNAMIC BUSINESS SIGN AT 1010 GERSHWIN AVENUE NORTH (TACO JOHN'S).**

**5 AYES**

**INFORMATIONAL ITEMS**

**a. Planning and Development Update**

Associate Planner Cutrufello shared that Peaceful Lodge, 6630 Hudson Boulevard North has largely completed construction on their new addition.

In response to a question from Commissioner Jurgensen, Ms. Cutrufello stated that staff will look into the outside storage of garbage containers at Peaceful Lodge.

Ms. Cutrufello mentioned that both Park Tool, 5115 Hadley Avenue North and Auto Zone, 7560 33<sup>rd</sup> Street North, will be starting construction soon on their respective projects.

Ms. Cutrufello mentioned that the next Planning Commission would be on September 3, 2020, at which the Willowbrooke development applications will be presented.

**ADJOURMENT**

**A MOTION WAS MADE BY COMMISSIONER MILLES TO ADJOURN THE AUGUST 6, 2020 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:39PM**

**5 AYES**

Respectfully submitted,

Jackie Knutson  
Recording Secretary