

OAK GROVE PLANNING COMMISSION
Regular Meeting
January 19, 2023

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 7:00 p.m. on Thursday, January 19, 2023. Roll call was taken.

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| Present: | Brad Johnson | Darrel Untereker |
| | Guy Farah | Joel Tjepkes |
| | Alan Hall | Marshal Anson |

Also Present: Angie Bray Johnson, City Council Member
Loren Wickham, City Administrator
Jessica Rieland, City Clerk

ORGANIZATION

1. Nominate 2023 Chairperson

MOTION: Motion by Commissioner Farah, second by Commissioner Untereker, nominating Commissioner Johnson as Chairperson. 5-0. Commissioner Johnson abstained.

2. Nominate 2023 Vice Chair

MOTION: Motion by Commissioner Tjepkes, second by Commissioner Untereker, nominating Commissioner Farah as Vice Chair. All in favor.

APPROVAL OF MINUTES

1. November 17, 2022, Planning Commission Minutes

Administrator Wickham recommended that the new commissioners abstain from the vote because they were not on the commission in November.

MOTION: Motion made by Commissioner Untereker, second by Commissioner Farah, to approve the November 17, 2022, minutes. 4-0. Commissioner Hall and Commissioner Anson abstained.

SKETCH PLANS

1. Robert Funk, Cedar Manufacturing Solutions – 19151 Main St NW

Administrator Wickham read the staff memo stating that Mr. Funk would like to purchase the lot located at 19151 Main St. NW in hopes of expanding his business. The proposed building may need a variance because it exceeds the percent of impervious surface allowed. Mr. Funk would like feedback on his concept plan and what type of exterior materials will be required. Administrator Wickham noted that the city currently owns the parcel and has a purchase agreement with Mr. Funk which is contingent on his planning applications being approved.

Mr. Funk explained that he would like to build a second building next to his business. The building would be used as a warehouse and there will be one dock door and two drive-up doors installed.

Chair Johnson asked for more information about the business.

Mr. Funk replied that his company makes reflectors for 3M that are used on highways. They make approximately 1.5-2 million parts a month between both plants that he owns.

Commissioner Untereker asked for more information about the type of traffic that will occur between the two buildings.

Mr. Funk replied that a forklift will move supplies from the warehouse to the production building. There is also a chance that part of production will be moved into the warehouse.

Commissioner Farah voiced concern about the semi traffic on 191st Ln NW and asked what the hours of operation are.

Mr. Funk replied that they are 5:00 am – 3:30 pm, Monday through Thursday, and Friday they are done by 10:00 am.

Commissioner Anson inquired if the semi-trucks will be able to completely pull into the warehouse.

Mr. Funk replied he will have to consult with the engineer and that he believes the tractors may still be on the road. He noted that he will work to minimize blocking traffic and will bring that information back at a future meeting.

The commission is in favor of this application moving forward.

2. Preferred Contracting & Restoration – 19468 Tamarack St NW

Administrator Wickham read the staff memo stating that Preferred Contracting & Restoration Inc. is purchasing the property at 19468 Tamarack St. NW. The lot is currently undeveloped, and they plan on constructing an 80 x 200 building on it. The building will be used for inside storage and office space for employees. They would also like to lease space to approved renters. The applicants are looking for feedback on exterior materials and building concept plans.

Commissioner Tjepkes asked how many work trucks the applicants have and what the maintenance plan is.

The applicants replied that there are approximately 12 work vehicles that will be parked inside, and maintenance would be done in one of the bays.

Commissioner Farah inquired about the type of maintenance they plan on doing and if the building will have floor drains.

The applicants replied that they anticipate doing light maintenance and they have not decided on a floor drain system yet but will consult with their engineer.

Commissioner Farah asked what the business hours will be.

The applicants replied they will be 8:00 am – 4:00 pm.

Commissioner Hall asked if the entire building will be steel?

The applicants replied that they would adhere to what the building code requires.

Administrator Wickham noted that the code states that no more than 70% of the building may be steel and he listed the materials that are approved to be used on the face of the building.

Commissioner Untereker inquired about the volume of traffic they anticipate having and if they will need outside storage.

The applicants replied that the amount of traffic will be minimal because they have materials delivered to the job sites. They anticipate round trips every day from approximately 14 employees and they do not plan on storing anything outside.

The commission is in favor of this application moving forward.

3. Jeremy Anderson, RCA Enterprises LLC – 19303 Rum River Blvd NW

Administrator Wickham read the staff memo stating that Mr. Anderson has inquired about an Interim Use Permit (IUP) to operate a home-based construction business. The applicant plans on storing two semi tractors, two dump trucks and one single axel flatbed inside the attached garage. He also plans on parking a lowboy trailer outside occasionally. Mr. Anderson owns RCA Enterprises LLC. There are three employees, and their personal vehicles will be parked inside the garage. Business hours are Monday – Friday from approximately 6:00 am to 6:00 pm.

Mr. Anderson explained that his son will be occupying the home after it is built, and he will operate RCA Enterprises out of the attached garage. He noted that there is a 50x90 garage that is attached to the 3-car garage that is connected to the house. Mr. Anderson added that there will be a wide floor drain connected to a containment trap installed in the garage.

Commissioner Untereker asked if they will be storing both the tractors and trailers inside the garage. Mr. Anderson replied yes, the building is 90' feet long and they will be able to pull the tractor and trailer inside.

Chair Johnson asked if they would store equipment on the property.

Mr. Anderson replied no that they haul for Ziegler and the equipment gets picked up and brought to a different location. He noted that on a rare occasion they may have to store something overnight, but it would not be an oversized load.

Commissioner Hall asked if they plan to build a road from this property to the one they own to the in the future.

Mr. Anderson replied no they will not be building a road.

Chair Johnson advised the applicants to get a document from Anoka County saying that a turn lane would not be required if the Interim Use Permit (IUP) was approved.

The commission is in favor of this application moving forward.

DISCUSSION ITEMS

4. Interim Ordinance 22-07 temporarily prohibiting sales, testing, manufacturing, and distribution of certain THC products – Study

Administrator Wickham noted that several bills have been introduced in the legislature this year to address the THC law that went into effect last year. He advised the Commission to wait until the legislative session ends to see if the State addresses the issue before making any recommendations to the City Council. He added that the Moratorium is in place until August.

Administrator Wickham mentioned that Anoka County is beginning a major reconstruction project on County Road 7 and Viking Blvd that will require a Conditional Use Permit (CUP). They will be having a work session at City Hall on January 30th at 6:00 pm prior to the next council meeting to discuss the project. They will also be having an Open House at City Hall on February 7th from 5:00 pm - 7:00 pm. Administrator Wickham added that if you are unable to attend the open house, they are having a virtual open house on their website.

ADJOURNMENT

Commissioner Tjepkes made a motion to adjourn, second by Commissioner Farah. All in favor.
The meeting was adjourned at 9:53 p.m.

Respectfully Submitted,

Jessica Rieland
City Clerk