

**OAK GROVE PLANNING COMMISSION**  
**Regular Meeting**  
**May 16, 2024**

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:30 p.m. on Thursday, May 16, 2024. Roll call was taken.

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

Also Present: Angie Bray Johnson, City Council Member  
Loren Wickham, City Administrator  
Chris Janson, MSA  
John Schwartz, MSA

**APPROVAL OF FEBRUARY 15, 2024 MEETING MINUTES**

**MOTION:** Motion made by Commissioner Untereker, second by Commissioner Tjepkes, to approve the February 15, 2024, minutes as presented. 5 – 0 Motion carried.

**PUBLIC HEARINGS**

**1. Amendment to Code of Ordinances Chapter 107 Subdivisions, Section 107-112 Lots related to minimum lot size.**

Administrator Wickham gave an overview regarding the proposed amendment. He stated that Oak Grove has always had a 2-acre lot minimum and that there has been some confusion that some residents had believed that it was 2.5 acres. He stated that the City Council has tasked staff to prepare a proposal to make the 2.5 acres the lot size minimum.

Chair Johnson invited Chris Janson and John Schwartz from MSA to the meeting via VOOM to discuss some of the potential findings and impacts of this proposal.

Mr. Janson provide to the Commission the current requirements:

- 2.0 Acre Minimum (including Right of Way)
  - 300 feet of Road Frontage
  - 100 feet of Cul-de-Sac lots
  - 100 feet Outside Corner Curves
- 2.5 Acre Average

He provided two options:

- Option A: 2.25 Acre Minimum (including ROW)
- Option B: 2.5 Acre Minimum (including ROW)

He provided some conclusions and recommendations:

2.25 Acre Requirement would generally result in a loss of a few lots and may impact logical lot configuration.

2.5 Acre Requirement would impact logical lot configuration.  
There would be lots with road frontage on three sides.  
There would be less motivation for Developers to build interior roads.  
More Cul-de-sacs may result.  
More road frontage to maintain per lot.

His recommendations are to either keep the 2.5 Acre Average including ROW requirement or Consider keeping the current requirement from 2.0 Acre minimum including ROW to 2.0 Acre minimum excluding ROW.

Chair Johnson opened the public hearing at 6:52pm.

**Public Comment:**

**Anthony Hennen – 3421 208<sup>th</sup> LN NW, Oak Grove**

Mr. Hennen spoke in opposition to the proposed changing of the minimum lot size. He compared Oak Grove to neighboring communities. Oak Grove already has 300' of road frontage requirement and most cities have 200'. He stated Ham Lake allows 1 acre lots. He stated prices go up by lowering lot sizes.

**Scott Wold - 2260 221<sup>st</sup> Ave NW, Oak Grove**

Mr. Wold spoke in opposition to the proposed changing of the minimum lot size.

**Brian Janson – Boulder Construction – Letter**

Mr. Janson submitted a letter in opposition to the proposal. Chair Johnson read that letter into record.

**Mike Vanderlee - 18715 Blackfoot St. NW**

Mr. Vanderlee addressed the Commission in opposition of the proposal. He would like to see it easier for people to move to the area, not harder.

Public Comment portion closed at 7:12pm

Chair Johnson stated the intent was 16 lots per 40 acres. He suggested a cap of no more than 33% of lots can be under 2.5 acres in a subdivision.

**MOTION:** Commissioner Hall moved, for no change to the ordinance and to leave it at a minimum lot size of 2 acres. Motion died for a lack of a second.

**MOTION:** Commissioner Hall moved to table to the item and to look at additional scenarios using Rum River Ridge and Rail Side Meadows as examples, second by Commissioner Untereker. Motion passed 5-0.

1. Show those subdivisions with no more than 33% of lots smaller than 2.5 acres. Show with and without including the right of way.
2. Show those subdivisions with 275' of road frontage instead of 300'.

**SKETCH PLANS**

**1. Tony Olejar – 2242 213<sup>th</sup> LN NW – Vacation of 213<sup>th</sup> LN NW and possible variance**

Commissioners discussed variance scenarios and vacating a portion of the right of way in front of Olejar's property. Mr. Olejar will discuss vacating a part of the 213<sup>th</sup> LN NW right of way with his

surveyor.

**2. Tom & Ciara Hoff 20560 Ivywood St. NW– Accessory Dwelling Unit (ADU)/Variance**

Commissioners discussed various scenarios for the Hoff’s to build an ADU and an accessory building on their property without a variance. The Hoff’s are going to look at attaching the structure to the existing house.

**3. Ron & Suzanne Herman – Subdividing with Private Roads – PIDS: 11-33-24-21-0002 and 11-33-24-24-0001**

The Herman’s presented their subdivision with private roads to the Commission. The Commission didn’t have any concerns with it.

**ADJOURNMENT**

Commissioner Hall made a motion to adjourn, second by Commissioner Farah. 5-0. Motion carried. The meeting was adjourned at 9:34 p.m.

Respectfully Submitted,  
Billi Larson  
City Clerk