

**OAK GROVE PLANNING COMMISSION**  
**Regular Meeting**  
**May 18, 2023**

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 7:00 p.m. on Thursday, May 18, 2023. Roll call was taken.

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

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

**APPROVAL OF APRIL 20, 2023, MEETING MINUTES**

Chair Johnson noted that Camp Post should be changed to Camp Host in the VisionQuest Campground application section. He also asked for clarification on the Hoffman sketch plan that requested access to Poppy St NW.

Administrator Wickham replied that if the applicant was going to subdivide the property, they would need to provide access to the lot to the north. Since Ms. Hoffman is only interested in purchasing one lot, she would not be required to provide access to the north. However, the planning commission could make that a condition of approval.

**MOTION:** Commissioner Tjepkes moved, second by Commissioner Farah, to approve the April 20, 2023, minutes as amended. All in favor.

**OLD BUSINESS**

1. **IUP Revocation** – Ted Thull, 21540 Linnet St NW

Administrator Wickham provided an update on the progress the applicant has made since the last meeting.

**Public Comment:**

Chair Johnson opened the meeting for public comment.

Tim Steinburg 21500 Linnet St NW voiced support for Mr. Thull and stated that he has made good progress cleaning up the property.

Darin Ellestad 21640 Killdeer St NW noted that he has lived in the neighborhood for 15 years and was not completely comfortable with home-based businesses coming into the neighborhood, but he understands that everyone is allowed to make a living. He added that a house that was for sale across the street from his received feedback from realtors that their client's experience was negatively affected by the two properties in the neighborhood that have noticeable home-based businesses. He voiced concern about the property not being kept in an orderly fashion.

Kim Iverson 21420 Linnet St NW noted that she supports people being able to make a living, but the property should be kept up. She voiced concern that this business negatively affects the neighborhood.

Megan Thull 21540 Linnet St NW stated that they understand the concerns of the neighborhood and hope that when the fence is finished and everything is stored behind it, that the issue will be resolved.

Chair Johnson read the following emails into the record:

Kim Begin, 21481 Linnet St NW

John and Mary Mattson, 21430 Linnet St NW

Kim Iverson, 21420 Linnet St NW

Ted Thull 21540 Linnet St NW gave an update on the progress he has made. He stated that the fence should be completed within the next week and that he is still working on getting rid of materials and shifting supplies behind the fence.

Hearing no further comment, Chair Johnson closed the public comment section.

Administrator Wickham suggested reviewing the original conditions of the IUP because they may need to be updated.

The commission discussed the original conditions and made the following amendments:

Remove permitted use of the cabinet shop and remove condition #5.

**Motion:** Commissioner Anson moved, second by Commissioner Farah that the Planning Commission recommends to the City Council revocation of the IUP if the conditions of approval are not met by the June 12<sup>th</sup> City Council meeting. Motion passed 5-1. Commissioner Hall opposed.

The motion passed 5-1. This item will be on the June 26<sup>th</sup> City Council Agenda.

**2. Conditional Use Permit (CUP) – Mike Straus, 855 Sims Rd NW**

Administrator Wickham noted that he spoke with Mr. Straus after the last meeting, and he mentioned reducing the size of the campground to four sites. Since then, Administrator Wickham has called the applicant and left a message but has not heard back from him and has not received any new documents.

The planning commission decided not to proceed with reviewing the application since Mr. Straus was not present and did not submit any new information to be considered.

Administrator Wickham mentioned that the 60-day deadline to act on the application will expire before the next planning commission meeting and therefore a decision needs to be made.

**Motion:** Commissioner Tjepkes moved, second by Commissioner Hall that the Planning Commission recommends to the City Council denial of the CUP for VisionQuest Campground. All in favor.

**PUBLIC HEARING**

**1. Site Plan Review – Ryan Peterson, 19398 Tamarack St NW**

Chair Johnson read the public hearing notice for Ryan Peterson.

The following exhibits were reviewed and are on file:

- Exhibit 1 – Public Hearing notice
- Exhibit 2 – Application for Conditional Use Permit Exhibit 3 – Business Narrative
- Exhibit 4 – Staff Memo
- Exhibit 5 – City Engineer Site Plan Review Memo dated May 2023
- Exhibit 6 – Aerial photos
- Exhibit 7 – Building Elevation Drawings

Clerk Rieland read the staff memo stating that Section 109-29 of the Oak Grove City Code requires a site plan to be approved before any commercial building permit can be issued for a new building. The purpose of the review is to ensure that the new development conforms to City plans and the City Code. She noted that the lot is approximately 5.02 acres and is in the Limited Industry (LI) District. The proposed building will be used for a wholesale/warehousing business – Froggy Hops, LLC.

Engineer Schwartz noted that there are items that need to be addressed in the Surface Water Management Plan but nothing that is insurmountable. He inquired about the parking needs of the business.

Mr. Peterson replied that Froggy Hops is a very seasonal business and that they have three full-time employees and during the busy season, which is April to October, they have 20. The employee shifts are staggered throughout the day. They show up, take a delivery truck and leave. Froggy Hops does not allow customer pick-ups.

Chair Johnson inquired about the screening requirements for the west side of the property that abuts the residential area.

Administrator Wickham replied that any business, institutional or industrial, shall provide *screening* for the use. The *screening* shall consist of coniferous *screening*, decorative fencing, a berm, or combination thereof. Coniferous *screening* shall include a minimum of two rows of trees not less than six feet tall above ground, staggered as appropriate to the tree species. *Screening* shall also be provided where a business, institutional or industrial use is across the street from a residential zone, but not on that side of a business, institutional or industrial use considered to be the front (as determined by the building inspector).

Chair Johnson inquired if the applicant plans to paint more parking spaces onto the current lot.

Engineer Schwartz noted that there appears to be sufficient space for parking, but he doesn't fully understand the business operations. He noted that there have been vehicles from there parked on the street overnight in the past.

Chair Johnson asked the applicant to address the concern about on-street parking.

Mr. Peterson replied that they are currently renting a space and on Tuesdays they must move vehicles onto the street to allow the garbage trucks access.

**Public Comment:**

Chair Johnson opened the meeting for public comments, no comments were made, and the public comment section was closed.

Commissioner Farah noted that there are other businesses that park on the street overnight in the industrial park.

Chair Johnson suggested installing no parking signs on Tamarack Street.

The following findings were reviewed:

1. The subject property is zoned Limited Industry (LI).
2. The subject property is 5.02 acres, according to Anoka County Tax Records.
3. Par Property Investments LLC is the owner of the subject property according to Anoka County Tax Records.
4. City Code Section 109-199 (b) (2) Wholesale/Warehousing businesses is listed as a Permitted Use in the LI District.
5. The exhibits submitted for the review of Applicant's Site Plan Review and Conditional Use Permit application are as follows:

Exhibit 1 – Public Hearing notice

Exhibit 2 – Application for Site Plan Review

Exhibit 3 – Business Narrative

Exhibit 4 – Staff Memo

Exhibit 5 – City Engineer Site Plan Review Memo dated May 2023

Exhibit 6 – Aerial photos

Exhibit 7 – Building Elevation Drawings

Exhibit 8 – Site Plan and Survey

6. The proposal meets the requirements of the Oak Grove City Code, to be permitted with conditions.

***MOTION:*** Commissioner Farah moved, second by Commissioner Hall that the Planning Commission recommends approval to the City Council of the Site Plan Review for Ryan Peterson, Froggy Hops, LLC subject to the following conditions:

1. The applicant must address any engineering concerns in *Site Plan Review* Memo from City Engineer Chuck Schwartz dated May 12, 2023.
2. Approval of the site plan does not constitute a building permit. The applicant must obtain a building permit and provide all the information required by the Building Official and Fire Department to receive a certificate of occupancy.
3. Approval of the site plan is for one year from the date the City Council approves it.
4. The applicant must meet screening requirements in section 109-463(b)(1) Screening because the property abuts JP Farms, a single-family residential subdivision.

The motion passed 6-0. This item will be on the June 12<sup>th</sup> City Council Agenda.

#### **SKETCH PLANS**

1. Jesse Scheid – 4605 199<sup>th</sup> LN NW

Jesse Scheid explained that he would like to construct a detached garage on his property but because of the layout of his lot, the building may need to be slightly in front of his home. He is looking for feedback on applying for a variance.

Administrator Wickham noted that the building permit will require a certificate of survey and if the surveyor finds that there is another location that is suitable to build the garage that would not require a variance, he recommends building it there. He added that placing an accessory structure closer to the front lot line than the principal structure on a property is prohibited by Section 109-194 (d) of the City Code and that is the variance he would be applying for. He also noted he may need a variance from the side yard setback because of the large drainage and utility easement on the property.

The commission is in favor of this application moving forward.

2. Tony Olejar – 2242 213<sup>th</sup> LN NW

Administrator Wickham mentioned that Mr. Olejar calls him annually to inquire about rebuilding a garage a little bit larger and closer to the road on an undersized lot. He has also inquired about vacating the undeveloped road that runs in front of the property.

Chair Johnson noted that Mr. Olejar does not live adjacent to the lot with the garages, he lives on the lake.

The commission did not discuss the sketch plan any further because the applicant was not present.

**DISCUSSION ITEMS**

Chair Johnson spoke to the property owners affected by the Viking Blvd NW bridge reconstruction project, and they are satisfied with the options the county has proposed for screening.

Administrator Wickham mentioned that the Interim ordinance temporarily prohibiting sales, testing, manufacturing, and distribution of certain THC products that the city has in place will no longer be effective after the state passes the new law. The topic will be coming back to the planning commission to discuss after July.

Administrator Wickham asked for feedback on the proposed new start time for meetings.

The commission discussed and agreed on a new start time of 6:30 p.m.

Administrator Wickham noted that he would inform the council of their decision.

**ADJOURNMENT**

Commissioner Hall motioned to adjourn, second by Commissioner Anson. All in favor.

The meeting was adjourned at 9:18 p.m.

Respectfully Submitted,

Jessica Rieland  
City Clerk