

**OAK GROVE PLANNING COMMISSION**  
**Regular Meeting**  
**June 18, 2020**

Chairperson Smith called the Regular Meeting of the Oak Grove Planning Commission to order at 7:00 p.m. on Thursday, June 18, 2020. Roll call was taken.

Present:                    Bill Smith                    Wayne Lee  
                                  Guy Farah                    Joel Tjepkes  
                                  Darrel Untereker

Also Present:             Paul Tradewell, City Council Member  
                                  Loren Wickham, City Administrator  
                                  Chuck Schwartz, City Engineer

**APPROVAL OF MINUTES**

**1. April 16, 2020 Planning Commission Minutes**

**MOTION:** Commissioner Tjepkes moved, second by Commissioner Farah, to approve the April 16, 2020 minutes as submitted. All in favor.

**PUBLIC HEARINGS**

**2. Rezone General Business (GB) to Single Family Residential (SFR) – Grant Rademacher**

Chair Smith read the public hearing notice for Grant Rademacher

The following exhibits were reviewed and are on file:

- Exhibit 1 – Location Map
- Exhibit 2 – 2030 Future Land Use Map
- Exhibit 3 – Current Zoning Map
- Exhibit 4 – 2040 Future Land Use Map
- Exhibit 5 – Legal Description of Subject Property

Administrator Wickham read the staff memo. The applicant requests approval to rezone Lots 1 & 2 Block 3 Viking Bluffs from General Business (GB) to Single Family Residential (SFR). Prior to platting Viking Bluffs the applicant rezoned these lots to General Business (GB), but these lots are better suited for residential, so they are requesting a rezone to Single Family Residential (SFR). The lots meet the minimum requirements for the SFR zoning district. This area is guided for rural residential in the 2040 comprehensive plan.

**Public Comment:**

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

The following findings were reviewed:

1. The subject property is currently zoned General Business (GB).
2. Section 109-96 (a) of the Oak Grove City Code states the Single-Family Residential District is established to provide for a large lot zoning of 2 ½ acres or more in size. Single family homes are permitted in this district.
3. In the 2040 Comprehensive Plan the property is guided towards Rural Residential.
4. Rezoning from (GB) to (SFR) conforms with the 2040 Comprehensive Plan.
5. The exhibits for the Rademacher rezoning application are as follows:

Exhibit 1 – Location Map

Exhibit 2 – 2030 Future Land Use Map

Exhibit 3 – Current Zoning Map

Exhibit 4 – 2040 Future Land Use Map

Exhibit 5 – Legal Description of Subject Property

**MOTION:** Commissioner Farah moved, second by Commissioner Tjepkes that based on the five findings the Planning Commission recommends to the City Council approval of the rezoning for Grant Rademacher.

The motion passed 5-0. This item will be on the July 13, 2020 City Council Agenda.

**3. Preliminary and Final Plat Early Childhood Family Center – Wold Architects/ISD15**

Chair Smith read the public hearing notice for Preliminary and Final Plat of Early Childhood Family Center

Administrator Wickham noted that this is a replat of existing lots from an old plat. He stated that the City Council recently took action to vacate Guy Street which ran through the middle of their parcels. Administrator Wickham noted that the Early Childhood Family Center has had improvements over the road for many years and this will allow them to combine Guy Street into the rest of their parcels.

The following exhibits were reviewed and are on file:

Exhibit 1 – Public Hearing Notice

Exhibit 2 – Application for Preliminary Plat

Exhibit 3 – Preliminary Plat Submittal

Exhibit 4 – Aerial Photo

Exhibit 5 – Staff Memo

Exhibit 6 – Engineer Preliminary Plat Review Memo

Administrator Wickham read the Preliminary & Final Plat Staff report. ISD-15 is the applicant and is requesting approval of the preliminary and final plat of Early Childhood Family Learning Center. City staff agrees to review the preliminary and final plat at the same time per City Code Section 107-60. This replat combines several lots with the recently vacated Guy Street right of way. No new lots are created.

**Public Comment:**

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

The findings were reviewed:

1. The subject parcel is owned by ISD 15.
2. The subject property is currently zoned Public/Institutional (P/I).
3. The proposed preliminary plat meets the requirements set forth in Chapters 107 and 109 of the Oak Grove City Code for approval of a Preliminary Plat.
4. The subject property is guided Public/Institutional in the 2030 and 2040 Comprehensive Plan and the proposed preliminary plat is consistent with Public/Institutional land use.
5. The exhibits for ISD 15 preliminary plat application are as follows:

- Exhibit 1 – Public Hearing Notice
- Exhibit 2 – Application for Preliminary Plat
- Exhibit 3 – Preliminary Plat Submittal
- Exhibit 4 – Aerial Photo
- Exhibit 5 – Staff Memo
- Exhibit 6 – Engineer Preliminary Plat Review Memo

**Motion:** Commissioner Farah moved, second by Commissioner Untereker that based on the six findings the Planning Commission recommends to the City Council approval of preliminary plat and final plat of the Early Childhood Family Center based on the following conditions:

1. The applicant must provide current title work to be reviewed by the City Attorney.
2. The applicant must comply with the City Attorney’s plat opinion and associated requirements.

The motion passed 5-0. This item will be on the July 13, 2020 City Council Agenda.

- 4. Rezone Agriculture (A) to Single Family Residential (SFR) – Gerald Bauer**  
Chair Smith read the public hearing notice for Gerald Bauer

The following exhibits were reviewed and are on file:

- Exhibit 1 – Current Zoning Map
- Exhibit 2 – 2040 Future Land Use Map

Administrator Wickham read the staff memo. The applicant requests approval to rezone parcel 06-33-24-12-0001 and 06-33-24-13-0003 from Agriculture (A) to Single Family Residential (SFR). Rezoning will allow for 2.5-acre residential density. This area is guided for Rural Residential in the 2030 and the 2040 comprehensive plan. The rezoning request does not require a comprehensive plan amendment.

Chair Smith asked if there was any farming or agricultural use currently taking place on the property. Administrator Wickham referred the question to the landowner and the landowner responded no.

**Public Comment:**

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

The following findings were reviewed:

1. Gerald Bauer owns the subject parcel.
2. The subject property is currently zoned Agriculture (A).
3. Section 109-92 (a) (7) of the Oak Grove City Code lists one of the purposes of the (A) zoning district as “In areas that have been designated for residential development on the city's comprehensive plan, this district serves as a holding classification for future residential development.”
4. In the 2030 Comprehensive Plan the subject property is guided Rural Residential
5. In the 2040 Comprehensive Plan the property is guided towards Rural Residential.
6. Rezoning from (A) to (SFR) conforms with the 2040 Comprehensive Plan.
7. The exhibits for the Bauer rezoning application are as follows:

Exhibit 1 – Current Zoning Map

Exhibit 2 – 2040 Future Land Use Map

**MOTION:** Commissioner Farah moved, second by Commissioner Tjepkes that based on the seven findings the Planning Commission recommends to the City Council approval of the rezoning for Gerald Bauer.

The motion passed 5-0. This item will be on the June 29, 2020 City Council Agenda.

**5. Preliminary Plat Wickstrom Estates – Gerald Bauer**

Chair Smith read the public hearing notice for Preliminary Plat of Wickstrom Estates

The following exhibits were reviewed and are on file:

Exhibit 1 – Public Hearing Notice

Exhibit 2 – Application for Preliminary Plat

Exhibit 3 – Preliminary Plat

Exhibit 4 – Aerial Photo

Exhibit 5 – Staff Memo

Exhibit 6 – Engineer Preliminary Plat Review Memo

Administrator Wickham read the staff memo. Gerald Bauer is the applicant and is requesting approval of the preliminary plat of Wickstrom Estates. This plat has 10- Single Family Residential (SFR) lots. The parcel is a mix of open field, wetlands, and wooded areas. The site is located adjacent to Wickstrom Forest Park and the City of St. Francis with frontage along St. Francis Blvd NW (State Highway 47). The subject property is guided Rural Residential in the 2030 and 2040 Comprehensive Plans.

Commissioner Untereker asked if the development would involve the City of St. Francis since it borders the location. Administrator Wickham answered no and mentioned that the City notified property owners within 1000 feet of the project and that most of the notices were sent to residents of St. Francis. Commissioner Untereker inquired if the development would have only one access point off State Highway 47. Administrator Wickham answered yes, there will only be one.

Commissioner Farah asked if the development would connect to any surrounding trail systems. Administrator Wickham noted that there was no recommendation from the Parks Commission to connect to any trails.

**Public Comment:**

Chair Smith opened meeting for public comment.

Terry Biken, address unknown, expressed concern regarding traffic on State Highway 47 and asked if there was a way to have the speed limit reduced. Administrator Wickham mentioned that the State is currently reviewing the proposal and that the City could make a recommendation regarding the speed limit.

Engineer Schwartz mentioned that the development of 10 homes will generate approximately 100 trips a day and that the State has acknowledged a need for a right turn lane. He noted that in his memo he recommended a trail connection to the existing trail on the north side for residence to be able to access the trail without having to walk onto State Highway 47.

Nick Kaiser, 4492 229<sup>th</sup> Lane NW, St. Francis, voiced concern regarding a walking trail that would lead to nowhere if the development did not make a connection.

Scott Jones, 4276 230<sup>th</sup> Ave NW, St. Francis, mentioned that his lot is adjacent to a 10 foot easement for a bike path and that he is opposed to a path being developed due to the crime and drug use they have been experiencing in the area.

Sandra Hughes, 4268 230<sup>th</sup> Ave NW, St. Francis, asked if there was a designated builder for the development. Gerald Bauer responded that the lots will be sold, and each buyer will select their own builder. Ms. Hughes asked if the lots will be septic. Mr. Bauer responded yes. Ms. Hughes asked how large the lots would be. Mr. Bauer responded that they would range from 7 to 2.5 acres. Ms. Hughes asked if there would be a large buffer between houses. Mr. Bauer mentioned that the development of each lot will be at the discretion of the new owner, but he does not anticipate them cutting down a lot of trees.

Chair Smith closed the public comment section.

Administrator Wickham mentioned that there was a revised findings and conditions for the commissioners to consider with a recommendation from the Parks Commission.

Council Member Tradewell voiced support for putting in a trail easement so that children could take a path to get to St. Francis Elementary without having to walk on State Highway 47.

Commissioner Untereker recommended adding a trail easement and constructing a trail connection to the east property line as a condition of approval for the development and all Commissioners agreed.

The following findings were reviewed:

1. Gerald Bauer owns the subject parcels.
2. The subject property is currently zoned Agriculture (A).
3. The proposed preliminary plat meets the requirements set forth in Chapters 107 and 109 of the Oak Grove City Code for approval of a Preliminary Plat.
4. The subject property is guided Rural Residential in the 2030 and 2040 Comprehensive Plan and the proposed preliminary plat is consistent with Rural Residential land use.
5. The exhibits for Gerald Bauer's preliminary plat application of Wickstrom Estates are as follows:

Exhibit 1 – Public Hearing Notice

Exhibit 2 – Application for Preliminary Plat

Exhibit 3 – Preliminary Plat

Exhibit 4 – Aerial Photo

Exhibit 5 – Staff Memo

Exhibit 6 – Engineer Preliminary Plat Review Memo

**MOTION:** Commissioner Farah moved, second by Commissioner Tjepkes that based on the six findings the Planning Commission recommends to the City Council approval of preliminary plat of Wickstrom Estates subject to the following conditions:

1. Prior to final plat recording, applicant must enter a development agreement with the City addressing all public improvements, financial security, and final conditions of approval.
2. The applicant must address any engineering concerns in *Wickstrom Estates Preliminary Plat Review Memo* from City Engineer Chuck Schwartz dated June 11, 2020.
3. The City Engineer must approve all final plans.
4. The applicant must comply with the Parks Commission's park dedication recommendation on June 17, 2020 of \$23,000 cash in lieu of land.
5. The applicant must provide current title work to be reviewed by the City Attorney.
6. The applicant must comply with the City Attorney's plat opinion and associated requirements.
7. Buffer strips must be identified within each parcel by permanent monumentation as required in City Code. The signs must be installed prior to the issuance of a building permit.
8. The applicant must address any concerns in the MnDOT letter dated June \_\_, 2020.
9. Prior to final plat approval, applicant must obtain approval of any wetland fill applications as required by the Minnesota Wetland Conservation Act.
10. The applicant must add trail easement and construct a trail connection to the east property line.

The motion passed 5-0. This item will be on the July 13, 2020 City Council Agenda.

#### **6. Storm Water Pollution Prevention Program annual meeting to receive public input**

Engineer Schwartz noted that the purpose of holding an annual meeting is to receive public input on the adequacy and effectiveness of the stormwater pollution protection plan. He mentioned that any comments received will be incorporated into the 2019 annual report.

**Public Comment:**

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

Council Member Tradewell asked if the permit was being renewed tonight or if this meeting was just to raise awareness regarding the stormwater pollution protection plan. Engineer Schwartz responded that the public hearing is held to raise awareness and receive public input.

Administrator Wickham added a sketch plan to the agenda and stated that Jennifer Nordquist is here to present ideas regarding a potential project. Ms. Nordquist currently owns a pet grooming business in the Oak Grove Mall and has an interim use permit for a home-based business called Dejas Doggy Camp. She is looking to combine the businesses and relocate to a commercial property and has questions regarding exterior building materials.

Jennifer Nordquist mentioned that she is considering two possible sites and has already begun negotiations with the owner of the Oak Grove Pet Hospital. Ms. Nordquist mentioned that the other location she is considering is a white house at the intersection of County Road 7 and County Road 22.

Chair Smith voiced support of the project and noted that if the building meets city code, the Planning Commission would be flexible on exterior building material requirements and all Commissioners agreed.

**ADJOURNMENT**

Commissioner Untereker motioned to adjourn, second by Chair Smith. All in favor.  
The meeting was adjourned at 8:09 p.m.

Respectfully Submitted,

Jessica Rieland  
Interim City Clerk