

OAK GROVE PLANNING COMMISSION
Regular Meeting
June 20, 2024

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:35 p.m. on Thursday, June 20, 2024. Roll call was taken.

Present: Brad Johnson Darrel Untereker
Guy Farah
Alan Hall

Also Present: Angie Bray Johnson, City Council Member
Loren Wickham, City Administrator
John Schwartz, MSA
Claire Stickler, MSA
Chuck Schwartz, MSA (Remote)

APPROVAL OF MAY 10, 2024 MEETING MINUTES

MOTION: Motion made by Commissioner Hall, second by Commissioner Untereker, to approve the May 10, 2024, minutes as presented. 4 – 0 Motion carried.

PUBLIC HEARINGS

1. Interim Use Permit (IUP) 4001 220th Ave NW – Courtez Irving – Royalties Towing LLC

Administrator Wickham read the staff report provided for the application. The applicant, Courtez Irving was present to address any questions. The property is approximately 2.37 acres and the request includes using a portion of an accessory building for the purpose of operating a towing business. He previously addressed the Planning Commission to obtain guidance prior to purchasing the property.

Commissioner Hall inquired about the gross vehicle weight and if road restrictions would present any challenges.

Commissioner Farah inquired if the applicant proposed to have a floor drain for any vehicle maintenance done at the property.

Mr. Irving stated that he would not do any maintenance of the vehicles at the property.

Chair Johnson opened the public hearing at 6:47pm

Chair Johnson read an email from Lee Hennen – 617 E Main St, Anoka into the record. Mr. Hennen is in opposition of this request. No others stepped forward to comment.

Chair Johnson closed the public hearing at 6:49pm.

Administrator Wickham inquired of the applicant how many employee vehicles will be on the property and where they would park.

Mr. Irving responded that they would all be parked in the accessory building.

MOTION: Commissioner Farah moved to approve the application with the following conditions:

1. The Interim Use Permit is granted only to Courtez Irving and expires if he moves from the site, sells the property or if the business ceases to exist for six months. The Permit is granted until July 31, 2025. The City Council may revoke this permit for good cause including but not limited to non-compliance with conditions of approval and the city may at any time impose additional conditions on applicant to address unforeseen issues.
2. City Staff may enter onto the property and inspect the site with or without notice.
3. The applicant shall allow the Fire Department to inspect the site and comply with any Fire Department requirements and recommendations.
4. Applicant must conform to the requirements of the City code and State Law at all times.
5. Outside storage of business vehicles limited to 1 business vehicle and 1 bumper pull/trailer at any given time.
6. Outside storage of vehicles towed by the company is prohibited.
7. Business related traffic is limited to employees pick up and drop off of personal vehicles only.
8. Screening/fencing will be built, of sufficient height, to shield the view of the trailer from all sides.

, the motion was seconded by Commissioner Untereker. Motion passed 4-0. This will go to the City Council meeting on July 8, 2024.

2. Site Plan Review – 19468 Tamarack Street NW – Innovative Garage Flooring LLC

Administrator Wickham read the staff report provided for the application. The applicant, Ryan Siverhus, 15642 Vale St NW, Andover, was present to answer questions. The request for a Site Plan Review to construct a 4,008 square foot building at 19468 Tamarack Street NW. The subject property is zoned Limited Industry (LI) and approximately 5-acres.

Chair Johnson inquired about chemicals used in the business. Mr. Siverhus stated that no acids are used and he does not store chemicals in large quantities.

Commissioner Farah inquired about a floor drain in the proposed building. Mr. Siverhus stated that it was not in the plan.

Commissioner Hall asked about propane filling tanks. Staff will check with Fire Inspector and Building Inspector to see what the requirements are for those.

Chair Johnson opened the public hearing at 7:27pm. After calls for public comment and hearing none, he closed the public hearing at 7:27pm.

Staff agreed to send the applicant examples of landscaping/screening plans.

MOTION: Commissioner Untereker moved to approve the application with the following conditions:

1. The applicant must address any engineering concerns in Innovative Garage Plan Review Memo from City Engineer Chuck Schwartz dated June 15, 2024 and
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.

5. Applicant must install Knox Lockbox to Oak Grove Fire Department standards.
6. A stormwater maintenance agreement must be recorded on the property.

, the motion was seconded by Commissioner Farah. Motion passed 4-0. This will go to the City Council on July 8, 2024.

3. Public Hearing to receive public opinion on the Storm Water Pollution Prevention Program (SWPPP)

Chair Johnson opened the public hearing at 7:44pm.

City Engineer Chuck Schwartz read the staff memo into record.

Chair Johnson commented on the State requirement for massive storm water ponds even though Oak Grove has very sandy soil. Commissioner Untereker agreed with Chair Johnson.

After calling for public comment and hearing none, Chair Johnson closed the public hearing at 7:49pm.

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

Administrator Wickham introduced the Code Amendment and discussed that a public hearing was previously held but encouraged the Commission to take public comment again. From the previous meeting, Administrator Wickham 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.

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

Originally proposed two options:

Option A: 2.25 Acre Minimum (including ROW)

Option B: 2.5 Acre Minimum (including ROW)

Original 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.

It was previously recommended 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.

City Planner, Claire Stickler, presented the revised scenarios the Commission requested from the previous meeting.

Scenario 1: 2-Acre minimum with less than 33% of lots under 2.5-acres

- a. Excluding Right of Way in lot size
- b. Including Right of Way in lot size

Scenario 2: The frontage reduction allowed for more flexible lot configurations, allowing for an additional lot to be added in the southwest corner of the subdivision.

Commissioner Untereker stated reducing the frontage requirement is a good thing and keeps things simple.

Commissioner Farah liked the 275 foot frontage requirement.

Council member Bray Johnson stated that the City Council wants the 2.5-acre minimum and that residents are commenting that they do not want more development and agree with the minimum lot size of 2.5-acres.

Chair Johnson opened the public hearing at 8:31pm.

Public Comment:

Scott Wold - 2260 221st Ave NW, Oak Grove

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

Matt Lilja – 21234 Old Lake George Blve

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

Chair Johnson closed the public hearing at 8:31pm.

Commissioners discussed the scenarios with including and excluding the Right of Way in the total lot size calculation.

MOTION: Commissioner Untereker moved to recommend increasing the minimum lot size to 2.25 acres including the Right of Way and reducing the minimum road frontage to 275 feet, second by Commissioner Farah. Motion passed 3-1 Hall.

SKETCH PLANS

1. Peter Jesh – 19342 Tamarack Street NW

Mr. Jesh with Silver Creek Equity presented a proposal to build contractor garage/man caves. They would be office/warehouse/storage and about 1,400 sqft each. They would not be for rent and each unit is individually owned. He proposed 5-7 buildings. He estimated this to be approximately \$10 million project.

The Planning Commission gave him feedback and told him to proceed if he can meet the city requirements and the site meets his requirements.

2. Nikolas Minor Subdivision with Variance

Administrator Wickham presented the application and outlined issues that would require Commission feedback.

ADJOURNMENT

Commissioner Hall made a motion to adjourn, second by Commissioner Farah. 4-0. Motion carried. The meeting was adjourned at 10:07p.m.

Respectfully Submitted,
Billi Larson
City Clerk