

**OAK GROVE PLANNING COMMISSION
Regular Meeting
August 17, 2023**

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:30 p.m. on Thursday, August 17, 2023. Roll call was taken.

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

Not Present: Marshal Anson

Also Present: Angie Bray Johnson, City Council Member
Loren Wickham, City Administrator
Claire Michaelson, MSA Professional Services

APPROVAL OF JULY 20, 2023 MEETING MINUTES

MOTION: Motion made by Commissioner Untereker, second by Commissioner Hall, to approve the July 20, 2023, minutes as corrected. All in favor.

SKETCH PLANS

1. Greg Hanson – PID: 18-33-24-32-0005, Verde Valley Rd NW (cul-de-sac road frontage)

Administrator Wickham explained that Mr. Hanson did a small subdivision a year ago in order to carve out a lot for his son to build on. Since there was no road frontage, they made a cul-de-sac in order to have two lots. Mr. Hanson would like the Planning Commission to consider a variance

Chair Johnson asked if the applicant was present. Administrator Wickham replied that he was not.

Chair Johnson suggested postponing the item until the applicant was present.

2. Dave Wills – PID: 36-33-24-14-0001 Road frontage, access question—parcel needs access from East Bethel

Administrator Wickham provided some background and stated Mr. Wills' property abuts to East Bethel. Oak Grove would eventually have access off Swan Lake Road. Mr. Wills is proposing to subdivide a couple of lots on the east side of the parcel first. Since the property abuts up to East Bethel, East Bethel will also need to approve. The plan shows a few shared driveways but the City does not allow that.

Chair Johnson noted that Mr. Wills was asking the Planning Commission for their opinion on if they would grant a variance for the two parcels that take access from East Bethel.

Commissioner Untereker asked how many access points Mr. Wills wanted. Mr. Wills replied he would like two access points.

Chair Johnson stated he would be in favor of granting a variance.

Chair Johnson noted the next steps are to work with Administrator Wickham and to speak with East Bethel's Planning Commission to get them on board as well.

The Commission is in favor of this application moving forward.

3. Alan Nordman–18444 Cedar Dr. NW–IUP for RV Storage

Administrator Wickham reviewed the application and stated Mr. Nordman has a 10 acre lot off Cedar Drive NW. He added that Mr. Nordman is looking to for feedback on an interim use permit for RV storage on his property.

Alan Nordman, 18444 Cedar Drive NW, applicant, stated he is looking for RV storage to maximize storage on his property.

Commissioner Tjepkes asked if an IUP like this has been granted in the past. Administrator Wickham replied that he has not seen one granted like this during his time at the City.

Commissioner Farah asked Mr. Nordman if the neighbors approve. Mr. Nordman replied that he has received positive support from the neighbors.

Commissioner Farah asked if there would be any screening provided. Mr. Nordman replied that he was planning on having a security fence with a sliding gate that included a code. He added that he is opened to including a screening where people cannot see through the fence.

Commissioner Tjepkes asked how high the trailers would be. Mr. Nordman replied that having a 10 foot fence would be able to cover most of the trailers.

Commissioner Hall asked he was aware of what insurance he needed to have. Mr. Nordman replied that he would cover insurance for himself and ensure that each trailer also had insurance.

Commissioner Hall asked if the storage would be seasonal or year round. Mr. Nordman replied that it would be year round.

Chair Johnson noted there are several items in the City Code that indicates that they cannot approve the project. Some of the items include the zoning being single-family residential, the need to have two lanes and the requirement for screening from the road and neighboring properties.

The Commission discussed projects they allowed in the past, and provided guidance to Mr. Nordman on what they would approve.

The Commission is not in favor of this application moving forward.

Chair Johnson reordered the agenda to next consider Public Hearings.

PUBLIC HEARINGS

1. Chapter 105 Environmental and Natural Resource Protection and any sections pertaining to Pet Feces Disposal, Salt Storage, and Stormwater Management Plan Approval Procedures.

Chair Johnson read the public hearing notice for a code change chapter 105 Environmental and Natural Resource Protection. The principle deals with changes to bring the City Code into compliance with State law and requirements related to stormwater and sensitive feature requirements.

Exhibits were reviewed that are on file.

MSA Professional Claire Michaelson stated the amendments are State requirements. The amendments primarily effect stormwater management controls. She reviewed the amendments to Chapter 105.

Public Comment:

Chair Johnson opened the meeting for public comment at 7:30 p.m. No comments were made, and the public comment section was closed.

Chair Johnson asked if the new State requirements create unfunded monitoring activities that would burden the City or residents. Ms. Michaelson replied that it will create unfunded activities. Chair Johnson expressed his concern but noted that there is not an option since the State made the law.

MOTION: Commissioner Tjepkes moved, second by Commissioner Untereker, that the Planning Commission recommends to the City Council approval of the Chapter 105 Environmental and Natural Resource Protection and any sections pertaining to Pet Feces Disposal, Salt Storage, and Stormwater Management Plan Approval Procedures.

All in favor. This item will be on the September 11, 2023, City Council Agenda.

2. Chapter 109 ZONING pertaining to Shoreland, Wetland, and Floodplain

Ms. Michaelson explained that the item is for alignment with the Upper Rum River Watershed Management Organization. A part of URRWMO's annual review requires cities to review certain ordinances to align with their minimum control standards. While reviewing the ordinances, it was found that the City falls short when it comes to shoreland in comparison with the State's regulations. She noted that the State's language was included in the amended ordinance. The largest change to the floodplain is that the City's code allowed recreational vehicle parks and plains in the floodplain while the State law prohibits that.

Exhibits were reviewed that are on file.

Public Comment:

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

MOTION: Commissioner Farah moved, second by Commissioner Untereker, that the Planning Commission recommends to the City Council approval of the Chapter 109 Zoning pertaining to Shoreland, Wetland, and Floodplain.

All in favor. This item will be on the September 11, 2023, City Council Agenda.

3. Chapter 109 Zoning pertaining to Accessory Building

Administrator Wickham explained that state law exempted accessory buildings under 200 square feet from building permits in 2015. The City did not change their code at the time. He added there was another reference in the code that was missed and that section will be brought to the Planning Commission at an upcoming meeting for consideration.

Public Comment:

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

MOTION: Commissioner Untereker moved, second by Commissioner Farah that the Planning Commission recommends to the City Council approval of the Chapter 109 Zoning pertaining to Accessory Building.

All in favor. This item will be on the September 11, 2023, City Council Agenda.

SKETCH PLANS (continued)

1. Greg Hanson – PID: 18-33-24-32-0005, Verde Valley Rd NW (cul-de-sac road frontage)

Administrator Wickham stated Mr. Hanson was before the commission over a year ago. He did a small sub-division last year for his son to construct a house. Mr. Hanson is looking to further subdivide and is looking for feedback on a variance for a less than required road frontage on the cul-de-sac.

Mr. Hanson stated that after further review they have enough road frontage and will not need a variance. Chair Johnson summarized that Mr. Hanson should get his property surveyed and submit a plat application.

4. Odegaard Promotions, LLC–Concept to open disc golf course

Administrator Wickham stated the property discussed is the former VisionQuest Disc Golf Course property. The Planning Commission entertained a conditional use permit for a campground on this property in the spring. There are a couple people who have come forward saying they would like to open the disc golf course. It would require a conditional use permit.

Cale Leiviska, stated he has a disc golf course business and a property on the Mississippi River near Clearwater called the Airborn Disc Golf - The Preserve. He explained that the property that he would like to open a disc golf course has previously been overgrown and would like to revive the property. He added the property would strictly be a disc golf course and would like to begin working on it before the snow falls. The current land owner mentioned that the property could be used as a disc golf course through 2024 and then would be on a year by year basis since the land owner has plans to develop it in the future.

Commissioner Untereker asked if someone would be on site to manage the property. Mr. Leiviska replied that a drop box would allow people to pay and during the weekends there would be someone on site.

Commissioner Hall asked who would apply for the CUP. Administrator Wickham noted the land owner would need to sign off on it. Mr. Leiviska added that they have already received the signature from the land

owner.

The Commissioners discussed the public perception of unruly behavior from people at the campsite where the disc golf course will be.

The Commission is in favor of this application moving forward.

5. Don Girtz–PID: 05-33-24-41-0007 Easement Concept for Landlocked parcel

Don Girtz, DG Homes stated there is a 5 acre parcel that is landlocked. He has met with the wetland specialist and provided the survey to the commissioners.

Administrator Wickham noted that the applicant is looking to gain access to the parcel. He added that the requirement is to have 66 feet of frontage road and that the applicant is showing 33 feet of easement. He noted the commissioners would need to decide if they would like to grant a variance for access to a lot with no road frontage.

Chair Johnson summarized that Mr. Girtz would like to grant a variance for the landlocked lot and if it would be deemed buildable without any road frontage. A part of the variance would be for the easement to be recorded. He noted putting in a road would exceed the cost of the land. He added that he is pretty in favor of the plan since the applicant has tried to do everything else.

The Commission is in favor of finding a solution for this application. Commissioner Farah stated he felt unsure about the applicant.

ADJOURNMENT

Commissioner Farah made a motion to adjourn, second by Commissioner Tjepkes. All in favor. The meeting was adjourned at 9:13 p.m.

Respectfully Submitted,

Loren Wickham
City Administrator