

**OAK GROVE PLANNING COMMISSION**  
**Regular Meeting**  
**September 21, 2023**

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:30 p.m. on Thursday, September 21, 2023. Roll call was taken.

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

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

**APPROVAL OF AUGUST 17, 2023 MEETING MINUTES**

Commissioner Farah requested a correction on page 5, on the last sentence. He stated he did not say “applicant” and requested the last word be changed to “application” and to add the sentence “He stated he would keep an open mind with preference given to Poppy Street NW.”

**MOTION:** Motion made by Commissioner Untereker, second by Commissioner Farah, to approve the August 17, 2023, minutes as corrected. All in favor.

**PUBLIC HEARINGS**

**1. Conditional Use Permit (CUP)-Disc Golf Course, Odegaard Promotions LLC, 855 Sims Rd NW**

Chair Johnson read the public hearing notice for the Conditional Use Permit for the Disc Golf Course.

The following exhibits were reviewed and are on file:

- Exhibit 1–Public Hearing notice
- Exhibit 2–Application for Conditional Use Permit
- Exhibit 3–Description and site plan submitted by the applicant
- Exhibit 4–Aerial photograph of the subject property
- Exhibit 5–Staff Memo

Administrator Wickham read the staff memo.

Applicant Cale Leiviska gave an overview of the project and previous projects. He noted he helped design VisionQuest, the former disc golf course on the site. He stated he also operates Airborn Disc Golf Course in Clearwater, MN on 160 acres. He added that they have been cleaning up the course and preparing it to reopen and have renamed it “The Hollows”.

Mr. Leiviska stated they will be staffed on Friday, Saturday and Sunday and a dropbox for payment will be onsite for weekday play. The course is seasonal from April – mid November with hours of operation from sunrise to sundown. He stated they have a lease on the property through 2024 because the property owner would like to develop the site into new homes in the future.

Commissioner Untereker asked what their plan is for bathrooms. Leiviska stated they have 3 portable

from a local company that will be serviced weekly. They will have 1 near the Pro Shop and 2 around the course.

**Public Comment:**

Chair Johnson opened the meeting for public comment.

Suzanne Herman, 809 Sims Road NW, stated she was in favor of the project.

Lisa Schroeder, 21720 Cedar Drive NW, expressed concerns about allowing alcoholic beverages on the property.

Kayla Gensmer, 21200 Sycamore Street NW, stated she was in favor of the project. She added that her husband brought Odie around the neighborhood to meet the neighbors.

Mayor Weston Rolf, 1107 Sims Road NW, stated he is not against the project but has some concerns he wanted the Planning Commission to consider and addressed. He asked what the property is zoned. Administrator Wickham stated the property is zoned Agriculture (A). Mayor Rolf wanted the record to reflect that the property is zoned Agriculture and not General Business or Limited Industry. This is a not a golf course where people buy houses to locate around it but it is a disc golf course moving into an existing neighborhood.

Mayor Rolf asked when there are issues who are people going to contact and if people going to call the Sheriff's Office. He noted that he will get calls when there are issues.

Mayor Rolf stated he has an issue with no one staffing the course during the week. He asked what other businesses in the City can put a cash box out and don't have to staff their business. If they don't have enough business during the week maybe they should not be open during the week.

Commissioner Untereker stated he was in favor of the proposal.

Cody Meyer, 21425 Vale Street NW, stated he was in favor of the proposal.

Chair Johnson read an email from Nicholas Klar, 21500 Vale Street NW, stating the disc golf course players should have to wear blaze orange during hunting season if he has to.

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

Commissioner Anson asked how belligerent behavior was defined and communicated to the golfers. Mr. Strausis replied any yelling, fighting or confrontations.

Commissioner Anson noted that littering has been an issue in the past and asked if there would be trash bins on the course. Mr. Strausis replied that there would be.

Commissioner Tjepkes asked who to call if there is unruly behavior. Mr. Strausis replied that he would be willing to provide nearby residents with his number if there is belligerent behavior. If there is something more serious, residents should call 911.

Administrator Wickham noted that the application could be processed as an Interim Use Permit so that it would have an end date.

Chair Johnson stated that he would be in favor of the proposal and doing an Interim Use Permit for a year and a half.

The following findings were reviewed:

1. The subject property is zoned Agriculture(A).
2. The subject property is 48.75 acres, according to Anoka County.
3. Michael J. Straus is the owner of the subject property according to Anoka County Tax Records.
4. Odegaard Promotions LLC is the applicant.
5. Section 109-92 (d)(21) of the City Code lists Outdoor Commercial Recreation Facility as a conditional/interim use in the Agriculture (A) district.
6. The exhibits submitted for the review of Applicant's Conditional Use Permit application are as follows:
  - Exhibit 1—Public Hearing notice
  - Exhibit 2—Application for Conditional Use Permit
  - Exhibit 3—Description and site plan submitted by the applicant
  - Exhibit 4—Aerial photograph of the subject property
  - Exhibit 5—Staff Memo

**MOTION:** Commissioner Untereker moved, second by Commissioner Hall that based on the 6 findings the Planning Commission recommends to the City Council approval of the Interim Use Permit for Odegaard Promotions LLC., subject to the following conditions:

1. The Interim Use Permit is granted only to Odegaard Promotions, LLC. The Permit is granted until January 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. The use continues to operate as described in the submittal dated August 21, 2023, which was made by the applicant in association with this application. Changes in use, addition of activities, changes in customer volume or hours may require an interim use permit amendment.
3. The applicant must allow the Fire Department to inspect the site and comply with any requirements of the Fire Department.
4. City Staff may enter onto the property and inspect the site with or without notice.
5. If food and beverages will be served, the applicant must obtain a license from Anoka County Public and Environmental Health.
6. No parking in conjunction with the use shall be permitted on any street.
7. The applicant is required to clearly identify all property boundaries with park boundary signage.
8. The applicant must supply an adequate number of containers for all garbage and refuse and it must be collected for disposal not less than once each week.
9. Domestic animals or pets must not be allowed to run at large.
10. The applicant must display informational signage indicating code of conduct and course contact info throughout the course.

All in favor. This item will be on the October 9, 2023, City Council Agenda.

**2. Amendment to Code of Ordinances Chapter 103 Buildings and Building Regulations and any section related to storage buildings.**

Chair Johnson read the public hearing notice for the amendment to Code of Ordinance Chapter 103 Buildings and Building Regulations and any section related to storage buildings.

Administrator Wickham read the staff memo stating that there were some code amendments a few months ago and the item is an amendment that was missed.

**Public Comment:**

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

**MOTION:** Commissioner Tjepkes moved, second by Commissioner Farah that the Planning Commission recommends to the City Council approval of the Amendment to Code of Ordinances Chapter 103 Buildings and Building Regulations and any section related to storage buildings.

All in favor. This item will be on the October 9, 2023, City Council Agenda.

Chair Johnson recessed the meeting at 7:50 p.m. The meeting was reconvened at 7:55 p.m.

**3. Variance from the road frontage requirement for a single family residential lot–PID05-33-24-41-0007-Fjerstad**

Chair Johnson read the public hearing notice for a variance from the road frontage requirement for a single family residential lot–PID05-33-24-41-0007-Fjerstad.

The following exhibits were reviewed and are on file:

- Exhibit 1 – Public Hearing Notice
- Exhibit 2 – Application for a Variance
- Exhibit 3 – Staff Memo

Administrator Wickham read the staff memo stating that the applicant is requesting approval of a variance to construct a house on a lot that doesn't meet the 300' road footage requirement. The applicants are proposing access via a 66' ingress and egress easement. He reviewed the additional options other than a variance that the Planning Commission could consider.

Chair Johnson read an email from Aimee Linson opposing the proposed easement across her property at 22356 Lake George Boulevard NW. She added that they do not have permission to use her property.

Chair Johnson stated there was an updated survey provided in the agenda packet that showed the proposed easement does occupy space on the subject property and the property that is not subject to the application. The existing driveway crosses the property boundary.

Applicant Benita Fjerstad 26025 110<sup>th</sup> Street NW Zimmerman noted her brother had the other 5 acres of the property but was unable to make it to the meeting.

Chair Johnson noted that Ms. Fjerstad's brother was at the previous meeting and expressed his support

for the easement through his property.

Ms. Fjerstad stated she would like to sell her 5 acres and her brother has given her permission to go through his land for the easement in order for her to sell her property.

**Public Comment:**

Chair Johnson opened the meeting for public comment.

Tracy Hoffman, 22520 Poppy Street NW, stated she was previously interested in purchasing the property but was told that they would need to push through the cul-de-sac with an estimated cost of \$80,000. She asked why she was not able to get road access at the time, if an easement is granted now.

Chair Johnson replied that if she has purchased the property and had all of the land, there would need to be a proper frontage road.

Tim Moon, 22231 Poppy Street NW, stated he owned the property in the cul-de-sac and that he would like to purchase one of the parcels but does not want to allow an easement to go through his land.

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

Chair Johnson stated the Planning Commission cannot approve the variance because there is a property that is not a part of the applicant's property.

Administrator Wickham noted that the Planning Commission could not approve the variance as presented. He suggested having the applicant grant an additional 60 days for review if the item is tabled. Ms. Fjerstad agreed to the 60 day extension for the review process.

**MOTION:** Commissioner Anson moved, second by Commissioner Untereker to table the application so they can revise their plan and for the applicant to grant an additional 60 days, for further review and future consideration. All in favor.

**SKETCH PLANS**

**1. Liam Anderson–Lot4 Block Wickstrom Estates**

Liam Anderson, 4233 228<sup>th</sup> Avenue NW, stated he is purchasing and building on a lot 4 and 1 of the Wickstrom Estates. He is looking to clear cut the property and replant trees along the property to allow more space on the property.

Chair Johnson noted that Mr. Anderson would not want to cut down trees between March and November due to various tree diseases.

Commissioner Untereker expressed his concern on cutting down all oak trees. He encouraged Mr. Anderson to seek counsel from an arborist.

Commissioner Hall suggested that Mr. Anderson be selective in what trees he cuts down and to be cautious on clear cutting. Commissioner Farah agreed.

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

#### **DISCUSSION ITEMS**

Chair Johnson noted that there are new City Staff hired and the Planning Commission will be able to pick up some longer range planning items. The City Council is still discussing the size for accessory buildings and do not have anything needed from the Planning Commission at this time.

Chair Johnson stated he would be out of town next month and will be absent during the next Planning Commission meeting.

#### **ADJOURNMENT**

Commissioner Tjepkes made a motion to adjourn, second by Commissioner Farah. All in favor. The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Loren Wickham  
City Administrator