

**OAK GROVE PLANNING COMMISSION
Special Meeting
October 24, 2023**

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:32 p.m. on Tuesday, October 24, 2023. Roll call was taken.

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

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

APPROVAL OF SEPTEMBER 21, 2023 MEETING MINUTES

MOTION: Motion made by Commissioner Farah, second by Commissioner Untereker, to approve the September 21, 2023, minutes as corrected. All in favor.

OLD BUSINESS

1. Variance from the road frontage requirements for a single-family residential lot – PID 05-33-24-41-0007 - Fjerstad

Chair Johnson discussed that the first item on the agenda was an Old Business item that relates to a Sketch Plan that is coming up later on the agenda. Hearing no opposition from the commissioners he moved ahead to the Public Hearing portion of the agenda and will discuss the variance with the sketch plan item.

PUBLIC HEARINGS

1. Site Plan Review – Star Installation, Inc. – 19572 Tamarack St. NW

Chair Johnson read the public hearing notice into the record - Site Plan Review and invited the applicants, Curt Strandland and Mike Leibel to step to the podium before allowing Administrator Wickham to give an overview of the project by reading the staff memo. Star Installation, Inc. is present for a Site Plan Review to construct a 10,080 square foot building at 19572 Tamarack St. NW. Subject property is zoned Limited Industry (LI) and is 5.00 acres. City Code Section 109-29 requires a site plan be approved before a building permit for a new structure or expansion of an existing structure is issued in the GB or LI districts. The property was originally a 10-acre parcel but a minor subdivision was recently approved by City Council to split the parcel into two 5.00 acre lots. This building will go on the Northern half of the parcel.

The following exhibits were reviewed and are on file:

- 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 October 17, 2023
- Exhibit 6-Aerial Photos
- Exhibit 7-Building Elevation Drawings
- Exhibit 8-Site Plan and Survey

Chair Johnson turned to Chuck Schwartz to see if there was anything of note or concern and he indicated

at this time there in no items for concern nor is there any anticipated but did state that he was still reviewing the Stormwater Management Plan.

Mike Leibel, owner of Star Installation, Inc., gave a brief description of his business. Star Installation, Inc. is a company that installs loading dock equipment that employs 7 people with 8-9 company trucks with trailers. There is no manufacturing or production of anything on site. The building is mainly used to store equipment.

Chair Johnson asked if they plan to do any routine maintenance on the vehicles at this location. Mike Leibel stated that they will not be doing the maintenance, the trucks will be taken to a local shop.

Chair Johnson also asked about the containment/floor drains for chemicals coming off the equipment.

Curt Strandland indicated that the floor drains lead to a flammable waste tank and then they will go into a holding tank that will be pumped.

Commissioner Untereker mentioned that traffic is often asked about with new projects then asked about the employee traffic of the business.

Mike Leibel answered that employees usually start from 6:30 a.m. to 7:30 a.m. and are gone most of the day until 5:00 p.m. to 6:00 p.m.

Commissioner Untereker asked if the vehicles would be stored inside every night. Mr. Leibel indicated that they would.

Commissioner Hall inquired about the frequency of deliveries and material handling and if the new facility will increase those deliveries. Mr. Leibel answered that there are currently no deliveries due to subcontracting with another company that stores the materials that his employees pick up every day.

He also asked about the type of building and inquired about the materials being used.

Commissioner Farah confirmed the number of employees and hours of operation. He also asked about the type of screening that will be used as a condition of the approval. Mr. Stranland answered that a berm with Evergreen trees would be the screening they will use.

Chair Johnson inquired about the lighting plan for the property. Mr. Strandland answered that the lights would be on the building and downcast with shields on them. He also mentioned that the current photometrics plan did not call for light poles as there is not outdoor parking.

Chair Johnson asked about additional parking in the event of future expansion. Mr. Strandland indicated that they plan to put the additional parking in the back. Chair Johnson cautioned Mr. Leibel about on street parking.

Commissioners Tjepkes and Anson did not have any additional questions of the applicant.

Public Comment:

Chair Johnson opened the meeting for public comment.

Hearing no request for comment, Chair Johnson closed the public comment section.

Commissioner Anson did not have any additional questions and said that he thought it sounds good and it turned out pretty well.

Commissioner Tjepkes had no additional questions or comments.

Commissioner Farah had a question for Administrator Wickham regarding the request for a Knox Lockbox, wondering if it was needed for Fire Department Access.

Commissioners Hall and Untereker did not have any additional questions or comments.

Chuck Schwartz, City Engineer, asked about the anticipated schedule for the project and requested an on-site meeting prior to the start of the build with Public Works so they can understand the business. Kurt Stranland responded that the build would start once approved and a building permit obtained. An on-site meeting can be scheduled.

Chair Johnson stated that he would entertain a motion to approve the findings as presented with the following conditions:

1. The applicant must address any engineering concerns in Star Installation, Inc. Plan Review Memo from City Engineer, Chuck Schwartz dated October 17, 2023.
2. Approval of 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.

MOTION: Commissioner Untereker moved, second by Commissioner Farah that based on the 5 findings the Planning Commission recommends to the City Council approval of site plan subject to the stated conditions.

All in favor. This item will be on the October 30, 2023, City Council Agenda.

2. Preliminary Plat – Timbers Hideaway – PID 20-33-24-31-000 – Intersection of Vintage Dr. NW & 201st Ave. NW

Chair Johnson read the public hearing notice into record for the Preliminary Plat Review and invited the applicant, Garrett Carlson-MRTA, to step to the podium before asking City Administrator Wickham to give an overview of the project by reading the staff memo. MRTA, LLC. is present for a Preliminary Plat Review of Timbers Hideaway, a proposed subdivision for PID 20-33-24-31-0001, situated between 201st Avenue and Vintage Drive NW. This would result in fifteen new single-family homes. This site is approximately 40.77 acres, right-of-way would consist of 4.06 acres and the total lot area for the homes is 36.71 acres. This parcel is zoned single family residential and part of the parcel must comply with shoreland management regulations as the southwest corner of the parcel abuts the Rum River. Administrator Wickham also indicated that a Petition for Local Improvement had been received from the developer and neighboring property owners to pave the gravel roads adjacent to the development.

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–Staff Memo
- Exhibit 5–City Engineer Review Memo dated October 18, 2023

City Engineer, Chuck Schwartz, mentioned that there was some concern regarding the road alignment of vintage that had been proposed. He indicated that MSA is recommending a through street from 201st all the way down to the South property line. Ideally having vintage drive align with the existing one to a T-intersection, however there is a portion of property that would require an agreement/transfer with the property owner in order to make that happen. Having an off-set intersection would pose additional challenges.

Chair Johnson summarized that there are two options for this street:

1. Align the proposed Vintage Drive with the existing Vintage Drive though working with the land owner to come to an agreement about the abutting property.
2. Move the alignment closer to the driveway that is on 201st to meet the standard safety requirements for separation of curves.

Garrett Carlson, MRTA, will be developing the project. He mentioned that he did speak with the landowner and offered some opportunities for the abutting property. He indicated that the landowner

rejected the offers he made which is why he is proposing the road to be 30 feet off.

Chair Johnson asked Mr. Carlson about his tree plan. Mr. Carlson discussed that he is only removing trees where a house or road will be and that he is planting two additional trees for each lot. Mr. Carlson agreed to have the City review the tree removal plan as part of the approval.

Commissioner Farah inquired of Mr. Carlson how he ended up with lots under 2.5 acres. Mr. Carlson said that he was maximizing the lot frontage. Administrator Wickham pointed out that one of the lots was nearly 4.5 acres.

Commissioner Hall inquired about Mr. Carlson's choice to pay \$34,500 park dedication fee vs. putting in a park directly. Administrator Wickham discussed that the \$34,500 was a requirement of the Parks Commission based on the City's Master Parks and Trails Plan from 2006 that does not include any parks or trail requirements on this parcel. The Parks Commission decided to require the cash in lieu of land.

Commissioner Untereker spoke about walking the entire parcel and looking at the challenges of moving the intersection down because of the significant hill.

Public Comment:

Chair Johnson opened the meeting for public comment at 7:26pm.

Mark and Pam Johnson, 20012 Poppy St. NW

The Johnson's voiced a concern about the traffic that would be coming into the neighborhood due to the proposed development, including the construction traffic on newly paved roads. They also voiced concern over a lack of river access and a park in the neighborhood and questioned where the \$34,500 park dedication fee will go.

Kenna Pretts, 3315 199th Ave. NW

Ms. Pretts commented that she didn't agree with last year's paving project in her neighborhood and that her street was going to be a main drag for the new development. Asked the Planning Commission to not disturb their well-established neighborhood with the new inlets and would like the main inlet/outlet to be down by Abundant Life Church off 197th.

Dennis Hardie, 20121 Vintage Dr. NW

Mr. Hardie lives on the corner of Vintage Drive and the proposed inlet/outlet would have vehicle headlights directly shining into their main windows. He is asking Council to move the road down from in front of his house. He also discussed the impact of Oak Wilt in the neighborhood.

Rick Mengelkoch, 3751 201st Ln. NW

Mr. Mengelkoch provided a letter to the Commission prior to the meeting start. He commented that he bought his property to enjoy the seclusion it offers. He discussed the increased traffic from additional families and the potential challenges of the curvy roads and winter conditions.

Cheryl Vierkant, 20160 Vintage Dr. NW

Ms. Vierkant spoke about the challenges of additional traffic on vintage. She also addressed the Oak Wilt issue in the neighborhood.

Kelly Olson, 3066 Island Dr., Mound, MN

Olson Global Land Development. Ms. Olson was present representing the land locked parcel that was being discussed later in the meeting. She provided comment regarding the subdivision and traffic counts of 15 new houses and discussed the difficulty of change in a neighborhood from a land developer's perspective.

Renee Dippon, 3515 199th Ln. NW

Ms. Dippon commented on growing up in the neighborhood and the concern of new traffic levels. She also is in favor of a park in the neighborhood.

Jarrold Hardie, 3760 201st Ln NW

Commented in agreement with others regarding the concern for increased traffic and increased speed of traffic. Mr. Hardie asked regarding the impact of the 20 acre lot he owns that would abut the development

concerned about a potential landlock.

Phil Lindsay, 3734 201st Ln. NW

Mr. Lindsay is the owner of the property that juts out causing the inlet/outlet to be moved down. He discussed the challenges with the intersection causing people to take Vintage Dr. He also discussed the Oak Wilt problem that he's experienced and cautioned the Commission regarding the time of year that infected oak trees should be removed.

Pam Johnson, 20012 Poppy St NW

Mrs. Johnson responded to City Administrator Wickham regarding the Parks dedication fee process. She asked the Commission to listen to the residents. She revisited the increased traffic concern.

Rick Mengelkoch, 3751 201st Ln. NW

Mr. Mengelkoch revisited the concern regarding the number of residents and the increased traffic that could run through the neighborhood that he'd like to remain closed off. He also urged the Commission to do what is best for the residents and not this one developer.

Dennis Hardie, 20121 Vintage Dr. NW

Mr. Hardie revisited the traffic concern commenting that the neighborhood will see hundreds of cars a day.

Cheryl Vierkant, 20160 Vintage Dr. NW

Ms. Vierkant revisited the concern regarding the inlet/outlet of the development.

Renee Dippon, 3515 199th Ln. NW

Ms. Dippon revisited the traffic concern commenting that many of the residents do not want the increased traffic and asked why the developer couldn't loop the inlet/outlet around their neighborhood.

Chair Johnson closed the public comment portion of the hearing at 8:17pm.

Chair Johnson invited the applicant, Garrett Carlson, back to the podium. He explained the role of the Planning Commission that it's a recommending body and that they largely constrained by City Code and State Law and that they only have so much discretion. He then turned the floor back to Mr. Carlson for comment.

Mr. Carlson stated that when he worked with the engineers to propose this development that they tried to follow the codes and design requirements.

Commissioner Anson commented that on paper he thought the project was decent. He commented that he is struggling with the public comments and that they are unhappy with it. He also wants to see an alternative to the proposed road to alleviate some of the traffic flow concerns.

Commissioner Farah commented that he agrees with Commissioner Tjepkes and that the development meets the requirements but also agrees with the residents that he'd like to see the proposed Vintage Dr moved down. He also discussed that he thought a park would be something to think about.

Commissioner Hall seconded the thoughts of the other Commissioners. He asked Chuck Schwartz if the City has ever required a speed reduction apparatus. Mr. Schwartz indicated that has not been something the City has required. Commissioner Hall also asked if moving the road down 60 feet would cause a variance scenario. Mr. Schwartz agreed that it would potentially cause a need for a variance. Commissioner Hall asked the developer to work together to find a solution to the challenges.

Commissioner Untereker commented that he appreciates the public sentiment and understands the fear of change. He cautioned that the Commission needs to look at the development and if it meets the requirements.

Chair Johnson recognized Matt Lilja, 21234 Old Lake George Blvd to speak. Mr. Lilja spoke regarding a development he put in and the traffic concerns the residents had then and how many of those concerns were proven to be unnecessary as the predicted traffic problems did not occur. He commented that many of the residents did not want the development then.

Chair Johnson commented that he moved up to Oak Grove for the quiet as well as many of the residents. He commented that he goes to the City Council meetings and hears about the traffic concerns of other streets and spoke about the traffic issues on his road. He commented that the worst speeding offenders on his

street are the people that live there. He confirmed with Mr. Carlson that he is the developer and builder and would have control of when the lot clearing would happen. He also inquired of Mr. Carlson if he would be open to agreeing to a tree clearing schedule that adheres to the UMN Extension Office's best practices/guidelines as a requirement of approval. Mr. Carlson agreed to that as a requirement.

City Administrator Wickham commented that there are a couple of unresolved items that cannot be resolved during the meeting.

1. The entrance of 201st.
2. Tree removal plan.

Administrator Wickham indicated that giving Mr. Carlson time to look into the tree removal schedule and the entrance issue might be necessary before the commission acts on the application.

Chair Johnson stated that he would entertain a motion to table this item until the November 16, 2023 Planning Commission meeting.

MOTION: Commissioner Hall moved, second by Commissioner Tjepkes to table the item for further review at the November Planning Commission meeting or a future meeting. All in favor.

Dennis Hardie made a comment that he did not receive a notice of public hearing. Staff indicated that they would look into it.

Chair Johnson recessed the meeting at 8:52p.m. The meeting was reconvened at 9:05p.m.

3. Sketch Plan and Rezone – Twin Cities Land Development – 2238 229th Ave. NW

Chair Johnson indicated that the Sketch Plan portion does not have a public comment section but the Rezone portion does. A public hearing for the preliminary plat will come at a later date.

Chair Johnson invited the applicant, Ben Schmidt, Twin Cities Land Development, to the podium.

Administrator Wickham introduced the sketch plan. The applicants are proposing a sketch plan to subdivide a 160-acre parcel between the borders of Oak Grove and St. Francis between 229th Ave NW on the North and Raven St NW and the East and the Ponds neighborhood on the West. Proposing 43 Single Family Residential lots. There was potential to make it similar to The Ponds but the cost to run sewer and water to the parcel is not feasible.

Ben Schmidt, commented that they have not developed in Oak Grove but has extensive experience. He commented that he has not spoken to any of the neighbors as he is here to see if the proposed plan works and then making contact with the neighbors prior to the preliminary plat being presented.

Chair Johnson asked if any soil boring had been completed. Mr. Schmidt indicated that he had and that they were with Anoka County at this point.

Chair Johnson turned to City Engineer, Chuck Schwartz, if there were any concerns. He commented that the cul-de-sac at the end of 226th LN NW and there will be future issues with the removal of it. He also commented that it would make sense to extend the sidewalk to transition to multiuse trail that would extend to Raven St. The other thing to point out is the easterly cul-de-sac is a little longer than ordinance outlines for length. His preference would be to allow the longer cul-de-sac to avoid some irregularities in the lot sizes.

Chair Johnson asked about the cost of maintaining the path as it's not something that has been typically budgeted for.

Commissioner Untereker commented that the sketch was pretty straight forward and that he walked this parcel. He asked about the wetland and what would be done with it. He also asked about the original homestead on the property and what would be done with it.

Mr. Schmidt commented that in an effort to alleviate the impact to the wetland as much as possible but needs to cut through the narrowest spot impacting less than half an acre. The homestead would be taken down and make it a lot.

Commissioner Hall asked about the Northwest quadrant of wetland. Mr. Schmidt commented that it will be preserved.

Commissioner Hall asked about the reason for the lack of continuity of the neighborhood by proposing bigger lots instead of what the Ponds already has. Mr. Schmidt commented that in looking at the neighborhood it is hard to reproduce a neighborhood with smaller lots in this community without putting a high price on it and that in his experience the smaller lots have considerable backlash from the community.

Commissioner Farah commented that all his questions had been answered outside of extending the trail and if it has been taken up by the Parks Commission. Administrator Wickham commented that it will be recommended in November.

Commissioner Tjepkes did not have any additional comments.

Commissioner Anson commented that the plan was well thought out and appreciates the effort to understand the community. He asked if the driveway on lot 19 went through the wetlands.

Mr. Schmidt commented that the configuration of the lot may change.

Chair Johnson commented that he thinks they are making the best possible use of the land. He also commented that they are doing two things better than other plans the commission has seen:

1. There are fewer sub-2.5-acre lots.
2. Well under 16 lots per 40-acre density.

He also asked about the trees on the property and confirming that the tree removal plan will be guided by the UMN best practices.

Chair Johnson opened the public hearing for the rezone portion of the request.

Administrator Wickham introduced the topic. The applicant requests approval to amend the official zoning map by rezoning the following parcels: PID 03-33-24-22-0001, 04-33-24-11-0001, 04-33-24-14-0001 and 03-33-24-22-000 from Agriculture (A) to Single Family Residential (SFR). Rezoning PID 03-33-24-22-000 is subject to bringing the parcel into conformance with single family residential standards. It currently has a house with multiple agriculture buildings. This issue can be addressed when preliminary plat is submitted. This area is guided for Rural Residential in the 2040 comprehensive plan. The rezoning request does not require a comprehensive plan amendment.

Public Comment:

Chair Johnson opened the meeting for public comment at 9:35pm.

Francessa Steffel, 22731 Raven St NW, Mrs. Steffel commented that she looks forward to the developer having a conversation with her prior to the preliminary plat. She commented that the developer followed all of the requirements of the 2040 Comprehensive Plan. She believes that agriculture land is an asset to a community. Once agricultural land is gone, you can never get it back. There will be a loss to the connection of the land, habit and productivity of the land.

Terry Kleinsasser, 22245 Raven St NW, stated he that he has lived on Raven St for over 40 years and lucky enough to lease and farm the property for nearly 20 years and is currently farming it. He commented that losing the agricultural land in North Anoka County soon it will all go away. He appreciates that the lot sizes are 2.5 acres at minimum.

Hearing no further comment, Chair Johnson closed the public comment section at 9:42p.m.

Commissioner Anson commented that it is difficult losing agricultural land but he doesn't see any problem with rezoning.

Commissioner Tjepkes did not have any additional comments.

Commissioner Farah agreed with other Commissioners that it's sad to see the agricultural land go away but knows that growth is coming. He likes that the lot sizes are not following with the Ponds and are larger.

Commissioner Hall agrees with the sentiment that losing the agricultural is difficult but the goal to maintain that rural feel while allowing growth is being worked for.

Commissioner Untereker commented that the plan presented is a good one. He doesn't think the land is currently being optimally used and maybe it will with the development.

Chair Johnson commented on the Comprehensive Plan that is in place and that soon that book can be opened back up and plan to preserve agricultural land. He mentioned that what he would like to see is clubs like the Scouts and 4H buy a tract of land and have a farmer teach them how to cultivate and grow food. He talked about this plan being the best defense from the Met Council mandating 1/3 acre lots in 2030. He feels this plan respects the land in the best possible way.

Chair Johnson entertained a motion to approve the rezoning application based on the Planning Commission Findings that recommends to the Oak Grove City Council approval of the application submitted by Twin Cities Land Development for rezoning PIDs 03-33-24-22-0001, 04-33-24-11-0001, 04-33-24-14-0001 and 03-33-24-23-0001 from Agriculture (A) to Single Family Residential (SFR).

MOTION: Commissioner Anson moved, second by Commissioner Farah to approve the application for rezoning. All in favor.

4. Minor Subdivision with a Variance – Jan Jacoby Carlson, 21900 Holly St NW.

Administrator Wickham introduced the application.

The Applicant is proposing to split the parcel into two and a variance from the 100' road frontage requirements for the Limited Industry (LI) zoning district. The applicant is proposing a 66' wide easement for a future Holly Street extension paralleling the rail line and gas line. Until that road is built Parcel A does not have any road frontage.

The 41.65 acres currently has access and road frontage on Holly St. NW but with the proposed split Parcel A will not have any road frontage. Jan Jacoby Carlson will retain Parcel A - 10 acres with the house and accessory buildings. Parcel B – 31.61 acres will be sold for a future catholic boys high school to be constructed. The west property line borders larger tracts of land adjacent to Cedar Drive NW. The north property line abuts Holly Acres – Single Family Residential (SFR) development. The east property line abuts BNSF Railway.

This property along with parcels to the south that border Sims Road NW are zoned Limited Industry. They were guided towards Limited Industry and rezoned to Limited Industry in the 2030 comprehensive plan. They were guided towards Single Family Residential (SFR) in the 2040 comprehensive plan but are still zoned Limited Industry (LI).

Hakanson Anderson prepared the Minor Subdivision most recently updated on 9/11/2023 and signed by Registered Land Surveyor Brian Person.

Parcel A is 10 acres.

Parcel B is 31.61 acres.

A couple issues to consider as you review this application.

- Attached is a minor subdivision review memo from City Engineer Chuck Schwartz dated October 17, 2023.
- Immaculate Heart of Mary Academy (girls catholic school) is currently located at 777 221st Ave NW. They are interested in acquiring Parcel B and constructing a boys high school. This would require rezoning from Limited Industry (LI) to Public/Institutional (PI). This would also change the property tax status to exempt.
- If the minor subdivision with variance is approved Parcel A and Parcel B should also be rezoned to match the current and proposed uses on the parcels. Parcel A should be rezoned to Agriculture or

Single Family Residential depending on the proposed use and Parcel B should be rezoned to Public/Institution (PI)

- The right of way across the railroad from this parcel has an increased right of way width of 40' as it borders the railway. City Engineer pointed this out in his review memo. There is a railroad and gas line in this area. The applicants must verify their proposal meets the distance requirements from those uses and increase the right of way width if required.
- The City has limited commercial and industrial areas in the City. This area was guided and rezoned Limited Industry (LI) in the 2030 Comprehensive Plan due to its proximity to the rail line.

A variance from requirements of the zoning code may be granted by the city when the applicant for the variance establishes that there are practical difficulties in complying with such requirements. The term "practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by a zoning requirement; the plight of the landowner is due to circumstances unique to the property and not created by the landowner; and the variance, if granted, will not alter the essential character of the neighborhood. Economic considerations alone do not constitute practical difficulties. The applicant has answered the practical difficulties question

If the Commission is inclined to approve the minor subdivision with a variance request here are some conditions for consideration:

1. The applicants must provide a copy of current title work for the City Attorney to review and comply with the City Attorney's title opinion and any associated requirements.
2. The applicants must record this Resolution and the Survey within 120 days of adoption of this Resolution and provide proof of recording to the city.
3. The applicant must address any concerns in the City Engineer Chuck Schwartz's review memo dated October 17, 2023.
4. A minimum of 66' of width road easement for ingress/egress be recorded along the eastern property line for a future Holly Street extension and proof of recording be provided to the City.

Jan Carlson, 21900 Holly St. NW.

Mr. Carlson commented that he and his brothers own the property. The land was developed to the North without any future access to the North in the 80's. He discussed that the survey has been updated to include the 10 feet that was excluded from the first survey.

Chair Johnson asked if the line was a gas transmission line or general transmission line for the neighborhood. Mr. Carlson indicated that it is a gas transmission line from Cambridge to Fridley. 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.

DISCUSSION ITEMS

Commissioner Anson asked if the intention was to sell the entire 10-acre parcel to the church. Mr. Carlson responded that he was not intending to sell the entire parcel as he plans to live there and keep the house but also owns the 30-acres below it. The church would be buying the remaining 66-acre lot. Commissioner Tjepkes had no comments or questions.

Commissioner Farah commented that he drove out there and it goes right to Mr. Carlson's driveway. He is using the 66-foot easement until the road goes in.

Commissioner Hall asked where the Immaculate Heart was in relation to this property. He had no additional comments or questions.

Commissioner Untereker commented that he was curious about the pavement that ends before the property. Mr. Carlson mentioned that the pavement ends on the property. Commissioner Untereker wondered about the need for a variance. He commented that it seems very reasonable.

Chair Johnson clarified that the plan was to establish Holly St all the way down to where the school would be or make that a driveway. Peter Bushman, 11720 129th Ave, Dayton, MN was representing Immaculate Heart of Mary spoke to the plan to send Holly St down to the school. He commented that they were looking for the variance prior to the purchase. Chair Johnson questioned if the requirement is that the road be there or the road right of way be there and the future development would be contingent on the road being brought through.

Mr. Bushman spoke his preference that he is hoping the Commission approves the split with the variance so he is able to move forward with the purchase.

Administrator Wickham posed that he'd recommend a condition that before a site plan is approved for the high school the remaining 31 acres has to be platted so the road way can be dedicated.

Chair Johnson said that he would entertain a motion to recommend approval of the variance with the conditions outlined in the staff memo.

MOTION: Commissioner Untereker moved, second by Commissioner Tjepkes to recommend approval of the minor subdivision with variance with the conditions outlined. All in favor.

OLD BUSINESS

1. Variance from the road frontage requirement for a single-family residential lot – PID 05-33-24-41-0007 -Fjerstad

Chair Johnson gave a review of the request explaining that the item was tabled so adjustments could be made to the request based on feedback.

Administrator Wickham provided additional detail that the applicant submitted a revised survey updated October 19, 2023 that shows the easement entirely on their property that 33 feet that widens to 60 feet halfway through the lot. It doesn't address the issue of providing access to the Dvorak parcel but does the Fjerstad parcel. Also submitted is a sketch sketch plan by the neighboring property owners proposing access off Poppy Street NW.

Bonita Fjerstad, 26025 110th St NW, Zimmerman, MN and Don Gertz, Sauk Rapids, MN updated council about the latest certificate of survey. There is a purchase agreement for the Fjerstad and Dvorak parcels so one access is needed for the buyer.

Commissioner Untereker commented that he is still unsure about how it will work with the second landlocked property. It's hard to understand one without the other.

Commissioner Hall asked if the purchase agreement Ms. Fjerstad has accepted is contingent on approval of the variance requested. Ms. Fjerstad confirmed that it is contingent on the approval.

He verified that the 33-feet would be enough for a driveway but not a roadway. Originally the Commission had hoped to have a shared driveway between the two parcels with an easement extension of 66-feet. The goal was to not landlock another parcel to the north.

Chair Johnson commented that between this meeting and the next Council meeting to have the survey updated to reflect that the easement extends into the subject property into the back and grants access to the parcel to the North would solve two problems at once.

Chuck Schwartz recommends 33-feet of easement.

Administrator Wickham commented that a review of the easement language would need to include "Subject to the extension of 33-feet to the west to mutual benefit of both parcels".

Chair Johnson entertained a motion to recommend approval of the variance with the additions that the

easement be documented extended 33-feet to the west.

MOTION: Commissioner Anson moved, second by Commissioner Untereker to recommend approval of the variance with the conditions outlined. All in favor.

Sketch Plans

1. Tim Moon/Tracy Hoffman – Access to land locked parcel

This item was withdrawn due to the discussion from previous agenda item.

DISCUSSION

To recommend to City Council to adopt or amend code for the density of 16 lots per 40 acres. This addresses concern from community that lot size will not get too small.

Chair Johnson entertained a motion to recommend to City Council to initiate the adoption a 16 lot per 40-acre standard in code where appropriate.

MOTION: Commissioner Tjepkes moved, second by Commissioner Anson to recommend the code standard. All in favor.

ADJOURNMENT

Commissioner Hall made a motion to adjourn, second by Commissioner Tjepkes. All in favor. The meeting was adjourned at 10:39 p.m.

Respectfully Submitted,

Billi Larson
City Clerk