

OAK GROVE PLANNING COMMISSION
Regular Meeting
November 16, 2023

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:33 p.m. on Tuesday, November 16, 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
Chuck Schwartz, City Engineer
Claire Michelson, City Planner
Billi Larson, City Clerk

APPROVAL OF OCTOBER 24, 2023 MEETING MINUTES

MOTION: Motion made by Commissioner Tjepkes, second by Commissioner Untereker, to approve the October 24, 2023, minutes as presented. All in favor.

OLD BUSINESS

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

City Administrator Wickham updated the commissioners on the updated plat that had been submitted. The updated plat showed the approach into the development had been moved to the East which addressed several of the concerns voiced from the public hearing. Garrett Carlson indicated that with this change, it not only addresses the public concerns but will cause less tree removal.

PUBLIC COMMENT:

Chair Johnson opened the meeting up for public comment at 6:57pm.

Kelly Olson, Olson Global

Ms. Olson was present representing the land owner directly to the West. She inquired about the maintenance of the street abutting the interested property now that there will not be a cul-de-sac for the plows to turn around. The property to the west does not currently have access.

Jarod Hardie, 3760 201st LN NW

Chair Johnson asked Mr. Hardie to approach the podium as he is the owner of one of the adjoining properties. Chair Johnson asked about the access to his property. Mr. Hardie indicated that he has an agreement with another landowner to gain access to his property by trail.

Dennis Hardie, 20121 Vintage Dr. NW

Mr. Hardie thanked the Commissioners for working hard to make people happy. He then inquired about

how far down the newly proposed street will be from a neighboring property.

Renee Dippon, 3515 199th LN NW

Ms. Dippon commented that she had attended the Parks Commission meeting and has gone around the neighborhood to discuss with neighbors about getting a park in the neighborhood.

There was a question from the audience regarding the paving plan for this development. City Engineer, Chuck Schwartz, spoke regarding the petition process that could become a part of the development agreement. If there was no petition, it would be up to the developer to pave the effected portion of roads that touch pavement.

Renee Dippon, 3515 199th LN NW

Ms. Dippon commented after the paving discussion that she has a petition from the remaining neighbors on unpaved streets that says that they do not want their streets paved.

Jarod Hardie, 3760 201st LN NW

He readdressed the Commission for clarification on who was responsible for paving the section of road in the new development. Chair Johnson responded that it would be the responsibility of the developer.

Chair Johnson closed the public comment portion at 7:13pm.

MOTION: Commissioner Hall moved, second by Commissioner Farah that based on the findings:

1. MRTA, LLC are the owners of the subject parcel according to Anoka County Property Tax Records.
2. The City has guided the property Single Family Residential (SFR) in the comprehensive plan.
3. The proposed preliminary plat meets the requirements set forth in Chapter 107 and 109 of the Oak Grove City Code for approval of a Preliminary Plat.
4. The plat is also subject to the shoreland zoning/Scenic River District overlay district.
5. The Rum River is designated as a scenic river.
6. The Oak Grove Parks Commission reviewed the application on October 18, 2023 and recommend \$34,500 cash in lieu of land as the park dedication requirement.

The Planning Commission recommends to the City Council approval of the preliminary plat subject to the following conditions:

1. The applicant is to address the comments from City engineer and provide an updated preliminary plat to City Staff prior to filing of the Final Plat, to ensure all comments are addressed.
2. Prior to final plat approval, applicant must enter a development agreement with the City addressing all public improvements, financial security, and final conditions of approval.
3. The City Engineer must approve all final plans.
4. The applicant must pay \$34,500 cash in lieu of land for the park dedication requirement.
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. The applicant must pay for future assessment project to meet the code requirements of section 107-109(s) of the City Code.
8. The remnant parcel on the north property line must be incorporated into the right of way.

9. The applicant agrees to perform tree removals during low-risk season for Oak Wilt as designated by the University of Minnesota Extension.

All in favor. This item will be on the November 27, 2023, City Council Agenda.

PUBLIC HEARINGS

1. Site Plan Review – PinTv – Noah Glenn – 19590 Tamarack St. NW

Chair Johnson opened the public hearing at 7:26pm - Site Plan Review and invited the applicant, Noah Glenn to step to the podium before allowing Administrator Wickham to give an overview of the project by reading the staff memo. PinTV was present for a Site Plan Review to construct a 4,212 square foot building at 19590 Tamarack St. NW. Subject property is zoned Limited Industry (LI) and is 2.74 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 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 November 9, 2023
- Exhibit 6-Aerial Photos
- Exhibit 7-Building Elevation Drawings
- Exhibit 8-Site Plan and Survey

Public Comment:

Chair Johnson opened the meeting for public comment at 7:41pm.

Hearing no request for comment, Chair Johnson closed the public comment section at 7:42pm.

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 PinTv Plan Review Memo from City Engineer, Chuck Schwartz dated November 9, 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. Applicant must install Knox Lockbox to Oak Grove Fire Department standards.

MOTION: Commissioner Farah moved, second by Commissioner Tjepkes that based on the 8 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 November 27, 2023, City Council Agenda.

2. Sketch Plan – Variance – Lance LaValle – 19331 Yukon St. NW

Chair Johnson indicated that the Sketch Plan portion does not have a public comment section. The property owner was present looking for feedback before moving forward with a variance application. The property owner wants to construct a detached accessory building closer to the front line of the property than the house. The location of the house and septic system posing challenges to construct the building behind the house without a variance. The lot is a corner lot and also has to meet setbacks from Viking Blvd NW.

There was discussion about angling the building so the majority of the building is behind the line of the house. The feedback from the Commission was to find a way to position the accessory building so the majority of the building would be behind the front line of the house making it easier for them to give approval.

3. Variance – Shane Fields – 21330 Goldenrod St NW

This item was withdrawn by the applicant after publication of the agenda.

4. Subdivision– Oak Grove Animal Hospital – 19035 Lake George Blvd NW

Administrator Wickham introduced the application. The applicant was not present for comment.

MSA received the preliminary plat dated November 5, 2023, for parcel 23-33-24-33-0013. This 3-lot subdivision is located ½ block south of 191st Avenue NW on the east side of Lake George Blvd NW. The property is currently zoned General Business (GB). The subdivision will split the property into three lots.

Lot one is directly north of the existing Oak Grove Animal Hospital. It is 1.22 acres in area which meets GB requirements. Anoka County will prohibit an access directly onto Lake George Blvd NW. Access will be from a shared driveway that crosses the animal hospital property.

Lot two includes the existing Oak Grove Animal Hospital parking lot, building, and fenced area. It is 1.88 acres in a GB area.

Lot three is located east of lot one and two. This lot will take access off Heather Street NW in a residential neighborhood. It is 2.5 acres in GB area and Single Family Residential (SFR) area requirements. It will be recommended that Lot three be rezoned to SFR.

DISCUSSION ITEMS

Administrator Wickham discussed that he received a letter from area builders that request the Commission to reconsider the requirement to plant three trees in the front yard of new construction homes.

Commissioner Hall inquired about how the amount for parks dedication was established. He commented that he is on board with people coming in to request more parks. If people come in and ask for more parks, the cost is minimal for a developer to pay the park dedication fee. He thinks it might be necessary to increase the fee per lot. He commented that there is a cost associated with adding and maintaining parks and that there is an impact on taxes that goes with that.

Commissioner Farah inquired who is responsible for tree maintenance after a new owner takes over. Stock Lumber

property trees were discussed. Staff was directed to look into the code regarding installation and continuation of maintenance of landscaping/screening conditions of approval.

ADJOURNMENT

Commissioner Hall made a motion to adjourn, second by Commissioner Untereker. All in favor.
The meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Billi Larson
City Clerk