

OAK GROVE PLANNING COMMISSION
Regular Meeting
February 15, 2024

Chairperson Johnson called the Regular Meeting of the Oak Grove Planning Commission to order at 6:33 p.m. on Thursday, February 15, 2024. Roll call was taken.

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

Also Present: Angie Bray Johnson, City Council Member
Loren Wickham, City Administrator
Chuck Schwartz, City Engineer
Claire Michelson, City Planner

APPROVAL OF JANUARY 18, 2024 MEETING MINUTES

Point of clarification: Chair Johnson noted that in the minutes regarding Refuge Roofing, the City Council did approve the IUP but did change condition 5 to allow for 8 trailers instead of 6 as the Planning Commission had previously recommended. He also indicated that the footer on the minutes needed to be corrected to the correct date.

MOTION: Motion made by Commissioner Untereker, second by Commissioner Hall, to approve the January 18, 2024, minutes as presented. 4 ayes (Untereker, Johnson, Hall, Farah) - 1 abstain (Tjepkes). Motion carried.

PUBLIC HEARINGS

1. Preliminary Plat - Aspen Glenn – TCLD Land Holdings, LLC – 2238 229th Ave NW

Administrator Wickham gave a brief overview of the request. The applicant is applying for a subdivision to create 39 new lots located south of 229th Avenue NW on Raven Street NW. Administrator Wickham had Claire Michelson, City Planner, give a more detailed overview as she prepared the staff report for this application.

This project would add 39 single family lots with one lot that has a preexisting structure for a total of 40 lots in the subdivision ranging from 2.2 acres to 9.3 acres. One new road and three new cul-de-sacs are proposed with an access off Raven St NW.

The Parks Commission has reviewed this project and has recommended that a new trail extension to connect to the Ponds Park and the St. Francis Trail System. The developer is amenable to this recommendation. The Parks Commission also recommended a cash in lieu of land for \$2,300 per lot for a total \$89,700. A request from the developer has been made to waive the fees in lieu of as the fees equal their engineers estimate for what the trail construction would cost.

There was some discussion about the existing homestead having larger accessory structures than the allotment for the size of the lot. The applicant did indicate that they would remove the structures instead of obtaining a variance. Staff are recommending approval of the preliminary plat.

Chair Johnson invited the applicant, Tracey Rust - Twin Cities Land Development, to the podium and introduced Carla Dunham who was attending remotely.

Chair Johnson opened the public hearing at 6:54pm.

The following exhibits were reviewed and are on file:

- Exhibit 1—Public Hearing notice
- Exhibit 2—Application for Subdivision
- Exhibit 3—Preliminary Plat Application
- Exhibit 4—Staff Memo - MSA
- Exhibit 5—Request for Park Fee Credit for Proposed New Public Trail System
- Exhibit 6-Anoka County Preliminary Plat Review

Public Comment:

Joan Atchison – Bloomington, MN

Ms. Atchison is one of the previous owners of the property. She commented that she is not in support of the sale of her family’s farm for development. Her siblings did not provide her with any information regarding the sale. She is disappointed that the agricultural land is being developed. She indicated that she was not happy that the accessory structures on the original homestead were going to be torn down. She commented that the University of Minnesota Extension is looking for farms to help new farmers get started.

Matt Steffel 22731 - Raven Street NW

Mr. Steffel lives directly across from proposed lot 12. He commented that he too is disappointed in losing the agricultural land. He voiced concern regarding the street coming out on Raven Street and the light pollution that will impact his property. He asked about the landscape buffer along Raven Street. He also discussed the speed limit on Raven Street and concern for more traffic at the current speed limit.

Terry Kleinsasser – 22245 Raven Street NW

Mr. Kleinsasser echoed Mr. Steffel’s comments regarding the traffic speed on Raven Street. He spoke about the speed limit of Raven Street as 55mph. Holly Street is very similar in length but has 22 houses on it and it’s a 30mph road. He would like to see the speed limit reduced.

Matt Steffel 22731 - Raven Street NW

Mr. Steffel inquired about the timeline of the project.

Ms. Rust stated the construction would begin this year and possibly phased out over time.

Chair Johnson asked about the plans for clearing the trees and reminded the applicant about oak wilt and best practices for removal of oaks.

Public Comment portion closed at 7:11pm

Commissioner Untereker stated that he is in favor of the trail and waiving the additional park dedication fee.

Council member Bray Johnson commented that she would like the accessory building to be saved.

City Engineer, Chuck Schwartz, inquired about changing the address of Lot 15 from 229th Avenue NW to Raven Street NW. Administrator Wickham stated that the readdressing would need to be a condition of plat approval.

Chair Johnson stated that he would entertain a motion to approve, reject, or table the application as presented with the following conditions:

1. The two existing accessory buildings must be removed to conform with City Code requirements.
2. 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.
3. The applicant is to address the comments from the Anoka County Highway Department on the updated preliminary plat.
4. The applicant must provide current title work to be reviewed by the City Attorney.
5. The applicant must comply with the City Attorney's plat opinion and associated requirements.
6. The applicant must enter into a development agreement with the City.
7. The park dedication fee of \$89,700 cash in lieu of land is waived for the applicant to construct a new East-West connection from Raven Street NW to The Ponds neighborhood at 226th Lane NW and expands the public trail access to both The Ponds and Lake George Regional Parks.
8. The applicant is required to construct a trail parallel to 226th Lane NW following city standards.
9. The applicant, if required, would need to provide tree screening on Raven Street NW following engineering review of the code.
10. The applicant would need to readdress Lot 15 Block 2 from 229th Avenue NW to Raven Street NW.

MOTION: Commissioner Farah moved, second by Commissioner Untereker that the Planning Commission recommends to the City Council approval of the preliminary plat. (5-0)

FINAL PLAT

1. Final Plat – Timbers Hideaway

Administrator Wickham gave a brief overview of the request. On October 24th and November 16, 2023, the Planning Commission held a public hearing to review the preliminary plat of Timbers Hideaway. At the conclusion of the hearing, a conditional recommendation of approval was made to the City Council. The City Council approved Resolution 23-147 approving the preliminary plat of Timbers Hideaway on November 27, 2023. Per the City Code, the Planning Commission must review the final plat for conformance to the preliminary plat. If the final plat conforms, a recommendation of approval should be made to the City Council.

You will notice only the lots from phase one are platted in the final plat with the remainder of the property platted as Outlot A. Outlot A will be final platted in a future phase(s).

The preliminary plat was approved with 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.

City Staff did not find any deviations from the preliminary plat to the final plat. Staff recommends approval of the final plat of Timbers Hideaway.

Chair Johnson commented that there could be potential for future variances due to the site plans for the primary/secondary septic systems in regards to post frame buildings.

Chair Johnson stated that he would entertain a motion to approve the Final Plat incorporating the notes from City Engineer dated February 15, 2024 with 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.

MOTION: Commissioner Tjepkes moved, second by Commissioner Hall that based on the 4 findings the Planning Commission recommends to the City Council approval of the Final Plat for Timbers Hideaway. (5-0).

SKETCH PLANS

1. 4001 220th Avenue NW – Courtez Irving – IUP for home occupation – Towing Business

Mr. Irving is the owner of Royalties Towing in Anoka. He is looking to purchase the property at 4001 220th Avenue NW. He is seeking guidance on if he is able to park his tow trucks at his home on the weekends. It is a 24-hour business that dispatches from his residence. He is the only driver responding on weekends. He plans to park employee vehicles in the pole barn during the week. He stated that he does not bring towed vehicles home.

Chair Johnson gave an overview of the IUP process to Mr. Irving and commented that based on his answers he is much more confident that an IUP would get an approval. Chair Johnson indicated that a condition prohibiting junk vehicles from being towed to the property would be likely. Commissioner Tjepkes inquired about a floor drain in the pole building.

2. 2545 183rd Avenue NW – Russum's – Variance from 16' accessory building sidewall height

Jeff Russum was seeking guidance on constructing a 2-story accessory building and requesting to exceed the maximum sidewall height of 16'. He is requesting 18'.

There was discussion about 16' trusses that offer more height. Mr. Russum discussed that the plan for the accessory building would not exceed the elevation/height of the residence. He stated that he would make the pole barn look like

the residence. Commissioners Tjepkes, Johnson, Farah, and Hall found it difficult to support the 18' variance. Commissioner Untereker felt that it's situations like the one presented is why there is a variance process. The Commissioners suggested finding a creative way to engineer the building to meet the requirement and still obtain the desired outcome.

3. Noah Bongard – 19020 Flamingo Street NW – IUP Auto Sales

Mr. Bongard is looking for guidance on starting an auto sales business. He stated that this is a hobby that has blossomed into more. He commented that he recently constructed a pole barn that can fit 6-8 cars. He would like to keep 2-3 cars displayed outside on the property. His ask is not to have a 20-car auto lot but to have the ability to sell more than 5 cars a year. He wants to apply for a dealer's license but needs an auto lot to be eligible. His plan is to install screening from the neighboring property.

The Commissioners indicated that if the IUP was pursued that the County would need to be involved as his property is on a County Road.

4. John Lovelett – University Avenue and Viking Blvd – Rezone Single Family Residential (SFR) to Commercial for 50 Units of Storage

Mr. Lovelett is seeking guidance on rezoning a Single-Family Residential lot to Commercial for the purpose of constructing 50 storage units. This request would come with a comprehensive plan amendment that would come with some costs and time.

Mr. Lovelett stated that the construction of the homes in the Smith Grove development led him to take a look at the storage needs of the neighborhood that do not want to build an accessory building. In the 2030 Comprehensive Plan the lot in question was guided toward Industrial and in the 2040 plan it was guided Single-Family Residential.

The Commissioners had concerns about security lighting and the impact on the neighboring properties. They also discussed the challenge of amending the Comprehensive Plan.

DISCUSSION ITEMS

Administrator Wickham discussed the minimum lot size. Currently there is a 2.5-acre average. There is interest in making 2.5-acres a lot size minimum. The Commissioners requested a comparison of some recent plats showing both the median and average lot size.

ADJOURNMENT

Commissioner Hall made a motion to adjourn, second by Commissioner Tjepkes. 5-0. Motion carried. The meeting was adjourned at 9:34 p.m.

Respectfully Submitted,
Billi Larson
City Clerk