

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
MARCH 2, 2023**

The Oakdale Planning Commission held a meeting on Thursday, March 2, 2023 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7:00 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Dallas Pierson

Commissioners: Tom Willenbring
Michael McCauley
Lee Stolarski
Christopher Campbell

Also Present: Luke McClanahan, City Planner
Jake Ingebrigtsen, City Council Liaison
Angie Holbrook, Baxter's Playhouse/Central Bark

Not Present: Yaya Diatta (arrived at 7:05 pm)

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER CAMPBELL, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 5, 2023 AS PRESENTED.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

5 Ayes. Motion approved.

PLANNING COMMISSION REVIEW

a. NEW BUSINESS

i. Baxter's Playhouse (Central Bark) – Interim Use Permit Renewal

City Planner Luke McClanahan stated the request is located on the east side of Hadley Avenue North, near Menards and Oakdale Rental Center. The purpose of the request is to renew the Interim Use Permit (IUP) for an outdoor dog run area for Baxter's Playhouse/Central Bark. This site is zoned C-2 Community Commercial.

The Conditional Use Permit for the Kennel and the initial IUP, valid for one year, for the outdoor dog play area were approved in February 2022. The business, however, did not open until January 27, 2023. IUPs are tied to the specific business and do not run with the land. The outdoor dog run area is located on the south side of the building, and is enclosed by an eight foot fence. Runoff from the use is contained by turf and additional grass. The business follows the US Environmental Protection Agencies guidelines for waste disposal.

Staff finds that the IUP renewal request meets the review criteria of the ordinance, as detailed in the staff report on file. Staff recommends approval of the IUP for a two-year period from the date of City Council approval, subject to the following conditions in the draft resolution.

- The outdoor area will be cleaned daily.
- Barking or howling dogs shall be returned indoors immediately.
- Dogs must be supervised at all times when outdoors.
- No more than four (4) play areas, with up to 12 dogs each and one (1) handler per play area, are allowed in the outdoor area.
- Dogs are only allowed in the outdoor play area between 6:30 a.m. and 9:00 p.m.

Chair Pierson asked if there are dual fences around the play area and the extended grass area. Mr. McClanahan deferred to the applicant on this question.

Commissioner Willenbring asked why the recommendation is to renew the permit for only two years. Mr. McClanahan said that the two year period is recommended because the business opened recently and for the City to check and see if the business is running smoothly.

Commissioner Diatta arrived at the meeting.

Chair Pierson opened the public hearing.

Angie Holbrook with Baxter's Playhouse/Central Bark clarified that the business actually opened on October 17, 2022. The grand opening was held on January 28, 2023. She also clarified that fencing is only around the play area. The grass area extension of the parking lot is not fenced-in and it is not used for the dogs to play. The purpose of the grass area is to help manage runoff.

Chair Pierson closed the public hearing.

Commissioner Campbell said that because the business has only been operating for a few months, is two years an appropriate amount of time for the permit?

Mr. McClanahan said that to date, there have not been any complaints received about this use.

Commissioner Campbell said his only concern about the two years is that we have not completed a full year's cycle for this use.

Chair Pierson said that two years seems reasonable.

Commissioner Campbell asked Mr. McClanahan if there are violations to the IUP, then the request would be brought back to the City. Mr. McClanahan replied that the request can be brought back to the City Council if there are ongoing complaints.

Chair Pierson noted that in between this business and the residential properties is a rail road track.

COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF THE INTERIM USE PERMIT RENEWAL FOR BAXTER'S PLAYHOUSE AT 3115 HADLEY AVENUE NORTH SUBJECT TO THE CONDITIONS IN THE RESOLUTION.

- The outdoor area will be cleaned daily.
- Barking or howling dogs shall be returned indoors immediately.
- Dogs must be supervised at all times when outdoors.
- No more than four (4) play areas, with up to 12 dogs each and one (1) handler per play area, are allowed in the outdoor area.
- Dogs are only allowed in the outdoor play area between 6:30 a.m. and 9:00 p.m.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE
Commission Diatta	AYE

6 Ayes. Motion approved.

ii. Planned Unit Development Ordinance Amendment – 4Front Commercial Property

City Planner Luke McClanahan stated the request involves the 3M/Imation Planned Unit Development (PUD), which is the zoning that governs uses in the 4Front campus. In response to the City Council's concerns about a car wash being established at the 4Front campus, city

staff has prepared a PUD amendment to address the use. Generally speaking, PUDs are intended to promote aesthetically pleasing and desirable development that is in harmony with the surrounding area. Staff is recommending the PUD be amended to prohibit car washes and allow brew pubs, brewery taprooms, and Microdistilleries as permitted uses. The amendment would only apply to the commercial site on the 4Front campus, which is located at the northwest quadrant of 34th Street North and High Point Drive North. The remaining property of the 4Front campus is not designated for any commercial uses. City staff informed the property owners about this amendment and they are well aware of the situation. The public hearing for this request will be held by the City Council on March 28.

COMMISSIONER WILLENBRING MADE A MOTION, SECONDED BY COMMISSIONER CAMPBELL, RECOMMENDING APPROVAL OF AN ORDINANCE TO AMEND THE 3M/IMATION PLANNED UNIT DEVELOPMENT TO PROHIBIT CAR WASHES AND ALLOW BREW PUBS, BREWERY TAPROOMS, AND MICRODISTILLERIES AS PERMITTED USES ON LOT 4, BLOCK 1, OAKDALE FARM 3RD ADDITION.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE
Commission Diatta	AYE

6 Ayes. Motion approved.

OTHER BUSINESS

a. Proposed Shoreland Overlay Zoning District

City Planner McClanahan stated this project will be starting soon and the City is working closely with the DNR. Mr. McClanahan said there is a state requirement for cities to adopt a Shoreland overlay zoning district to help protect public water bodies. This zoning would also help with the development interest along Tanners Lake.

Commissioner Stolarski asked for more clarification about the ordinance. Mr. McClanahan said the main purpose of the zoning is to protect the Shoreland and the lake.

Commissioner Diatta asked how far behind is the City in terms of meeting the DNR's vegetative and land disturbance requirements. Mr. McClanahan said that because there is no ordinance in place currently, the City is behind in terms of having these standards in place. But there are other requirements in place currently that the DNR acknowledges is helpful to protect vegetation and land disturbances, such as the standard setback requirements.

Chair Pierson clarified that this zoning overlay district is in addition to the underlying zoning. Mr. McClanahan said the overlay zoning would provide additional protections.

Commissioner Stolarski asked if existing homes, many of them built in the 1950s, would be affected by this new zoning. Mr. McClanahan said that if these properties look to expand, they need to make sure they are in conformance with the regulations and not increasing a non-conformity.

Commissioner Diatta asked when cities were supposed to adopt a Shoreland ordinance, according to the state requirements. Mr. McClanahan said that ideally an ordinance for the City should have been adopted previously.

b. Update on Glenbrook Small Area Plan

Mr. McClanahan said that draft alternates, which are different scenarios that illustrate how the Glenbrook area might develop, are being developed by staff and the City's consultant. Once the alternates are finalized, they will be presented to the City Council at the March 14 workshop. The project team is also brainstorming ideas for the next steps of the neighborhood engagement efforts.

Chair Pierson noted that there were issues with the first engagement meetings in terms of being able to reach people throughout the neighborhood. Mr. McClanahan said the project team is brainstorming ideas to better connect with the stakeholders. Previously, the project team met with business and property owners one-on-one to gathering input for the plan.

c. Planning and Development Update

Mr. McClanahan said that there will likely be an April 6 Planning Commission meeting since there is one application on file.

CITY COUNCIL UPDATE

Chair Pierson said that Council Member Ingebrigtsen informed him that there were no specific updates to provide and encourages people to visit the City's website to research the latest happenings.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER WILLENBRING, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE MARCH 2, 2023 MEETING OF THE OAKDALE PLANNING COMMISSION AT 7:23 PM.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Stolarski	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner McCauley	AYE

Planning Commission Minutes

March 2, 2023

Page 6

Commissioner Diatta AYE

6 Ayes. Motion approved.

Respectfully submitted,

Luke McClanahan
City Planner