



CITY OF OAK PARK HEIGHTS PLANNING COMMISSION MEETING MINUTES

Thursday, January 15, 2015 – Oak Park Heights City Hall

I. Call to Order: Chair Kremer called the meeting to order at 7:00 p.m.

Present: Commissioners Anthony, Bye, Kremer, and Thurmes; City Planner Richards and Commission Liaison Liljegren. Commissioner Nelson arrived after Minutes approval. Absent: City Administrator Johnson.

II. Approval of Agenda:

Chair Kremer asked if there were any changes or additions to the Agenda. There being none, Chair Kremer acknowledged acceptance of the Agenda as presented.

III. Approval of December 11, 2014 Meeting Minutes:

Commissioner Thurmes, seconded by Commissioner Bye, moved to approve the Minutes as presented. Carried 4 - 0.

IV. Department/Commission Liaison / Other Reports: Commission Liaison Liljegren and City Planner Richards reported on the actions taken by the City Council with regard to the requests of Stillwater Motors, noting that additional changes were sought by the applicant. The City Council approved what was recommended by the Planning Commission to the original request and directed the applicant back to the Planning Commission for consideration to the additional change sought.

V. Visitors/Public Comment: None.

VI. Public Hearings:

- A. Oak Park Sr. Living – Phase IV: Consider request for Planned Unit Development: General Plan approval to allow construction of a 2-story, 62 unit senior apartment building, to be located east of Nova Scotia Ave. N., at Nutmeg Ct. N., within the Oak Park Sr. Living development.

City Planner Richards reviewed the January 8, 2015 Planning Report relative the request, noting the revised exhibits at the Commission's seats, addressing a number of the items noted in the report's issue analysis. Richards provided an issue analysis to the request and discussed the same with the Commission.

Commission discussion ensued as to building setback and height, average occupancy to the existing units. In response to Commission inquiry, the developer responded that they hope to start construction June 1, 2015 and that the estimated total build out of the development to be two years, market dependent.

Chair Kremer invited the applicant to address the Commission.

Justin Strain – 5815 Nutmeg Court introduced himself as the owner of one of the townhouses in the 4-unit building to the east of the proposed development. Mr. Strain indicated his support for the request, including the removal of the sidewalk behind the unit and 58th St. connection. He indicated that consensus amongst the 4 unit homeowners was that the removal of the sidewalk behind the building was preferred.

Tim Freeman – Project Surveyor addressed the request to remove the sidewalk from the backside of the proposed building, noting that there would not be direct access to the sidewalk from the building as the patios there are not at grade and there are no services doors from which to access the sidewalk.

He added that having a sidewalk at the back of the building and access from a public trail isn't sensible or comfortable for residents within the development, noting that trails and roadway are in place and the sidewalk connections internal to the development are planned.

Discussion ensued as to 52 years of age being the qualifier for "senior" occupancy at the development, what would happen should at some point when the housing designed for senior living is desired to be changed to something other than that and the City's tree replacement requirements.

There being no additional comment, Chair Kremer closed the public hearing.

Richards reviewed the conditions recommended within the planning report and discussed the same with the Commission.

Chair Kremer asked for Commission discussion or comment, and with none being presented, closed the public hearing.

Commissioner Anthony, seconded by Commissioner Bye, moved to recommend City Council approval of the request, subject to the conditions recommended within the January 8, 2015 Planning Report, as amended and specifically that:

1. The revised plat for Oak Park Senior Living, the title work, as well as the dedication and vacation of any easements shall be subject to the review and approval of the City Engineer and City Attorney.
2. The development agreement shall include a provision that the Oak Park Senior Living Phase IV will remain as senior rental and shall not be converted to non-restricted rental housing.

3. Lower 59th Street shall be widened to 35 feet after construction of Building 3. The street medians on Upper 58th Street N. and Lower 50th Street N. at Nova Scotia Avenue, N. are to be removed for easier emergency vehicle access. All changes to the roadway are subject to review and approval of the City Engineer.
4. The Planning Commission was favorable to the revised plans for the front entrance of the buildings at the corner of Upper 58th Street, N. and Nutmeg Court, N. that eliminates parking stalls and provides for additional green space.
5. The Planning Commission was favorable to the revised site plan which moves Building 4 south, away from Upper 58th Street, N., while maintaining the 20 foot setback to the townhome units.
6. The landscape plan shall be subject to review and approval of the City Arborist.
7. Plans shall be provided for the irrigation system subject to review and approval of the City Engineer.
8. The grading and drainage plans shall be subject to City Engineer and the Middle St. Croix Watershed Management Organization approval.
9. All utility plans shall be subject to review and approval of the City Engineer.
10. The Planning Commission determined that the proposed non-shielded, residential style light fixtures are appropriate.
11. The Applicant shall submit any plans for new signage subject to City approval.
12. The Fire Marshal and Police Chief should review the plans and determine the accessibility of emergency vehicles throughout the development.
13. The snow storage areas and plan shall be subject to review and approval of the City Engineer.
14. Any mechanical equipment that is ground mounted or visible from adjacent streets shall be screened as required by the Zoning Ordinance.
15. All trash and recycling storage shall be internal to the building.
16. The Planning Commission was favorable to the final building appearance, colors, materials and the variety between buildings. The Applicant shall provide a materials board for the building to be reviewed by the City Council.

17. The Applicant shall be required to enter into an amended development agreement. The development agreement shall be subject to the review and approval of the City Attorney and City Council.

Carried 5 – 0.

VII. New Business: None.

VIII. Old Business: None

IX. Informational:

City Planner Richards noted that it may be necessary to reschedule the February 12, 2015 Planning Commission meeting and inquired if the Commission would be agreeable to meeting at 6:00 p.m. on February 19, 2015. After some discussion, staff was directed to email the Commission to determine their availability for meeting at 6:00 p.m. on February 19, 2015.

A. Upcoming Meetings:

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| • Tuesday, January 27, 2015 | City Council | 7:00 p.m./City Hall |
| • Tuesday, February 10, 2015 | City Council | 7:00 p.m./City Hall |
| • Thursday, February 12, 2015 | Planning Commission | 7:00 p.m./City Hall |
| • Tuesday, February 24, 2015 | City Council | 7:00 p.m./City Hall |
| • Thursday, March 12, 2015 | Planning Commission | 7:00 p.m./City Hall |

B. Council Representative

- Tuesday, February 24, 2015 – Commissioner Thurmes
- Tuesday, March 24, 2015 – Commissioner Anthony

X. Adjourn: Commissioner Nelson, seconded by Commissioner Bye, moved to adjourn the meeting at 7:51 p.m. Carried 5– 0.

Respectfully submitted,

Julie Hultman
Planning & Code Enforcement

Approved by the Planning Commission: 02-19-2015 3-0