



CITY OF OAK PARK HEIGHTS PLANNING COMMISSION MEETING MINUTES

Thursday, February 19, 2015 – Oak Park Heights City Hall

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

Present: Commissioners Bye, Kremer, and Nelson; City Administrator Johnson, and City Planner Richards. Not Present: Commissioner Anthony, Commissioner Thurmes and Commission Liaison Liljegren

II. Approval of Agenda:

Commissioner Nelson, seconded by Commissioner Bye, moved to approve the Agenda as presented. Carried 3 – 0.

III. Approval of January 15, 2015 Meeting Minutes:

Commissioner Bye, seconded by Commissioner Nelson, moved to approve the Minutes as presented. Carried 3 - 0.

IV. Department/Commission Liaison / Other Reports: City Administrator Johnson updated the Commission as to summer road work projects.

V. Visitors/Public Comment: None.

VI. Public Hearings:

A. Xcel Energy – A.S. King Plant: Consider request for Interim Use Permit to allow use of temporary administrative trailers for increased workforce at Xcel Energy – A.S. King Plant, 1103 King Plant Road.

City Planner Richards reviewed the February 3, 2015 Planning Report relative to the request, provided an issue analysis and discussed the same with the Commission.

Chair Kremer opened the public hearing and invited the applicant to address the Commission.

Thomas Zellmer, Project Engineer – Xcell Energy introduced himself and engaged in discussion with the Commission as to the timing of work at the A.S. King Plant and the time element between the anticipated work completion and demobilization of the site, including removal of the trailers.

There being no other visitors to the public hearing, Chair Kremer closed the public hearing.

Commissioner Nelson, seconded by Commissioner Bye, moved to recommend City Council approval of the request, subject to the conditions recommended within the February 3, 2015 Planning Report, as amended and specifically that:

1. The trailers shall be removed no later than June 30, 2015 unless an extension is granted by the City Council.
2. Any freestanding or building lighting shall be in compliance with the Zoning Ordinance and subject to review and approval of the City staff.
3. Any changes to the grade or drainage associated with the trailer placement shall be subject to review and approval of the Engineer and applicable watershed district, if necessary.
4. The City Engineer shall comment on the traffic resulting from the increased personnel at the plant. Any traffic control measures required by the City Engineer will be implemented by Xcel Energy.
5. Xcel Energy shall be required to comply with any permitting requirements of the City and any further review and comment by the Department of Natural Resources.

Carried 3 – 0.

- B. Raduenz Dealership Properties LLC dba Stillwater Motors – 5900 Stillwater Blvd. N.: Consider requests for Variance to sign requirements as they relate to numbers, height, and allowable square footage of sign area and sign face, to allow a 128 s.f. changeable copy sign, 50 feet in height along Hwy. 36, located at Stillwater Motors, 5900 Stillwater Blvd. N.

City Planner Richards reviewed the February 3, 2015 Planning Report relative the request, reviewing previous Commission approval recommendations and Council activity, resulting in the matter being returned to the Commission. Richards provided the Commission with an issue analysis of the request along with recommended approval conditions, should they recommended approval to the City Council.

Commission discussion ensued as to the request for an additional 50-foot tall, freestanding sign with 184 s.f. of sign area, to be located at the northwest corner of the dealership property, facing Highway 36.

Chair Kremer opened the public hearing and invited the applicant to address the Commission.

D.J. Raduenz – Stillwater Motors introduced himself as the owner of the dealership and engaged in discussion with the Commission as to the request, discussing the height, sign face area and location of the proposed sign, alternative configurations, and marketing intent of sign locations.

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

Commission discussion ensued as to the proposal, concern of precedent setting, too many signs resulting in a cluttered appearance, the amount of signage being a distraction to roadway users versus informational, the amount of overall variance being sought beyond City Ordinance standards, what other communities allow in similar situations and potentially of revisiting the City guidelines related to signs. City Planner Richards will research sign guidelines for other cities and provide his findings to the Commission.

City Administrator Johnson suggested the Commission may wish to consider tabling the public hearing to provide the applicant an opportunity to consider the Commission's comments and revise their request.

Discussion ensued as to potential common ground revision concepts, timing for approval and process, and the applicant's interest in having the matter continued for further plan refinement.

Commissioner Nelson, seconded by Commissioner Bye, moved to continue discussion to the March Planning Commission.

Carried 3 – 0.

VII. New Business: None.

VIII. Old Business: None

IX. Informational:

A. Upcoming Meetings:

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| • Tuesday, February 24, 2015 | City Council | 4:45 p.m./City Hall |
| • Thursday, March 12, 2015 | Planning Commission | 7:00 p.m./City Hall |
| • Tuesday, March 24, 2015 | City Council | 7:00 p.m./City Hall |
| • Tuesday, April 14, 2015 | City Council | 7:00 p.m./City Hall |
| • Thursday, April 16, 2015 | Planning Commission | 7:00 p.m./City Hall |

B. Council Representative

- Tuesday, February 24, 2015 – Commissioner Thurmes
- Tuesday, March 24, 2015 – Commissioner Anthony
- Tuesday, April 14, 2015 – Commissioner Bye

X. Adjourn: Commissioner Nelson, seconded by Commissioner Bye, moved to adjourn the meeting at 6:50 p.m. Carried 3– 0.

Respectfully submitted,

Julie Hultman
Planning & Code Enforcement

Approved by the Planning Commission: March 12, 2015