



CITY OF OAK PARK HEIGHTS PLANNING COMMISSION MEETING MINUTES

Thursday, December 11, 2014 – Oak Park Heights City Hall

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

Present: Commissioners Anthony, Kremer, and Thurmes; City Administrator Johnson, City Planner Richards and Commission Liaison Liljegren. Commissioner Nelson arrived at 7:03 p.m. Absent: Commissioner Bye.

II. Approval of Agenda:

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

III. Approval of November 13, 2014 Meeting Minutes:

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

IV. Department/Commission Liaison / Other Reports: Commission Liaison Liljegren reported that the City is looking at supporting the City of Bayport with a new fire hall and that in response to community feedback there will be a Fire Hall Open House on January 6, 2015 at 6 p.m. at the Oak Park Heights City Hall. The open house will provide an opportunity for those interested to receive understanding of the project scope and what levels of support and agreements may be entered into by the City of Oak Park Heights.

City Administrator Johnson reported that following the open house, there will be a 7 p.m. meeting regarding Street Area D reconstruction. Area D is located north of Highway 36 and East of Osgood Ave. N.

V. Visitors/Public Comment: None.

VI. Public Hearings:

- A. Raduenz Dealership Properties, LLC dba Stillwater Motors - 5900 Stillwater Blvd. N.: Consider requests for Variance to sign requirements as they relate to number of signs permitted, height of freestanding sign and allowable square footage of sign face located at Stillwater Motors, 5900 Stillwater Blvd. N.

City Planner Richards reviewed the December 4, 2014 Planning Report relative the request for variances, providing an issue analysis to the request and discussing the same with the Commission.

Discussion was had as to location of existing and proposed freestanding sign, area of sign locations and distance between signs, sign area and how allowable sign area is calculated, concern to avoid sign pollution – cluttered look and the importance of consistency in variance granting for sign increases.

Chair Kremer invited the applicant to address the Commission.

D.J. Raduenz – Stillwater Motors introduced himself as the owner of the dealership and stated that the intention of raising the sign at 36 ramp is to catch westerly traveling traffic and to the north side, to catch Hwy. 36 traffic with the electronic message center now that they are available in the City. Of the options shown in the planning report, Mr. Raduenz indicated that the dealership preference would be option 4, which does not have any other additional sign around the electronic message display.

Discussion commenced as to methodology used to determine desired sign height increase being requested, options proposed in the planning report, landscaping requirement, and freestanding versus monument sign structure for the new sign.

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

Richards reviewed the conditions recommended as part of an approval consideration and clarified that a total of four variances were being requested.

Commissioner Anthony, seconded by Commissioner Nelson, moved to recommend City Council approval of the request, subject to the conditions recommended within the December 4, 2014 Planning Report, specifically that:

1. All conditions of the Conditional Use Permit and Variance for Raduenz Dealership Properties LLC approved July 26, 2005 shall remain in effect.
2. The sign specifications and methods of illumination shall be subject to review and approval of the City Planner at the time of permitting.
3. The landscape plan for the area around the new sign shall be subject to review and approval of the City Arborist.

Carried 3 – 1, Commissioner Thurmes opposed.

VII. New Business: None.

VIII. Old Business: None

IX. Informational:

Commissioner Anthony expressed that she thought that the MNDOT road work was going well. Commissioners Thurmes and Nelson questioned when traffic lights were going to be placed at the intersections, citing safety concern.

A. Upcoming Meetings:

- Tuesday, January 13, 2015 City Council 7:00 p.m./City Hall
- Thursday, January 15, 2015 Planning Commission 7:00 p.m./City Hall
- Tuesday, January 27, 2014 City Council 7:00 p.m./City Hall

B. Council Representative

- Tuesday, January 13, 2015 – Commissioner Nelson

X. Adjourn: Commissioner Nelson, seconded by Commissioner Anthony, moved to adjourn the meeting at 7:34 p.m. Carried 4– 0.

Respectfully submitted,

Julie Hultman
Planning & Code Enforcement

Approved by the Planning Commission: 01-15-2015