

The Planning Commission meeting was called to order by Chair Campbell at 7:00 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, North Oaks, MN. Chair Bill Campbell, Commissioners Joyce Yoshimura-Rank, Nancy Reid, Dick Hara, Katy Ross, Bob Wilson and City Council liaison, Marty Long were present. Also present were City Administrator Michael Robertson, Building Inspector Greg Schmit, Videographer Kevin Scattum and Recording Secretary Linda Hanson.

Approval of Agenda

Commissioner Ross moved to approve the agenda. The motion was seconded by Commissioner Reid and passed unanimously.

Approval of October 31, 2013 Meeting Minutes

With the correction of a spelling error, Commissioner Wilson moved to approve the Minutes from the October 31, 2013 Planning Commission meeting. The motion was seconded by Commissioner Reid and passed unanimously.

New Business

1. Application for Variance 13-12, 1 Wishbone Lane, Brad and Jacqueline Wingses

Request is for three variances in order to construct a new home on an undeveloped lot.

Building Inspector Greg Schmit reviewed the application for three variances in order to construct a home at 1 Wishbone Lane. He noted the issues that made the variances necessary and agreed they met the requirements to be approved based on the practical difficulties of this lot. Much of the lot is unusable land as it has roads on three sides, wetlands and a severe slope. The lot was platted before City Ordinances were enacted.

Mr. Schmit also noted that there was one minor change to the application. The proposal is for a four bedroom home, not a three bedroom and there is adequate land to build a home of this size. It was staff's recommendation that the Planning Commission forward the application to the City Council for approval.

Commissioner Hara noted that more requests for variances may come in because older homes that were built before the Ordinances were enacted are likely to be replaced. He asked if it was time to amend some of the Ordinances. Mr. Schmit explained that the City Council has always preferred to look at each request individually.

Chair Campbell noted that an application was presented in the past for this property, but Mr. Schmit explained it was withdrawn. The placement of the well and the access to the property were discussed and both would need to be located in the front facing Wishbone Lane.

Commissioner Dick Hara made the motion, seconded by Commissioner Ross, to recommend to the North Oaks City Council that Variance 13-12 for 1 Wishbone Lane for a

variance of approximately 350 square feet from the required 20,000 square foot requirement for a Suitable Site; a variance of 1400 square feet from the required 10,000 square foot requirement for installation of a sewage treatment system; and a variance to allow the ISTS to encroach 20 feet into the required 30 foot road easement setback of Wishbone Lane be approved with the following conditions:

- 1. All work to be completed by January 1, 2015.**
- 2. The ISTS be located per survey/site dated November 21, 2013.**

The motion passed unanimously.

2. Application for Variance 13-13, 17 Dove Lane, John and Susan Reed

Request for three variances in order to demolish the current home and build a new one.

This property has practical difficulties in the size and shape of the lot which contains uninhabitable land. The current home was built before the Ordinances were in place. The proposal is for a new three bedroom home.

Chair Campbell asked if soil borings had been done and if the space was adequate for a new ISTS system. Building Inspector Schmit stated that the tests had been done and it is adequate. Council Member Long asked staff to ask the contractor to protect the area since this property is on Lake Gilfillan. Mr. Schmit explained that the site plans will clearly be marked to show what needs to be protected.

Building Inspector Schmit also stated that the current turn-around does not meet the current code and would have to be eliminated with the new plan. The owner of the property, John Reed explained that he would like to keep the turn-around as it is safer when exiting as small children live across the street. Mr. Schmit explained that he would have to ask for another variance to do so and since there is space inside the setbacks, the owner would not meet the criteria of practical difficulties.

Commissioner Reid moved, seconded by Commissioner Yoshimura-Rank, to recommend to the North Oaks City Council that Variance 13-13 for 17 Dove Lane for a variance of 7,930 square feet from the required 1 acre Lot Area requirement and approximately 11,500 square feet from the required 20,000 square foot requirement for a Suitable Site; a variance of 6,500 square feet from the two 5,000 square foot sites required for installation of a sewage treatment system; and a variance to allow the ISTS to encroach 20 feet into the required 30 foot south property line setback be approved with the following conditions:

- 1. Work to be concluded by January 1, 2015.**
- 2. The building and ISTS be located per survey/site plan prepared by Kurth Surveying, Inc. dated September 30, 2013.**
- 3. The existing parking pad is removed from the 30 foot east property line setback.**

The motion passed unanimously.

Other Items

Administrator Robertson stated that the terms for two Commissioners, Katy Ross and Nancy Reid were up this year and asked if they wanted to be reappointed. Both said that they wanted to be reappointed.

Robertson noted that the scheduled December Planning Commission meeting would fall on December 26, 2013. He said that staff had no items and asked if this meeting should be cancelled or moved to another date. Commissioners agreed that the December meeting should be cancelled.

City Administrator Robertson also wanted to pass on from Mayor Schaaf and the City Council the compliment that the Planning Commissioners have done a great job. Councilmember Long echoed the compliment, commending the Commissioners for their work.

Next Meeting

The next meeting will be Thursday, January 23, 2014 at 7 p.m. Chair Campbell stated he would not be at this meeting but that Councilmember Long would chair the meeting.

Adjournment

On motion made by Commissioner Katy Ross, seconded by Commissioner Nancy Reid, and carried unanimously, the meeting was adjourned at 7:31p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Linda Hanson
Recording Secretary