

The Planning Commission meeting was called to order by Chair Bill Campbell at 7:00 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, City of North Oaks. Chair Campbell acknowledged that all commissioners were present. Also present were Building Official Greg Schmit, Administrative Assistant Linda Hanson , and videographer Mary Guy.

Approval of Agenda

Commissioner Bob Wilson moved to approve the agenda. The motion was seconded by City Council Member Gregg Nelson and passed unanimously.

Approval of Minutes

Commissioner Bob Wilson moved to approve the Minutes from the May 26, 2011 Planning Commission meeting. The motion was seconded by Commissioner Katy Ross and passed unanimously.

Variance 11-08, Arthur Hedstrom, 18 Spring Farm Lane, ISTS in Setback

Building Official Schmit presented the request by Arthur Hedstrom for a variance to encroach 18 feet into the required 30 feet on the setback on the south side of the property. Mr. Schmit reviewed the septic design submitted by S-P Testing Inc. It was the staff's opinion that this was the only viable alternative based on the hardship created by the steep elevation and close proximity of the property lines for this property. City Council Member Gregg Nelson requested that a registered surveyor would be needed to stake the southern property line.

Chair Campbell opened the public hearing at 7:10 pm.

Resident Charles Lauder, 20 Spring Farm Lane, expressed concerns about the impact of the new septic design on his present well. He was concerned that the new system would eventually pollute his well and he expressed his disapproval. Charles' son-in-law, Mr. Hooley also spoke on behalf of Mr. Lauder and stated the following concerns:

1. The well and proposed sewer system were designed too close to each other and could cause contamination of his well.
2. The seepage pit was in sandy soil or loam and would trap fewer contaminants.
3. The elevation of the seepage tank in relationship to the well could cause a problem at some point.

Mr. Schmit responded that S-P Testing was obligated to follow the regulations established by the MN Dept of Health as well as the MCPA. He addressed the above concerns and additional questions from both the commissioners and the homeowner. It was Mr. Schmit's opinion that the design was the best solution for this hardship situation and that the current system would pose a greater danger.

Elly Clark, 33 Pheasant Lane, also expressed her concerns. She was concerned that if this new system failed for some reason, it could impact her property. Chair Campbell explained that this should not affect her land and that since this is a hardship situation it is allowed. He also stated that it is the minimum variance that is being requested.

Commissioner Wilson stated that he would like to hear from the designer before approving this variance.

City Council Member Gregg Nelson moved to recommend to the North Oaks City Council that Variance 11-08 for the ISTS Setback be APPROVED with the following four conditions:

1. Completion date 120 days after approval
2. Contractor to consult with the City Forester prior to commencing work
3. System to be located per design dated 6-9-11 by S-P Testing
4. That a registered surveyor stake the south property line

Commissioner Dick Hara seconded the motion. The motion passed. All voted in favor except Commissioner Bob Wilson.

Chair Campbell closed the public hearing at 7:58 pm.

Greg Schmit informed the committee about two upcoming issues: one is to allow massage therapist in the commercial service district and one for an amendment to the Shoreland Ordinance to no longer require a CUP for work in shoreland between 0 and 20 feet.. Chair Campbell announced that the National Night Out is August 2nd if anyone is interested.

Next Meeting

Thursday, July 28th at 7 p.m. at the Community Meeting Room, 100 Village Center Drive.

Adjournment

On motion made by Katy Ross, seconded by Joyce Yoshimura-Rank and carried unanimously, the meeting was adjourned at 8:02 p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Linda Hanson
Recording Secretary