

Planning Commission Meeting
January 10, 2018
7:00 PM

Call to Order:

Council Member Ross called the meeting to order at 7:00 pm.

Roll Call:

Present: Commissioners Nancy Reid, Joyce Yoshimura-Rank, Kara Ries, and Council Member Katy Ross

Staff: Recording Secretary Gretchen Needham and City Attorney Dave Magnuson

Absent: Commissioners Paul Lesieur, Bob Turkington, David Pfuhl; City Administrator Mike Robertson.

Approval of Agenda:

Commissioner Reid moved to approve the agenda. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Approval of Minutes:

Commissioner Ries moved to approve the November 30, 2017 meeting minutes. Commissioner Reid seconded. Motion approved unanimously.

Comments from City Attorney Dave Magnuson

Explained that the definition of what constitutes a variance and that the definition of “undue hardship” that the City of North Oaks uses in its ordinance is the same language that the State of Minnesota uses.

Public Hearing—Proposed Conditional Use Permit (CUP) 17-11, House Height Exceeding the City’s Maximum Height Allowable at 21 Cherrywood Circle

Bob Moser, the contractor responsible for the building plan at 21 Cherrywood Circle, noted that the lot is large (5.96 acres) and that the home’s design was created with setbacks to satisfy the City’s guidelines for CUP consideration and approval.

Commissioner Reid moved to approve the CUP for 21 Cherrywood Circle with the following conditions being met: that the proposed home meet all required setbacks and other zoning standards; that plans be approved by the Building Official prior to the beginning of construction; and outstanding fees shall be paid prior to the issuance of a building permit. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Public Hearing—Proposed Conditional Use Permit and Variances 17-09, CUP for a Garage Larger than 1,500 Square Feet; Variance for an Accessory Building to Occupy a Ground Area

More than 50% of the Ground Area of the Principal Structure; and a Variance for a Floor Area Ratio (FAR) over 12% at 33 Hill Farm Circle

Bob Michels, the contractor, explained that the lot was platted before the FAR was accepted by the City as a measurement for determining the size of an accessory building, and that the home's design would be negatively impacted by attaching the garage.

Commissioner Ries moved to deny the variances related to 33 Hill Farm Circle. Commissioner Reid seconded. Motion denied unanimously.

Commissioner Reid moved to approve the CUP for 33 Hill Farm Circle with the following conditions being met: that the proposed garage meet all required setbacks and other zoning standards, including compliance with the Floor Area Ratio (FAR); that plans be approved by the Building Official prior to the beginning of construction; and outstanding fees shall be paid prior to the issuance of a building permit; and that the free-standing shed on the property be moved to within the allowed setbacks. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Public Hearing—Proposed Zoning Ordinance Changes

The proposed changes would define the vertical height to the top ridge surface; that work can be done from 7 a.m. to 7 p.m. Monday–Friday, 9 a.m. to 5 p.m. on Saturdays, and prohibited on Sundays; driveways should be hard surfaces and not gravel; the language regarding to “undue hardship” will be changed to “practical difficulties.”

Review of Accessory Building Ordinance

This review has been tabled until more Commissioners and the City Administrator are in attendance.

City Update:

1. Council Actions: City Council will meet next on Thursday, January 11, 2018.
2. LMC Memo on Variances: This item will be tabled until the next meeting.

Adjournment:

Commissioner Reid made a motion to adjourn. Commissioner Yoshimura-Rank seconded. The motion was approved unanimously. The meeting ended at 8:19 pm.

Next Meeting: Possibly Thursday, February 15, 2018