

The Planning Commission Meeting was called to order by Chair Campbell at 7:03 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, and City of North Oaks. Chair Campbell acknowledged that Commissioners Nancy Reid and Katy Ross were absent. Also present were City Administrator Melinda Coleman, Videographer Kevin Scattum and Administrative Assistant Linda Hanson.

Approval of Agenda

Chair Campbell stated that the Mayor would like to be added to the agenda. Commissioner Bob Wilson moved to approve the agenda. The motion was seconded by Commissioner Gregg Nelson and passed unanimously.

Approval of Minutes

Commissioner Dick Hara moved to approve the Minutes from the October 25th, 2012 Planning Commission Meeting. The motion was seconded by Commissioner Joyce Yoshimura-Rank and passed unanimously.

New Business

St Paul Regional Water Service

Dave Schuller presented the new plan for the landscape and screening design for the aeration project on Pleasant Lake. The new plan includes a ten foot brick wall on three sides. The plan also includes the larger tank so that fewer deliveries would be needed. The tank will hold 9,000 gallons so delivery will be once every week or two. They believe they will need only 30 to 40 % of this capacity so delivery may be even less at two weeks or longer. He stated that engineers tend to oversize items. In the new plan, a smaller evaporator can be used. Rather than it being 17 feet high, the new evaporator will be closer to ten feet if they can get one that size. If not, they will go with a 12.5 foot high evaporator.

Because the new brick wall will have to be rugged, the width of the pad will have to increase from 40 feet wide to 44 feet. Louvers will be used to pull air into the space and a service door will be on the west wall.

Mr. Schuller suggested that the color decided should be the same for the tank top that will show above the brick wall and the door and louvers. City Administrator Coleman talked to four landscapers about the color. Brown, taupe, or grey were recommended as the best match to the brick.

Commissioner Hara asked if once the system was in and running well, could a smaller tank be used. Mr. Schuller stated that they would like to keep the 9000 gallon tank for a while, but in five years when it may not be needed a smaller tank holding 3000 to 6000 gallons could be a consideration. At that time, they would have to lift out the larger tank and then set the smaller

tank in its place. Mr. Schuller had talked to Marty Long and he suggested the larger tank be left in. Mr. Schuller also stated that they do not want to waste any liquid oxygen and they also want an empty tank before winter since they will not use it through the winter months. The larger tank does give them greater flexibility.

Mr. Schuller will remain on the project the whole time. He stated that they are trying to match the brick that will remain on the property. The bricks desired can be decided at any time. They are planning to take out three trees but will replant. The footprint is 44 feet by 30 feet. A secured gate will be used. It will slide open to allow for deliveries only.

Bruce Ackerman, 68 East Pleasant Lake Road

Mr. Ackerman came to the podium to ask questions. He is concerned that if they made the footprint 4 feet wider more trees might need to be removed. Also, if trees will be replaced, he would like to see taller trees closer to 10 to 12 feet rather than 6 to 8 feet. Mr. Schuller stated that he is working with consultants and he will address this issue. City Administrator Coleman suggested that the trees be 8 to 10 feet tall.

Chair Campbell had questions about the parking lot and if it would be expanded. Mr. Schuller explained that one tree will be removed and then they will resurface the lot with the same material. He believes that when they are done, it will be an improvement. Commissioner Nelson would like to see a better surface used. He stated that now it is sand and dirt, but would like to see a sturdier surface. Mr. Schuller stated that class 5 is heavy duty consisting of limestone that glues together over time. A 6 inch base would be used. The driveway at this property belongs to NOHOA, so they would have to be consulted as well. The St. Paul Regional Water believes they can grade the whole area when done and if possible with permission from the neighbors and NOHOA use a grade 5 material.

Ms. Coleman questioned if the same brick will be used. Mr. Schuller stated that he is confident that they can match what was used. Ms. Coleman would like to see the darker browns that were used to match the color selection chosen.

The color palette was passed around to the Commissioners and the color bronze mat was chosen for the top of the tank, door, and louvers.

Commissioner Nelson moved to recommend to the North Oaks City Council that the plan for the landscape and screening design be approved with the following conditions:

1. Use taller trees than the 5- 8 feet shown on the plans(12 feet if possible).
2. Grade and install Class 5 material for the entire staging area.
3. Use bronze mat for the paint color for the visible part of the tank, the door, and louvers.

Commissioner Hara seconded the motion. City Administrator Coleman stated she would seek approval for the parking lot restoration from the adjoining property owners. The motion carried unanimously and will be forwarded to the City Council for final approval in January.

If the City Council approves the plan on January 10th, the final plan review will continue with an install date some time mid to late summer.

Mayor John Schaaf came to the podium to express the City Council’s condolences for the loss of John Blackstone, a colleague of Dave Schuller. The Mayor stated he would be missed.

Ms. Coleman gave an update on the Home of the Good Shepherd property. She stated that Pentom is looking at a new concept that includes 63 homes on bigger lots. They have met with the neighborhood about three weeks ago and Mr. Herbst from Pentom said that the neighbors seem happy with the new concept. They have submitted additional escrow to the City for staff time and legal fees. A letter will be sent in January withdrawing their former application and they will then resubmit an application. The new price range for these homes has been stated as being six to seven hundred thousand dollars. Pentom is looking for builders at this time.

The Mayor also thanked the Commissioners for all the work they do and the many volunteer hours they put in. He stated that all the building projects that take place in North Oaks start at the Planning Commission meetings and that 40% of the City has recently been developed. He stated that the quality of the Community begins at the Commission’s table and the Commissioners should take pride in the role they have taken.

The Mayor also stated that much of the development has been at Rapp Farm and will continue as the land at the Good Shepherd property is developed. He stated that the County highways will influence both of these projects.

He again thanked the Commissioners and stated that they were appreciated.

Next Meeting

Thursday, January 31st at 7 p.m. at the Community Meeting Room, 100 Village Center Drive

Adjournment

On motion made by Commissioner Nelson, seconded by Commissioner Joyce Yoshimura-Rank, and carried unanimously, the meeting was adjourned at 7:50 p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Linda Hanson
Recording Secretary