

## MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

February 23, 2012

Page 1

The Planning Commission meeting was called to order by Acting Chair Gregg Nelson at 7:02 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, City of North Oaks. All Commission members were present with the exception of Chair Bill Campbell. Also present were City Administrator Melinda Coleman, Recording Secretary Linda Hanson and Videographer Kevin Scattum.

### **Approval of Agenda**

Commissioner Dick Hara moved to approve the agenda. The motion was seconded by Commissioner Joyce Yoshimura-Rank and passed unanimously.

### **Approval of Minutes**

Commissioner Bob Wilson made a motion to approve the Minutes from the January 26, 2012 meeting and Commissioner Joyce Yoshimura-Rank seconded it. The motion passed unanimously.

### **Public Hearing:**

#### **Variance 11-14, 15 Island Road, Mark and Jenna Lobanoff**

City Administrator Melinda Coleman reported that the Variance presented at the last meeting needed approval in two areas of the code. One was for a variance on the height of the home. The Commission did not see that this was an issue considering the difficulty presented by this property and the fact that only one section of the house would exceed the building height restriction. The second issue requesting a variance for the Floor Area Ratio was the main concern noted at the January meeting.

Ms. Coleman explained that the homeowners worked with the builder and with City Building Official Greg Schmit to develop a new plan that does not exceed the Floor Area Ratio and will not need a variance for this.

Ms. Coleman also stated that the builder also addressed the concerns noted by the surrounding homeowners. The revised plan shows how the storm run-off will be diverted away from the street and directed to low areas on the site.

The home builder Bob Moser addressed the Commission and gave more details to the plan. The height variance is for the front left corner of the home only. The majority of the home meets the height requirement. The FAR was analyzed with Building Official Schmit and with some changes in the design they were able to reduce the lower level square footage. Also, an error was found with the first floor plan that was presented. This corresponded to further refining of "living space" that when corrected reduced the floor area ratio.

## MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

February 23, 2012

Page 2

Ms. Moser also described the drainage plan. This plan will divert water from the pavement into ditches that are along the driveway. The elevation slopes from right to left allowing the water to run into these ditches. He has also designed a slight dip in the driveway to prevent the water from making its way out to the road. He believes this will take care of the water issue.

Commissioner Nancy Reid asked if any part of the retaining wall will exceed the four foot code requirement. Ms. Moser stated that it will not.

Commissioner Dick Hara made the motion to approve Variance 11-14 at 15 Island Road with the following two conditions:

1. The building will be constructed according to the site plan and building elevations dated 2-07-12 and 2-09-12, respectively and
2. The completion date is 18 months from the approval.

The motion was seconded by Commissioner Katy Ross and it passed unanimously.

The Variance request will now go on to the City Council for approval at the March 9<sup>th</sup> Council meeting.

### Staff Report

#### 1. Update on the Home of the Good Shepherd Property

Ms. Coleman stated that the developer interested in this property, Pentom Land Development, will be holding an informational meeting on March 27<sup>th</sup>, 2012 at Waverly Gardens. At this time, the City Council, Planning Commission, NOHOA, and the Architectural Supervisory Committee are invited.

#### 2. North Oaks Housing Tour

City Administrator Coleman announced that the tour of North Oaks to look at the current state of housing, available land and housing sites will take place on Saturday, March 10<sup>th</sup>, 2012 at 8:30 AM. Currently members from the City Council, Planning Commission, the NOHOA Board, the Architectural Supervisory Committee and North Oaks Company are invited. The bus is limited to 30 seats.

### Next Meeting

The next Planning Commission Meeting will be held Thursday, March 22, 2012 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive, Suite 150, North Oaks.

### Adjournment

On motion made by Commissioner Joyce Yoshimura Rank and seconded by Commissioner Nancy Reid and carried unanimously, the meeting was adjourned at 7:35p.m.

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**February 23, 2012**

**Page 3**

Attest:

Respectfully submitted,

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Acting Chair, Gregg Nelson

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Linda Hanson  
Recording Secretary