

The Planning Commission Meeting was called to order by Chair Katy Ross at 7:00 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, in North Oaks. Also present were Commissioners Dick Hara, Nancy Reid, Joyce Yoshimura-Rank, Bob Turkington, Kara Ries and Paul Lesieur. City Attorney Dave Magnuson, Administrative Assistant Kathy Laur and Videographer Maureen Anderson were also present.

Absent: City Administrator Mike Robertson

Welcome new Planning Commissioner Paul Lesieur.

Approval of Agenda

Commissioner Reid moved to approve the Agenda. The motion was seconded by Commissioner Yoshimura-Rank and passed unanimously.

Approval of Minutes

Commissioner Hara moved to approve the Minutes from the Planning Commission Meeting. The motion was seconded by Commissioner Ries and passed unanimously.

New Business – 7:02

1. Public Hearing on Proposed Rental Ordinance

Chair Ross opened the public hearing at 7:02 with over thirty people in attendance.

Eric Meyers – Association of Realtors. The section of ordinance allowing no more than one rental in the city within 1/10 of a mile is difficult to judge. Homeowners' have the right to their private property. Lease terms being limited to 12 months isn't always feasible. The penalties seem steep. Rental density proposals are currently before the Supreme Court. The market economics of this community will keep many people from renting.

Andy Siechen, 3 Skillman Lane. What are the reasons for this proposal in the first place?

Tim Wolter, 7 Skillman Lane. Why is there a need for this ordinance? Extra taxes? Doesn't think we need an ordinance.

Daniel Spearman, 25 Mallard Road. Resident of Texas. Purchased home in 2002. Business owner in White Bear Area. The ordinance doesn't work for him. What is the definition of vacant property? What is rental property? Transferring an estate to a trust, will that be considered a rental? He feels the ordinance is unclear. How many people will this affect? How is this going to be enforced? He bought his house in 2002 with the idea of never actually living in this community. It's a place to stay when he's in town for business.

Paul Klein, 15 Dove Lane. He lived out of the country for three years. While he was gone his home was kept up. He thinks ordinance is over legislative and he's opposed to it.

Bernie Laur, 3 Blue Spruce Court. He has been a homeowner for four years and a renter for two years before that. What is the purpose of this ordinance? What is the end game? He's all in favor for keeping up the exterior of homes. He's opposed to the ordinance if it's to keep renters away.

William Fuehrer, 19 Pine Road. He's against the ordinance. He owns several rental properties in the Twin Cities and feels that inspections and inspection fees are a joke. He feels ordinance will create huge amounts of bureaucracy. How many rental properties are there in North Oaks? Are they creating problems?

Matt Anderson, 20 Spring Farm Lane. Strongly opposes ordinance. Rental is an option when the market is bad. The rental property next door to him didn't prevent or sway him from buying his home. The ordinance takes flexibility away from owner. It's placing an unnecessary burden on owners. North Oaks is not a place for investors to buy anyway.

Gerald Hupperts, 7 Sunset Lane. What problem are you trying to solve? Not quite sure. What other communities are doing this?

Julia Huppert, 7 Sunset Lane. She lives next door to a rental property and has had no issues. Lived out of the country for 10 years while owning property in St. Paul. At the time it gave her and her husband great stability. They had good experiences with their renters.

Sandy Collins, Shoreview resident and past resident of North Oaks. There are quality people who rent homes in North Oaks. It's important to remember that. Renting allowed her to stay in the Mounds View School district and live amongst the people she teaches. They treated the home like their own when they rented and took very good care of it.

Krista Wolters, 7 Skillman Lane. She opposes the ordinance. She is a relocation manager for Coldwell Banker Burnet. Received a letter from city about being non-homesteaded and felt that wasn't very private. Neighbors should be helping neighbors. In areas where rentals are restricted there is data to support market declines. There shouldn't be a difference between people who rent or lease. Home is an asset to pass along to kids.

Mary Ann Betts, realtor with Coldwell Banker Burnet. In some situations the time frame restriction of a year for renting doesn't work. There shouldn't be a defined period of time.

Brian Combs, Realtor. When there is an option to rent in a down market people have an ability to transfer away for jobs rather than to short sale or foreclose on their home. To be able to rent out their home works out wonderfully. He's against the ordinance. When you limit rentals you take away an element of home ownership. Makes property worth less money. We screen tenants. An owner is going to want a renter with good credit and a clean background check. High credit standards are important in upscale neighborhoods. You can get rid of renters who are a problem.

Brian Sundberg, Realtor with Coldwell Banker Burnet. He is opposed to the ordinance. Shows a lot of homes in North Oaks that want to rent and own. His clients often want to rent

for a few months before they buy so they can acclimate to the community. Homeowners don't want to take a bath on their homes if they are having trouble selling. Renting should be a right. Likes North Oaks because of less government.

Keith Ross, 8 Larkspur Lane. Shoreview, Little Canada and White Bear Lake all regulate rental properties. Good realtors can still get rentals in North Oaks. He suggested adjusting the ordinance so that it is similar to some of the other cities.

Rose Pinkleton. He's against ordinance. He thinks there is a hierarchy once an ordinance is put into place. Placing caps and proximity restrictions locks people out.

Commissioner Joyce Yoshimura-Rank noted she received a call from Dave Ellis. He appreciates the work that has gone into the ordinance. Commissioners Hara and Ross also got the same call.

Chair Ross said that the Public Hearing is going to be kept open for the next meeting. Please contact either the Planning Commission or City Hall if you have additional comments. Ultimately everyone wants what's best for North Oaks. If we make changes to the ordinance it will be public and everyone will be given an opportunity to review it and speak to it. All of the feedback is greatly appreciated. Our goal is to work together. The City has received some complaints regarding some rentals which is the reason for the proposed ordinance.

Next Meeting

The next Planning Commission Meeting is Thursday, March 31, at 7 p.m. at the Community Meeting Room, 100 Village Center Drive.

Motion to table the meeting until next month

Motion made by Commissioner Reid, seconded by Commissioner Yoshimura-Rank and carried unanimously, the meeting was tabled at 8:10 p.m.

Attest:

Respectfully submitted,

Chair Katy Ross

Kathy Laur
Recording Secretary