

The Planning Commission meeting was called to order by Chair Bill Campbell at 7:01 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, and Videographer Kevin Scattum.

Approval of Agenda

Bob Wilson moved to approve the agenda. The motion was seconded by Katy Ross and passed unanimously.

Approval of Minutes

Joyce Yoshimura-Rank asked for clarification of the wording on page 1 of the minutes, under criteria #4 which noted, "...summer leaf on conditions is not substantially reduced." Chair Campbell indicated the wording indicates the forester must approve changes to the forestation. Gregg Nelson noted that this is an introductory paragraph which addresses pertinent ordinances and is not part of the motion.

Gregg Nelson then moved to approve the Minutes from the April 28, 2011 Planning Commission meeting. The motion was seconded by Joyce Yoshimura-Rank and passed unanimously.

CUP 11-07 Kathy Olson, 64 West Pleasant Lake Road Building Height Exceeding 35ft

Building Official Schmit presented this application for the construction of a new home at 64 West Pleasant Lake Road; the applicant is requesting a Conditional Use Permit to exceed the thirty-five (35) foot height limit.

Mr. Schmit reviewed the applicable sections of the Zoning Ordinance and noted that the request is for a total of 38.5 feet in height to the east and south elevations. The plan does not exceed 45 feet at any elevation and the front elevation does not exceed 35 feet. The structure includes 2 stories and a basement. He noted that the plan provides an additional sideyard of 133 feet, while only 50 feet is required in the ordinance.

Chair Campbell then opened the public hearing at 7:07pm

Resident Larry Wipf of 66 West Pleasant Lake Road, indicated that it seemed like a good plan and asked a question about the total distance between the lot line and the beginning of the garage. Mr.

Schmit pointed out that this distance is a total of 60 feet.

No further comments or questions followed and Chair Campbell closed the public hearing at 7:09pm

Two commissioners noted that they had visited the lot; Chair Campbell felt the lot was set up well for a walk out and had a minimal amount of trees. Commissioner Wilson felt there appeared to be more wetland on site than was noted on the plan, and Commissioner Reid commented that wetland is defined mainly by the soils.

Gregg Nelson moved to recommend to the North Oaks City Council that Conditional Use Permit-11-07 for height to exceed thirty-five (35) feet be APPROVED with the following conditions:

1. Silt fencing is placed around the perimeter of the construction area. All site Best Management Practices for Erosion and Sediment Control are implemented.
2. Residential structure is constructed per plan sheets S-1, A-4 and A-5, dated April 11, 2011, prepared by SALA Architects.

Katy Ross seconded the motion and it passed unanimously.

Next Meeting

Thursday, June 30 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive

Adjournment

On motion made by Nancy Reid, seconded by Joyce Yoshimura-Rank and carried unanimously, the meeting was adjourned at 7:12 p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Marcia Rich
Recording Secretary