

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

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The Planning Commission meeting was called to order by Chair Bill Campbell at 7:05 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, North Oaks. Commissioners Nancy Reid and Joyce Yoshimura-Rank were absent. Also present were City Administrator Melinda Coleman, Building Official Greg Schmit, Recording Secretary Linda Hanson and Videographer Kevin Scattum.

Approval of Agenda

Commissioner Gregg Nelson moved to approve the agenda. The motion was seconded by Commissioner Katy Ross and passed unanimously.

Approval of Minutes

Commissioner Bob Wilson moved to approve the Minutes from the March 29, 2012 Planning Commission meeting. The motion was seconded by Commissioner Gregg Nelson and passed unanimously.

Public Hearing:

Variance 12-02, 5 Island Road, Richard and Nicole Kingston

City Administrator Melinda Coleman presented the request for Variance 12-02 for an ISTS for 5 Island Road. The variance requested to encroach 25 feet into the required 30 foot, southeast property line setback. The current ISTS is non-compliant, failing and needs to be replaced. The staff has been working with the homeowners for the past few years. This is a complicated site with bad soils, setbacks required for Pleasant Lake and the steep bluff on this property. It is the staff's opinion that the proposed location is the only viable location and because of the difficulty of this property, it does meet the requirement for practical difficulties.

The system will include an aerobic tank for pretreatment, a seepage bed with a rubber liner, and a retaining wall. Notices were sent to the adjacent properties and notice was published in the paper. At this time, Ms. Coleman did not receive any phone calls or inquiries about this variance.

Building Official Schmit showed the location which places the tanks in the same area as the previous system. In response to a question from Chair Campbell, he stated that the current owner of the property is the one obligated to replace the system and should have been negotiated by the seller and buyer when the property recently changed hands. Mr. Schmit stated that he has been working with the homeowner for the past two years to come up with a viable solution. He also agreed that this was a very difficult lot.

In regards to tree damage, Mr. Schmit stated that only trees that are disturbed during installation should be affected, but that the City Forester will also be consulted to reduce any damage.

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Commissioner Dick Hara made the motion to recommend to the North Oaks City Council, Variance 12.-2, 5 Island Road, be approved with the following conditions:

1. Completion date 180 days after approval.
2. System to be located and installed per the design dates 10-14-2011, by S-P Testing, Inc.
3. Installer is to consult with the City Forester in an effort to mitigate any damage to trees.

Commissioner Katy Ross seconded the motion and it passed unanimously.

Variance 12-03, 2 West Shore Road, Mark Ekblad

City Administrator Coleman presented the request for Variance 12.-3 for an ISTS for 2 West Shore Road. This variance requested is to encroach twenty feet on the south property line. This ISTS was found non-compliant. Grading will also need to be done within the setback in order to construct a berm for the mound system. The staff is in agreement with the designer, Ed Eklin System Design that this is the only viable location for a new system. Due to the setback to Lake Gilfillan, setbacks from the building and well, presence of unsuitable soils and the location of the driveway, this variance request meets the test for "practical difficulties" of this property.

Notices were sent to the adjacent properties and notice was placed in the paper and Ms. Coleman received no phone calls or comments.

Commissioner Nelson made the motion to recommend to the North Oaks City Council that Variance 12.03, 2 West Shore Road, be approved with the following conditions:

1. Completion date 180 days after approval.
2. System to be located and installed per the design dates 11-2-2011, by Ed Eklin System Design and Inspection, LLC.
3. Installer is to consult with the City Forester in an effort to mitigate any damage to trees

Commissioner Ross seconded the motion and it passed unanimously.

North Oaks Company Presentation- Rapp Farm Phase II

Christine Heim from the North Oaks Company presented an update on the Rapp Farm Subdivision. Currently, Phase I is sold and they are now planning for Phase II. Ms. Heim stated that a few revisions will be presented to the City at the May 10th Council meeting. The new plan does follow the 1999 East Oaks Plan Development Agreement (PDA) which established that the 1,600 remaining acres would be divided into 645 residential units.

Randall Arndt was initially engaged to design the plan for Rapp Farm several years ago. He designed cluster housing that allows for the same number of homes required by the PDA, but by clustering the homes on smaller lots, more open space can be created.

Twelve areas were defined by the PDA. Rapp Farm is allowed 200 units. Currently 110 acres have been planned for this development. Phase I has 34 lots covering 28.72 acres. Phase II will have 12 more lots and then a new plan will be presented for the 110 remaining lots on the 71.6 acres. This will allow for a total of 156 lots which was on the original plan. The new plan will include lots that are similar in size with a similar width, but may not be quite as deep. They will be presenting a revised plan that will include changes that they have studied since the inception of the Rapp Farm plan. These include developing only two entrances instead of four off of County Road J, situating the homes so that back yards do not face another back yard, and developing more open space.

The new entrance will be redesigned with a center island, landscaping, monuments, and a turn-around for non-residents. It also will be situated further away from any homes. In Phase I drainage in the back yards was an issue as the lots backed up to another lot. This created drainage problems as it blocked the natural flow. In the new plan, drainage will go north to south and homes will not meet in most of the backyards. The drainage areas will also not be within property lines, so that it can be maintained easier and have a more natural flow. In the new plan more open space will be developed which will allow for an additional park, swimming pool, and community room.

The North Oaks Company plans to come to the Planning Commission next month for approval of the new revisions. All of the new homes will be suitable for walk-outs. These homes will be part of NOHOA but will have their own sub-association to take care of the swimming pool, community room and any other amenities. NOHOA usually handles drainage maintenance issues. The average acreage has not yet been determined, but Phase I lots were .56 acres and the new lots will be about the same or a little smaller.

Phase I used three builders; two were production builders with about 10-15 models of homes and one was a custom builder. All three builders will however build custom homes. These builders would continue to be used for the next phases. The plan is to disperse the various models throughout the subdivision with an average home being about 3,500 square feet. The lots in Rapp Farm are sold to the builder. There are a few lots being sold in North Oaks on Red Forest Way that are not part of Rapp Farm.

Tom Dougherty from the North Oaks Company stated that Phases III and IV will probably move quickly as the market appears to be improving. He believes they will be ready to begin these phases as early as fall of 2012.

Next Meeting

Thursday, May 31, 2012 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive

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Adjournment

The motion to adjourn was made by Commissioner Katy Ross, seconded by Commissioner Dick Hara and carried unanimously, the meeting was adjourned at 7:55 p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Linda Hanson
Recording Secretary