

The Planning Commission Meeting was called to order by Chair Bill Campbell at 7:00 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, City of North Oaks. Also present were Commissioners Dick Hara, Nancy Reid, Joyce Yoshimura-Rank, Bob Turkington, Kara Ries and City Council Liaison Katy Ross. City Administrator Mike Robertson, Administrative Assistant Kathy Laur, Building Inspector Greg Schmit, Septic Inspector Brian Humpal and Videographer Nate Lindstrom were also present.

Approval of Agenda

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

Approval of Minutes

Commissioner Ries noted that under the heading "Next Meeting" it should read City Administrator Robertson and not City Attorney Robertson. Commissioner Yoshimura-Rank moved to approve the Minutes from the Planning Commission Meeting. The motion was seconded by Commissioner Ross and passed unanimously as amended.

New Business

1. Variance 15-03 Swallow Lane – SSTS Installation in the Setback

Building Inspector Greg Schmit reviewed the staff report. He said that there have been discussions to have the SSTS system replaced because it has been non-compliant since 2007. The reason it is non-compliant is because it fails to meet separation requirements. A new system would encroach 10 feet into the setback. Staff's opinion is that this is a practical solution. The soil conditions dictate that this is where the new system should be installed. It would be required to be completed within 120 days of approval and located as shown on the submitted plan.

Schmit introduced Brian Humpel, who will be replacing him as North Oaks sewer inspector on May 1, 2015. Brian has all of the certifications needed to assume the duties and has done many compliance inspections in North Oaks for realtors and banks.

Commissioner Hara made a motion to approve Variance 15-03 with three conditions. The motion was seconded by Commissioner Yoshimura-Rank and passed unanimously.

2. Revised SSTS Ordinance

Building Inspector Greg Schmit stated that new septic rules were drafted by the State MPCA eight years ago and local governments were required to revise their rules to meet the MPCA's. Cities can be stricter but they cannot be more lenient than the MPCA rules. Schmit tried to keep the newly written ordinance simple and followed Lino Lakes new SSTS ordinance as it has been approved by the State.

Under the new rules there are two kinds of non-compliant SSTS systems. 1) Eminent health threat; home owners have two months to replace system; 2) Not eminent danger; home owners have two years to replace system.

Another change is the point-of-sale provision. This requires that at each sale of a property the septic system must be proved to be in compliance with MPCA rules.

Chair Campbell asked how the point-of-sale requirement would be enforced and what would be the consequences. Schmit said that he thought enforcement would be at the County. Administrator Robertson said that he had worked with these ordinances before and that Ramsey County would not allow transfer of property without a certificate of compliance. Robertson said he would review this with the City Attorney.

Commissioner Reid asked if the new ordinance would change the requirements for a variance. Schmit said it wouldn't.

Chair Campbell said he would like a memo that spells out the differences between the proposed ordinance and the old ordinance. He would also like a copy of the checklist provided to the MPCA. This ordinance requires a public hearing before a decision is made. Robertson will set a public hearing for next meeting

3. Zoning Ordinance Update - Nuisance Vehicles and Trailers

Administrator Robertson said that the current ordinance isn't very clear and the City Council instructed him to change it so there is no confusion what is subject to a 30 day period. Commissioners suggested it should state "30 days in a calendar year". Commissioner Hara wondered if the vacant property behind Mel's Service could possibly be used for storing boats, trailers, etc. for rent if homeowners don't have proper storage for their vehicles. Robertson stated there would be a public hearing on the proposed changes at the next Planning Commission meeting.

Next Meeting

The next Planning Commission Meeting is Thursday, May 28, 2015 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive

Adjournment

On motion made by Commissioner Ross, seconded by Commissioner Reid and carried unanimously, the meeting was adjourned at 8:05 p.m.

Attest:

Respectfully submitted,

Chair Bill Campbell

Kathy Laur
Recording Secretary