

Planning Commission Meeting

May 31, 2018

7:00 PM

Call to Order:

Acting Chair Ries called the meeting to order at 7:00 pm.

Roll Call:

Present: Commissioners David Pfuhl, Bob Turkington, Nancy Reid, Joyce Yoshimura-Rank, Kara Ries, Recording Secretary Gretchen Needham, City Administrator Mike Robertson and Septic Inspector Brian Humpal.

Absent: Council Member Katy Ross and Commissioner Paul Lesieur.

Approval of Agenda:

Commissioner Yoshimura-Rank moved to approve the agenda. Commissioner Reid seconded. Motion approved unanimously.

Approval of Minutes:

Commissioner Reid moved to approve the April 26, 2018 meeting minutes. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Proposed Variance 18-04—4 Black Oak Road, SSTS 20 Feet into the North Side Yard of the 30-Foot Setback

Septic Inspector Humpal reviewed the staff report. The proposed replacement sewage system would encroach 20 feet into the setback. Options are very limited due topography, well setbacks and existing hard surfaces. Humpal recommended the variance be granted as it's the best possible place to put the system.

Commissioner Yoshimura-Rank moved to approve proposed Variance 18-04. Commissioner Pfuhl seconded. Motion approved unanimously.

Discussion of Potential Changes to the Commercial/Service Zoning District

Administrator Robertson noted that they had discussed possible changes to the Commercial zoning section months ago in anticipation of future housing. He also discussed staff's recent meeting with Met Council staff and their desire for additional housing density. The current Commercial/Service (C/S) zoning district, which covers all existing commercial areas in North Oaks, doesn't allow for residential development. Robertson said that sometime in the distant future he expects this area will redevelop with taller buildings with housing and he thinks the Planning Commission should review possibilities now. He does not expect this to happen for many years until after all of the TCAAP property in Arden Hills is developed.

Commissioners asked for more information on other communities' development strategies and for details on North Oak's current commercial zoning language.

City Update:

1. Administrator Robertson reviewed Council actions at their last meeting.
2. A draft of changes to the Rental Ordinance has been sent to the City Attorney for review and comment.
3. The possible irrigation ban linked to White Bear Lake water levels has been delayed for a year by State Legislative action. Robertson has a draft Water Ordinance before the City Council for review.
4. The City, NOHOA, and North Oaks Company are still in discussion regarding the gate house.

Adjournment:

Commissioner Reid made a motion to adjourn. Commissioner Yoshimura-Rank seconded. The motion was approved unanimously. The meeting ended at 7:28 pm.

Next Meeting: Thursday, June 28, 2018