

The Planning Commission meeting was called to order by Chair Bill Campbell at 7:03 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, City of North Oaks. Present were Commissioners Dick Hara, Nancy Reid, Bob Wilson, Joyce Yoshimura-Rank and City Council Liaison and Planning Commissioner Katy Ross. Gregg Nelson, City Council Liaison, was absent. City Administrator Mike Robertson, Building Official Greg Schmit, Administrative Assistant Linda Hanson and Videographer Kevin Scattum were also present.

Agenda Approval

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

Approval of Minutes

Commissioner Wilson moved to approve the minutes from the May 29, 2014 Planning Commission meeting. The motion was seconded by Commissioner Ross and passed unanimously.

New Business

1. Application #1: Variance 14-08, Becky Engelby, 35 Robb Farm Road, ISTS Variance Request for Setback

Building Official Schmit introduced the request for a variance to encroach 25 feet into the required 30 foot north property line setback, 40 feet into the required 75 foot setback from Lake Gilfillan, and 5 feet into the required building setback for a new ISTS system. The current system is non-compliant, is backing up into the home and has been deemed an imminent threat to public health and must be replaced. Schmit said that this is a small lot and he agrees with the septic designer that this is the only space for a treatment system. The new system will have new tanks that are water tight and will be a multi flow system. This system will treat 95% of the waste before it reaches the drain field. The former tanks that are not water tight will be filled in. A Management Plan will be included on how to best maintain this system.

Commissioner Yoshimura-Rank, seconded by Commissioner Hara, moved to forward Variance 14-08 for approval by the City Council with the following conditions:

- 1. Completion date 120 days after approval**
- 2. System to be located per design dated 6/14/2014 by S-P Testing, Inc.**
- 3. The North property line be verified and staked by a registered land surveyor.**

The motion passed unanimously.

2. Zoning Ordinance Update: Accessory Buildings

Administrator Robertson recommended removing Section 151.026 (C) which refers to a list of accessory uses which are required to be wholly concealed from all roads and adjacent dwellings. This recommendation is for the following reasons:

1. Most air conditioners and pools are not screened now. This means that there are hundreds of non-compliant properties.
2. Solar panels and satellite dishes would not function properly if wholly screened and some homes have solar panels on their roofs which are clearly visible.
3. Staff is not aware of any above ground tanks in the city and these are heavily regulated by State law.

- 4. The City’s Fence ordinance allows solid fences to be no more than four feet. Any fence above that height needs to be at least 30% open like a chain link fence. This means that many of the uses required to be screened could not effectively be screened and meet the requirements of the fence ordinance.

Commissioner Wilson made a motion to recommend to the City Council approval of taking action to remove section 151.026 (C) from the City Ordinance. The motion was seconded by Commissioner Ross and passed unanimously.

3. Zoning Ordinance Update: Conditional Use in a Commercial District

Administrator Mike Robertson said that there is interest in having the option to provide massage therapy in the commercial district. This would require a Conditional Use Permit. After discussion the Planning Commission was in consensus that they are not in favor of changing the Ordinance unless an applicant comes forward with a specific plan.

Commissioner Ross asked about the status of fences around pools. Building Official Schmit said that all but one or two properties are in compliance.

Next Meeting

The next Planning Commission Meeting is July 31, 2014 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive.

Adjournment

On motion made by Commissioner Ross and seconded by Commissioner Yoshimura-Rank and carried unanimously, the meeting was adjourned at 7:50 p.m.

Attest:

Respectfully submitted,

Chair Bill Campbell

Linda Hanson
Recording Secretary