

Planning Commission Meeting

July 26, 2018

7:00 PM

Call to Order:

Chair Katy Ross called the meeting to order at 7:00 pm.

Roll Call:

Present: Council Liaison Katy Ross, Commissioners Paul Lesieur, David Pfuhl, Joyce Yoshimura-Rank, Kara Ries and Bob Turkington. City Administrator Mike Robertson and Septic Inspector Brian Humpal.

Absent: Commissioner Nancy Reid.

Approval of Agenda:

Commissioner Ries moved to approve the agenda as amended. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Approval of Minutes:

Commissioner Yoshimura-Rank moved to approve the May 31, 2018 meeting minutes. Commissioner Ries seconded. Motion approved unanimously.

Proposed Variance 18-06 – 11 Evergreen Road, SSTS 15 Feet into the 30 foot Setback, 11 Evergreen Road

Septic Inspector Humpal reviewed the staff report. The proposed replacement sewage system would encroach 15 feet into the setback. Options are very limited due to well and building setbacks. Humpal recommended the variance be granted as it's the best possible place to put the system.

Commissioner Lesieur moved to approve proposed Variance 18-06 with two conditions. Commissioner Yoshimura-Rank seconded. Motion approved unanimously.

Consider CUP 18-05 – 9 Red Forest Way, Construction of Garage Space Larger than 1,500 Square Feet

Administrator Robertson reviewed the staff report. The survey was not received until two days before the meeting. The City Engineer was able to review the survey and make some recommendations on the drainage. Chair Ross said the 2nd septic site and well were not located on the survey. The contractor was present and said that he was unaware of these requirements. Robertson said that the contractor and applicant had been made aware of the requirements by the Building Inspector and himself.

Ria Maharaj, 9 Red Forest Way said she attended the ASC meeting and was not told of these requirements. Commissioner Lesieur said that he was at the ASC meeting and that every approval the ASC issues states that the applicant must comply with City ordinances. She said they want the garage so that some of the things currently stored in a shed can be stored in a garage.

Commissioner Turkington asked if there had been any neighborhood feedback. Robertson he received one call and their only question was where the garage would be located.

Commissioner Lesieur said that well and 2nd septic locations were needed to make certain that the garage did not encroach on them. Commissioner Turkington said that he wanted to see the drainage addressed. Chair Ross said that the shed location should be on the survey as well.

Chair Ross directed Robertson to send the applicant a letter listing all the information that is needed.

Commissioner Ries moved to table action on CUP 18-05 until further information is received. Commissioner Pfuhl seconded. Motion approved unanimously.

Discussion of Preliminary Comprehensive Plan Comments

Administrator Robertson reviewed the comments received so far on the Comprehensive Plan. Comments are due by August 24 so The Commission will have all of them by their meeting of August 30th.

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, specifically the redevelopment of single story commercial buildings into multi-story residential buildings. The current Commercial/Service (C/S) zoning district, which covers all existing commercial areas in North Oaks, doesn't allow for residential development except for assisted living for dementia patients.

Chair Ross discussed staff's recent meeting with Met Council staff and their desire for additional housing density. She thought one way that request could be met was to allow for future redevelopment of the commercial area.

Robertson reviewed a variety of issues including height, parking, potential uses and development approvals. He recommended that any redevelopment should be required to maintain commercial/office on the first floor. He said he thought that redevelopment was not likely to happen while the TCAAP site was being developed in Arden Hills. Commissioner Lesieur disagreed and said he thought it would happen in the next decade and that the trend was buildings of around 100 feet in height.

Chair Ross asked how this should be addressed in the Comp Plan. Robertson said he would add a paragraph describing the City's plans.

Schedule for Applications

Chair Ross suggested that there be a hard deadline for applicant information for Planning Commission meetings and suggested Wednesday the week before. Robertson said that there is deadline and it's actually 15 days before but that he and staff generally try and review

information submitted after that deadline to help residents with their applications. He will remove future applications from the agenda if they don't have all their information in.

Planning Commission Chair

Chair Ross said she's ready to step down being Chair.

Commissioner Yoshimura-Rank moved to recommend Kara Ries as Chair. Commissioner Lesieur seconded. Motion approved unanimously.

City Update:

Chair Ross and Administrator Robertson reviewed recent Council actions.

Commissioner Pfuhl said that could not make the next Planning Commission meeting and asked if an alternative date was possible. Chair Ross asked Robertson to contact all Commissioners to review possible alternatives.

Adjournment:

Commissioner Yoshimura-Rank made a motion to adjourn. Commissioner Pfuhl seconded. The motion was approved unanimously and the meeting was adjourned at 8:12 pm.

Next Meeting: Thursday, August 30, 2018