

The Planning Commission meeting was called to order by Chair Bill Campbell at 7:01 p.m. at the Community Meeting Room, 100 Village Center Drive, Suite 150, North Oaks. Chair Campbell acknowledged that all Commissioners were present. Also present were Building Official Greg Schmit, Videographer Kevin Scattum and Recording Secretary, Linda Hanson

### **Approval of Agenda**

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

### **Approval of Minutes**

A correction to the minutes under New Business was made by Commissioner Joyce Yoshimura-Rank. Commissioner Nancy Reid moved to approve the Minutes from the May 31, 2012 Planning Commission meeting. The motion was seconded by Commissioner Katy Ross and passed unanimously.

### **New Business**

#### **1. Variance 12-09, Gauri Nagargoje, 6 Sandpiper Lane, New Septic System**

The applicant requested a Variance to approve a plan for a new septic system. The Variance of 1500 square feet from Ordinance 50.05 requiring two 5,000 square foot sites for installation and a variance from Ordinance 151.050 to allow the systems to encroach 15 feet into the required 30 foot north property line setback and 15 feet into the required road easement setback from Sandpiper Lane were requested.

The home currently on the lot will be demolished and a new home will be constructed. This requires that the new home meet the new septic Ordinances. The current septic system is non-compliant and needs to be replaced. The plan is to use a Type IV system that includes a pre-treatment has been designed.

It is the staff's recommendation to approve this Variance request as this lot is a difficult lot for a septic system. It is not a large lot and it has extensive road frontage. The soil is unsuitable and the terrain slopes down on the road side of the lot. There is no room to put a system on the pond side of the lot as well. The only concern is in the case of failure to the primary system and a secondary location would be needed. In this case, the well would need to be relocated so that it was 50 feet away from either septic site.

Commissioner Wilson asked about the loss of trees. Tom Zerull from Vujovich Design Build explained that three major oak trees (measuring 26", 18" and 12") will be removed, but the owner is trying to keep as many trees as possible.

One neighbor, Jerry Ouimet, 4 Sandpiper Lane, expressed that he was happy to see that the system will be moved as the current system is closer to his well.

Commissioner Gregg Nelson made a motion to forward a recommendation to the City Council to approve Variance 12-09, 6 Sandpiper Lane with the following conditions:

1. Structure and sewage treatment areas to be located per the survey dated June 22, 2012, prepared by E. G. Rud & Sons, Inc.
2. An Order of Variance to be recorded against the property title, specifically emphasizing the requirement of relocating the water well if the secondary sewage treatment area is needed. Drafting and recording fees to be paid by the Applicant/Owner.

The motion was seconded by Commissioner Ross and it passed unanimously.

**2. Pentom Proposal**

Chair Campbell announced that a proposal from Pentom would most likely be submitted soon. He asked the Commission if the members would like a presentation before the plan was submitted for action. All agreed that this would be a good idea. Chair Campbell will ask Pentom to give a presentation at the August meeting.

**Next Planning Commission Meeting**

Thursday, August 30, 2012 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive.

**Adjournment**

On motion made by Commissioner Hara, seconded by Commissioner Yoshimura-Rank and carried unanimously, the meeting was adjourned at 7:21 p.m.

Attest:

Respectfully submitted,

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Bill Campbell, Chair

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Linda Hanson  
Recording Secretary