

The Planning Commission meeting was called to order by Chair Campbell at 7:03 p.m. at the Community Meeting Room, 100 Village Center Drive Suite 150, City of North Oaks. Chair Campbell acknowledged that all commissioners were present. Also present were City Administrator Melinda Coleman, Videographer Kevin Scattum, and Administrative Assistant Linda Hanson.

Approval of Agenda

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

Approval of Minutes

Commissioner Joyce Yoshimura-Rank moved to approve the Minutes from the July 26, 2012 Planning Commission meeting. The motion was seconded by Commissioner Nancy Reid and passed unanimously.

New Business- Public Hearings

None

New Business- Other

1. 12-10 Preliminary Review of PUD Rezoning of 5100 Hodgson Road. Pemtom Land Company- NO ACTION REQUIRED

Chair Campbell stated that this was not a public hearing at this time, but one would take place later in September. At that time, residents will have a chance to express their concerns and ask questions.

City Planner Ben Gozola made a short presentation about his concerns. At this time, he wanted to make sure he had all the information he needed before the public hearing.

The purpose of this presentation was to inform the Commission on what Pemtom most likely will request after the public hearing. At this time, they are seeking the following:

- Rezone the property from RSM (residential, single family, medium density) to RMM (residential, multi family, medium density). This will then meet the requirement in the PUD code.
- Approve a preliminary plat/PUD plan for the proposed Charley Lake Preserve. The request asks for a change in the Floor Area Ratio (FAR) from .12 as currently found in the PUD code to .13. This will need to be a variance.

Mr. Gozola stated that at this time the Public Hearing is scheduled for September 27th, 2012. Currently the City has requested an extension of the deadline to review this request, which makes the deadline for taking action November 24th, 2012. He also stated that the number of homes requested (119) does fall within the PUD code.

Dan Herbst from Pemtom addressed the Commission. He gave a brief history of the company and discussed the actions taken by Pemtom at this time. There was an informational meeting held at Waverly Gardens in March. In August, company representatives met with Robert Sonnek and other residents to further discuss their plans. They have met with Ramsey County to discuss access off of Hodgson and with the Metropolitan Council regarding a sewer system. In addition, they have met with the City of Shoreview to discuss access to water.

Mr. Herbst reviewed why this land is for sale at this time. The Sisters of the Good Shepherd made a decision to sell this property as it no longer was feasible for them to stay. They considered a number of options but decided it was best to pursue proposals for residential housing. They hired Plante Morgan to represent them and Tom Zimmer is their representative.

Mr. Herbst addressed some of the concerns of the North Oaks residents. He is aware of the need for screening from the current homes. The company is very interested in preserving the trees and shoreline. They are taking into consideration the impact on the North Oaks marketplace by building homes that should not compete with the homes found in the City at this time. There will be no traffic from this area into the current North Oaks properties and a fence or landscaping to prevent trespassing could be considered. No street lighting is proposed. And finally, they also want to keep with the character of North Oaks.

In dealing with this property, they have discovered that Xcel Energy does have an easement through this property. They will need to put in a lift station for the sewer and Ramsey County would want only one entrance off of South Birch that would go in and out of the property. An additional access point would allow only a right in and right out access. No traffic lights are planned at this time. The roads in this development will be private and an association will be created if not part of NOHOA. A trail may be created to connect with the trail system within North Oaks if allowed.

This plan includes 24.1 acres of park/open spaces, common areas, buffers, ponding, and tree preservation. Private yard space would be 19.4 acres and street easements would take up 6.7 acres. Nine acres would be developed for the actual homes. A buffer of 150' to 200' is planned between the new homes and the existing properties to the east.

The lot sizes proposed will be 65 to 75 feet wide and 165 feet deep. The average final home price is projected to be in the mid \$400,000 with a variety of floor plans. The project would be developed in three stages with a start date in spring of 2013 if possible.

The builder for this project is Mattamy, a Canadian company that has built over 50,000 homes. They have received numerous awards and have built 6 or 7 neighborhoods in the Twin City area. Their market is young professionals with young families and dual incomes who are moving up to their 2nd or 3rd home. Mr. Herbst stated that there is a

need for housing for young couples in North Oaks. Most homes will be two stories which is consumer driven.

This development will bring income to the City of North Oaks, Ramsey County, and NOHOA if an agreement is made to incorporate the residents into the Association. Jobs will also be created.

Commissioner Yoshimura-Rank is concerned about changing the FAR as this could set precedence. She also was concerned about the distance from the entrance to the homes. She would like to see it increased.

Commissioner Ross was concerned about the impact to North Oaks and did not want this development to compete with the current homes in North Oaks for sales.

Trespassing was a concern expressed by Commissioner Wilson. Also, the number of trips in and out of the area onto Hodgson was a concern. It is projected that there will be approximately an additional 1,200 trips per day on this roadway.

Commissioner Reid questioned if a dock could be on Charley Lake. The Sisters of the Good Shepherd had a dock, but one is not proposed for this development.

Commissioner Wilson asked about the trail that could connect to Chippewa Middle School. Mr. Herbst stated that the Mounds View Schools have been very agreeable to this.

Lastly, Commissioner Hara asked about the fence ordinance. Fences would need to be ASC approved and not more than six feet tall with a ten foot setback except in the back of the property.

In a summary, the following concerns were expressed:

- The density or FAR ratio change
- The relationship to NOHOA
- The entry distance to new homes
- The diversity of the homes since only one builder is being used
- The open space that buffers current homes

Staff Reports

City Administrator Coleman gave a few updates. The pool litigation had been appealed. It will continue through the process and go to court late winter or early spring. The Animal Feeding Ordinance will go to Public Hearing at the September 27, 2012 meeting.

Next Meeting

Thursday, September 27, 2012 at 7 p.m. at the Community Meeting Room, 100 Village Center Drive

Adjournment

On motion made by Commissioner Nelson, seconded by Commissioner Reid and carried unanimously, the meeting was adjourned at 8:23 p.m.

Attest:

Respectfully submitted,

Bill Campbell, Chair

Linda Hanson
Recording Secretary