

**North Oaks Planning Commission  
Meeting Minutes (Cont.)  
City of North Oaks Community Meeting Room  
February 4, 2020**

**CALL TO ORDER**

Chair Azman called the meeting of February 4, 2020, to order at 5:05 p.m. This meeting is a continuation of the regular Planning Commission meeting from January 30, 2020.

David Cremmons was sworn in as a Planning Commissioner by Chair Azman.

**ROLL CALL**

Present: Chair Mark Azman, Commissioners David Cremmons, Stig Hauge, Nick Sandell, Sara Shah, and Joyce Yoshimura-Rank. Commissioner Hara joined at 6:43 p.m.

Staff Present: City Administrator Kevin Kress, Councilmember Rick Kingston, Recording Secretary Gretchen Needham, City Planner Bob Kirmis, City Engineer Larina DeWalt, and City Attorney Bridget Nason

Others Present: Videographer Pat Cook

A quorum was declared.

**APPROVAL OF AGENDA**

**MOTION by Yoshimura-Rank, seconded by Hauge, to approve the amended agenda which moved the review of the I-35E/County Road J discussion item to before the East Oaks Concept Plan review. Motion carried unanimously.**

**BUSINESS ACTION ITEMS**

**a. Review of I-35E/County Road J Information**

The three intersections impacted are the I-35E and County Rd. J, County Rd. J from Centerville Rd. to Otter Lake Rd., and Centerville Rd. from County Rd. J to Ash St. Due to additional development, these areas have been targeted by Ramsey and Anoka Counties for reconstruction. 2024 is the expected start date for this project; the next steps are to tour the sites and secure funding.

**b. Concept Plan Review—Continuation**

Site H (Island Field):

Mark Houge of North Oaks Company gave a brief overview of Island Field. This site is 21 acres, zoned RCM. The plan is for a 46-unit condominium building with three stories above below-ground parking. 5.73 commercial acres could also be developed at a future date. The maximum of floor to area ratio (FAR) of 0.437 for each home built would be allowed for this site and the actual FAR would be less than that. The entrance would be from Centerville Rd. A trail will be put along the West boundary to connect with an already existing North–South trail.

- City Planner Kirmis mentioned concerns raised by staff regarding whether or not the additional potential commercial units would be in additional to or separate from the

maximum of 46 dwelling units allotted for the condominiums, construction of turn lanes on Centerville to improve access and exit to the site, and trail location (to make sure the North Oaks Company works with NOHOA on a suitable location for trails).

- City Engineer DeWalt spoke to the main concern she raised regarding potential additional turn lanes on Centerville to accommodate increased traffic to the site; this would have to be worked out with Ramsey County.
- Citizen Comment: Damien LePoutre, 6 Black Lake Road—Mr. LePoutre asked that the potential impact on wildlife and the environment be taken into account when developing this site.
- City Attorney Nason pointed out that the PDA requires a maximum of 45.5 units, so Planning Commission and/or City Council will have to decide at some point if that number should be rounded up or rounded down, since there cannot be a partial dwelling unit.
- Commissioner Shah asked about an updated chart in the packet to determine what number of units is correct, and Attorney Nason said that this updated chart is included with the Council packet for the workshop to be held on February 6, 2020.
- Commissioner Hauge asked how the building would be positioned to fit into the topography of the area. Mr. Hauge compared the height of the building to be similar to the Mews. Mr. Hauge of North Oaks Company did not envision any impacts on wetlands.
- Chair Azman asked about converting commercial space to residential and how the maximum total units are calculated. NOC interprets this calculation as an addition to the total number of 46; Attorney Nason interprets 46 as the total allowed, which would include any commercial areas in this site.
- Councilmember Kingston asked what type of commercial building would be envisioned. Mr. Hauge mentioned professional offices such as dental, daycare, etc. are allowed by the East Oaks PDA in terms of commercial development.
- Citizen Comment: Tom Watson, 45 East Pleasant Lake Road—Mr. Watson suggested that the access point from Centerville Road should be looked at carefully by the City Engineer due to how the road was originally constructed; the shoulders may not be adequate for additional turning lanes.
- Preliminary plans are slated for submission to City Staff in the spring/summer of 2020 for building as soon as 2021.

#### Site K: North Black Lake (Red Forest Way South)

Mr. Hauge gave a brief overview of the North Black Lake site. The site is 50 acres with 34 lots, each greater than an acre. Access would be only off Black Lake Road. The lots would have well and septic. The trail connections would be between lots 11 and 12, at two different areas. Trails would connect with Island Field. A total of 75 lots would then be achieved for the Red Forest Way area, which is below the maximum allowed by the PDA.

- Planner Kirmis raised City Staff concerns about site access; 31 of the 34 lots are to be accessed from Black Lake Road, with 3 lots accessed from Catbird Lane. Lot 34, for example, is off of a very long cul de sac, and that could negatively affect emergency vehicles reaching residents. A second access point is suggested. Additionally, lot 20 in the northern portion of the site has a pole barn and shed on the site and the question was raised as to

whether or not the buildings would remain (Mr. Houge said the buildings would most likely be removed).

- City Engineer DeWalt noted there are no wetland impacts at the site as it is proposed. While traffic will increase at this site, approximately an additional one car per hour would be added at peak hours, so this is not seen to be an excessive increase in traffic.
- Citizen Comment: Damien LePoutre, 6 Black Lake Road—Lots 8, 9, and 10 are in a steep area and he is concerned that water flows not negatively impact Black Lake due to construction and eventual uses such as lawn fertilizers.
- Citizen Comment: Rich Dujmovic, 15 Black Lake Road—Mr. Dujmovic is pleased with the updates by North Oaks Company to this site plan. The original plan submitted called for many more lots than the plan proposed today, and the road access is improved and now compliant with the East Oaks PDA. Mr. Dujmovic spoke to the total count of units, which can include converted commercial acreage. Commissioner Hauge asked Mr. Dujmovic if he is satisfied with the plan as it stands. Mr. Dujmovic responded that the plan for this area is in accordance with the East Oaks PDA, in his opinion, as long as the total number of dwelling units has not already been reached, which City Council will decide forthcoming.
- Commissioner Cremmons asked Planner Kirmis where an additional access point might be found. Planner Kirmis suggested letting the Fire Department weigh in and make a determination on what might work best for emergency access.
- Engineer DeWalt asked for careful thought on the lots as they are developed to decrease the amount of impact on Black Lake and the surrounding environment. Mr. Houge responded that NOC has conversed with the Vadnais Lake Area Water Management Organization (VLAWMO) about the proposed site, and Minnesota Pollution Control Agency (MPCA) rules will be followed as to silt fencing and similar to protect wetlands when construction begin.
- Chair Azman asked about NOHOA's opinion on this site's trail arrangement. Mr. Houge brought a map from a recent meeting with NOHOA demonstrating the work NOC is doing with NOHOA to mark out trails; Mr. Houge reminded Commissioners the map is a draft form only at this point.
- Commissioner Hauge asked about the order in which the developments will take place, and whether or not a single or multiple contractors will be used. Mr. Houge said the order of development would be Anderson Woods first, then Island Field, then Gate Hill; the trails will be completed as they go. NOC plans to use a single contractor if the bid is competitive.
- Commissioner Yoshimura-Rank asked about how wetland mitigation will be calculated. Mr. Houge mentioned the designs minimize wetland impacts, and only two areas (Anderson Woods and Island Field) will be mitigating wetlands. City Engineer DeWalt replied that VLAWMO would most likely be asked to send field inspectors to oversee and confirm any wetland mitigation.
- Chair Azman and Commissioner Yoshimura-Rank asked NOC to consider making a tree inventory to understand what trees may be removed from these developments.
- Commissioner Hauge asked for a better effort from NOC in terms of trails going forward; Mr. Houge asked why NOHOA hasn't built a trail on the south side of the wetland in Nord where a trail easement already exists.

- Planner Kirmis mentioned that lot 20 could be divided into pie-shaped thirds to avoid the long driveway, aka flag lot.
- Chair Azman asked City Staff to communicate with NOHOA about a possible trail to be located where the trail easements already exist on the Nord site.
- Citizen Comment: Tom Watson, 45 East Pleasant Lake Road—As to a tree inventory, Mr. Watson suggested having the City Forester look at this area in order to keep the lots as wooded as possible.

Next Meeting: February 27, 2020

**ADJOURN**

**MOTION by Hauge, seconded by Yoshimura-Rank, to adjourn the Planning Commission meeting at 7:23 p.m.**

**Motion carried unanimously.**

*Kevin Kress*

Kevin Kress, City Administrator

*Mark Azman*

Mark Azman, Chair

Date approved: 2/27/2020