

**North Oaks Planning Commission
Meeting Minutes
City of North Oaks Via Electronic Means
March 3, 2022**

CALL TO ORDER

Chair Azman called the meeting of March 3, 2022, to order at 6:00 p.m.

Pursuant to Minnesota Statute 13D.021, the meeting was conducted with attendees and Commissioners participating via Zoom.

ROLL CALL

Present via electronic means: Chair Mark Azman, Commissioners David Cremons, Robert Ostlund, Nick Sandell, Scott Wiens, Joyce Yoshimura-Rank, City Councilor Tom Watson, City Administrator Kevin Kress

Other Staff Present electronically: City Engineer John Morast, City Attorney Jim Thompson

Absent: Commissioner Anne Conroy

A quorum was declared present.

PLEDGE OF ALLEGIANCE

Chair Azman led the Pledge of Allegiance.

CITIZEN COMMENTS

None

APPROVAL OF AGENDA

MOTION by Cremons, seconded by Wiens, to approve the agenda. Motion carried unanimously by roll call.

BUSINESS ACTION ITEMS

- a. **Continued Discussion on 10 Sherwood Trail Conditional Use Permit for Home Height in Excess of 35 feet.**
 - City Engineer Morast presented the revised plans for 10 Sherwood as a lookout style home rather than a walkout as it was originally planned. He noted that the front elevation of the home is 34'5 1/4" at the highest point, which meets the requirement of being less than 35". The rear elevation is significantly lower than it was previously at 39" 11'. This does not include the basement portion of the lookout which is below grade. Morast said that the considerations for a lookout versus a walkout are slightly different. They are primarily looking at two things, a grade to the basement floor elevation as well as the ground floor on

the front. There is a cut and a fill on both corners leveling that out from the natural contours. The basement floor elevation is 909 and the lookout elevation is 912. The basement floor is completely below grade and the lookout elevation is the portion that becomes above grade with the windows. On the southwest corner there is about a foot and a half fill for the lookout elevation and about a foot and a half cut for the basement floor elevation and also a cut on both sides of the lower southeast corner. This indicates that there is a bigger cut to build a basement, but less of a disturbance in the natural contours of the land. There is a little bit of grading, but not much in the contours around the house. In sum this is very suitable for a lookout type elevation of the structure on the lot. The setbacks all meet the criteria. The slope of the driveway of 2% going away from the house is pretty much the minimum grade one wants to see for drainage going away from the house.

- Jennifer Otto added that they tried to be conscious of the existing contours of the land when designing the house. She said they could have dropped the home a little bit more, but being mindful of the grade of the driveway, they did not want to flatten it out any further.
- Chair Azman noted the door on the back of the house and asked if there is a sport court. Otto confirmed that there is a sport court. She said that this gives them a natural point of egress and they were able to do steps up inside the home to a deck or a landing and then they can still maintain the egress out to the backyard.
- Commissioner Cremons asked if there is enough distance between the water table and the basement floor. Otto said she could not remember the exact number, but she said it was at least 8 feet above the water table. City Engineer Morast said he could not remember the number either, but he confirmed that it met the 3 feet of separation requirement. They later confirmed there is 10 feet of separation.
- Commissioner Yoshimura-Rank asked if less dirt was being excavated with this plan as opposed to the first plan. Otto said with a lookout, they are actually excavating more dirt in the center of the home, but there is less disruption because it is falling more naturally with the contours of the lot. She said they have about 352 cubic yards of fill of which that balances out with 388 that comes cut out of the ground. In the end, what they have outside of the footprint of the home itself and the driveway is about 85 cubic yards of dirt being moved.
- Commissioner Cremons said that given the fact that the goal is to push down the height of the home, the fact that you have to dig out a little more dirt is an inevitable consequence. Chair Azman agreed. He noticed that the home has dropped a little more than 3 feet from the original plan, there is a little bit of cut in change from the natural elevation on the left and the right and a little bit of fill. He said it does not seem out of sync with what the Commission is expecting.
- Commissioner Cremons said according to the survey, the home is 2900 square feet. He said he thought the scale of the home fit the lot well.
- Commissioner Sandell asked if lookout and egress are interchangeable terms. Otto said a lookout maintains an egress by firecode. Sandell asked what the acreage of the lot is. Commissioner Cremons said it is 3.3 acres.
- Councilor Watson said he feels that the home fits well on the lot, and preserves the natural environment of the land. He said although the applicants were unable to attend the meeting, he believes it is helpful to talk to the applicants, and they benefit from having the

conversation with the planning commission members. He appreciates the work Otto has put into this process.

- Commissioner Yoshimura-Rank added that she appreciates the work that Otto and the homeowners have put in. She noted that the lots are gorgeous, and it is important to have homes that enhance the area.

MOTION by Yoshimura-Rank, seconded by Cremons, to approve the CUP for 10 Sherwood Trail with conditions as listed in the staff report. Motion carried unanimously by roll call vote.

ADJOURN

MOTION by Yoshimura-Rank, seconded by Cremons, to adjourn the meeting. Motion carried unanimously by roll call. Meeting ended at 6:32 p.m.

Kevin Kress

Kevin Kress, City Administrator

Mark Azman

Mark Azman, Chair

Date approved 3/31/2022