



**CITY OF NORTH OAKS**

**Regular Planning Commission Meeting  
Thursday, December 30, 2021  
7 PM, Community Meeting Room, 100 Village Center Drive  
MEETING AGENDA**

**Remote Access** - *Some Planning Commission members may participate by telephone or other electronic means pursuant to Minn. Stat. §13D.021. Any person wishing to monitor the meeting electronically from a remote location may do so by calling the following Zoom meeting videoconference number: 1-312-626-6799, Webinar ID:*

*858 7832 8153 or by joining the meeting via the following link:*

*<https://us02web.zoom.us/j/https://us02web.zoom.us/j/85878328153>. Individuals wishing to monitor the meeting remotely may do so in real time by watching the livestream of the meeting on North Oaks Channel 16 and on the City's website. Due to the existing COVID-19 Health Pandemic, no more than five (5) members of the public may be in Council Chambers (Community Room, 100 Village Center Drive, MN) during the meeting. Once room capacity is met, anyone wishing to attend the meeting above the five (5) members of the public who may be present in the room during the meeting will be required to monitor the meeting remotely.*

**1. Call To Order**

**2. Roll Call**

**3. Pledge**

**4. Citizen Comments** - *Members of the public are invited to make comments to the Planning Commission during the public comments section. Up to four minutes shall be allowed for each speaker. No action will be taken by the Commission on items raised during the public comment period unless the item appears as an agenda item for action.*

**5. Approval of Agenda**

**6. Approval of Previous Month's Minutes**

6a. Approval of Meeting minutes of September 30, 2021  
[Planning Commission Minutes 9.30.2021 - Draft.pdf](#)

**7. Business Action Items**

7a. Public Hearing on a Conditional Use Permit for a home in excess of 35 feet in height for property located at 3 Eastview Lane. Discussion and possible action on CUP.

[Staff report 3 Eastview Lane heightkk.pdf](#)

[3 Eastview Applicant Letter.pdf](#)

[3 Eastview Lane CUP App.pdf](#)

[3 EASTVIEW LANE -Survey with setbacks noted.pdf](#)

[K-2121 Schmidt Residence CUP request rfs 12.1.21.pdf](#)

7b. Public Hearing on a Conditional Use Permit for a home in excess of 35 feet in height for property located at 6 Sherwood Trail. Discussion and possible action on CUP.

[Staff report 6 Sherwood Trail heightkk.pdf](#)

[6 Sherwood Trail - 2021 CUP Application - North Oaks.pdf](#)

[6 Sherwood Trail - CUP Narrative.pdf](#)

[6 Sherwood Trail - Guanzini - Elev for CUP.pdf](#)

[GH1258-Tract H, RLS 634\(EAST PRESERVE\)-COS 111221.pdf](#)

**8. Commissioner Report(s)**

**9. Adjourn**

**North Oaks Planning Commission  
Meeting Minutes  
City of North Oaks Via Electronic Means and Community Room  
September 30, 2021**

**CALL TO ORDER**

Chair Azman called the meeting of September 30, 2021, to order at 7:00 p.m.

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

**ROLL CALL**

Present via electronic means: Chair Mark Azman Commissioners, Commissioners Nick Sandell, Joyce Yoshimura-Rank, Stig Hauge

Present in the Community Room: Commissioners David Cremons, Grover Sayre III,

Absent: Anne Conroy

Other Staff Present: City Administrator Kevin Kress City Engineer Tim Korby, Council Liaison Jim Hara

A quorum was declared present.

**PLEDGE OF ALLEGIANCE**

Administrator Kress led the Pledge of Allegiance.

**CITIZEN COMMENTS**

There were no citizen comments.

**APPROVAL OF AGENDA**

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

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

**a. Approval of August 5, 2021 Planning Commission Meeting Minutes**

**MOTION by Cremons, seconded by Sayre to approve the previous months minutes. Motion carried unanimously by roll call.**

**BUSINESS ACTION ITEMS**

**a. Public Hearing on Conditional Use Permit #21-12 for a home in excess of 35 feet in height for property located at 20 Evergreen Road. Discussion and possible action on CUP.**

Chair Azman called the Public hearing to order at 7:06 p.m.

Administrator Kress stated the applicant on this project is looking to build a new home with a height in excess of 35 feet on a vacant lot. The subject parcel is 1.71 acre, zoned RSL, with the

request for a home height of 42 feet and inches at the highest elevation. The application meets conditions required for a CUP, the only item to note is grading near the bluff.

Engineer Morast of HR Green mentioned there is 1 grading item on the eastside of the property that is within the bluff setback. He mentioned they will work with the applicant on the grading to reduce or eliminate that grading possibly with extension of the landscaping wall. The 30-foot bluff setback exists to minimize potential impact within the Shoreland. The City ordinance requires 30 feet setback from bluffs, however it outlines there can be limited activity within the between the 20-30 foot farthest from the bluff.

- Cremons mentioned he'd be more comfortable with formal conditions to minimize disturbance near bluff being stated in the Resolution.
- Kress confirmed that the bluff ordinance is part of the Shoreland ordinance.
- Chair Azman mentioned the excess height is on corner of house with least impact to others.
- Colby Mattson, the designer speaking on behalf of the applicant, mentioned they have no problem leaving the contour back to the original location so there is no bluff impact. They have already made this change to the plans based on recommendation from City staff.
- They worked hard to keep to keep the roofline low, as they accommodated the desire to have a window egress in lower level basement bedroom. This is the cause of the excess height request.
- If approved, they plan to submit for permit shortly and then commence construction in 2021.
- Yoshimura-Rank asked whether there are both primary and secondary septic sites designated. The applicant confirmed that both septic areas are designed side by side without a variance required. They also noted they are working with arborist to keep as many large trees as possible.

**Chair Azman called the Public hearing to order. MOTION by Yoshimura-Rank, seconded by Sandell, to open the public hearing at 7:20 p.m. Motion carried unanimously by roll call.**

- There were no public comments.

**MOTION to close the public hearing by Yoshimura-Rank, seconded by Hauge. Motion carried by roll call vote at 7:21 p.m.**

- There were no further comments by Commissioners or staff.

**MOTION by Yoshimura-Rank, seconded by Cremons, to approve the CUP application #21-12 for height in excess of 35 feet at the property located at 20 Evergreen Road, with bluff and other conditions as listed by City Staff. Motion carried unanimously by roll call.**

Chair Azman noted that the recommendation for approval will go before the Council at their next meeting on October 14, 2021 for final consideration.

**b. Public Hearing Conditional Use Permit #21-13 for a garage in excess of 1,500 square feet for property located at 3 Eastview Lane. Discussion and possible action.**

Administrator Kress stated the applicant is looking for a two-stall garage in excess of 1,500 square feet, with total 1,900 square feet requested. This property is 1.40 acres with RSL zoning. This application meets conditions for CUP as outlined in the staff report and staff recommends approval.

Chair Azman called the public hearing to order at 7:25 p.m.

- Azman noted that they are just 400 square feet over the threshold, which is lower than other garage CUP applications in the past.
- Yoshimura-Rank asked what the square foot is of 1.4-acre lot. Kress stated it converts to 60,984 square feet.
- Applicant Ben Schmidt stated there is an existing house they will be tearing down. The new home will have slightly bigger garage, as they are looking to have additional space to store cars for their family of five.
- Azman noted that it appears the garage is well integrated into the visual of the home. He has no other questions.

**MOTION by Sayre, seconded by Cremons, to open the public hearing/public comment portion at 7:30 p.m. Motion carried unanimously by roll call.**

There were no public comments in person or submitted to Administrator Kress by the public.

**MOTION by Hauge, seconded by Yoshimura-Rank, to close the public hearing/public comment time at 7:31 p.m. Motion carried unanimously by roll call.**

- Yoshimura-Rank asked for clarification regarding the FAR ratio based on the size of the lot and home. Applicant Schmidt indicated that the FAR ratio is .1148 – within the total max allowed .12%.
- Administrator Kress displayed the FAR worksheet calculations.

There were no further comments by Commissioners.

**MOTION by Cremons, seconded by Sayre to approve Conditional Use Permit application #21-13 for 3 Eastview Lane for excess garage space to accommodate a garage of 1,900 square feet, with conditions as listed by City Staff. Motion carried unanimously by roll call.**

Chair Azman noted for the applicant, this recommendation for approval will be presented the City Council at the October 14<sup>th</sup> meeting for their consideration.

**COMMISSIONER REPORTS**

- Commissioner Cremons mentioned the proposed public wetland ordinance on the agenda for the City Council. He asked if the Planning Commission will have any formal role to provide commentary on this.
- Council Liaison Hara mentioned this originated during a meeting with the DNR last summer, in which they suggested that the City consider having a wetland ordinance. City engineer modeled the draft ordinance after Minnetonka. The public hearing at the Council meeting is the first discussion for feedback, and then next steps will be considered.
- Cremons would like to see the Natural Resources Commission and Planning Commission consider having a formal discussion within those two bodies to provide feedback to the Council on the ordinance, as this could have direct impact on their review of future applications that come before them.
- Administrator Kress mentioned that residents should remind neighbors to keep their garage doors closed and take safety precautions.

Chair Azman noted that the next meeting of the Planning Commission will be on October 28th, 2021.

**ADJOURN**

**MOTION by Hauge, seconded by Yoshimura-Rank, to adjourn the Planning Commission meeting at 7:42 p.m. Motion carried unanimously by roll call.**

\_\_\_\_\_  
Kevin Kress, City Administrator

\_\_\_\_\_  
Mark Azman, Chair

Date approved \_\_\_\_\_



## PLANNING REPORT

TO: North Oaks Planning Commission  
FROM: Kevin Kress, City Administrator, Jim Thomson, City Attorney, Tim Korby,  
City Engineer, Bob Kirmis, City Planner  
DATE: December 21, 2021  
RE: 3 Eastview Lane - Conditional Use Permit  
Home in excess of 35 feet in height

Date Application Submitted	December 1, 2021
Date Application Determined Complete:	December 1, 2021
Planning Commission Meeting Date:	December 30, 2021
City Council Meeting Date:	January 13, 2022
60-day review Date:	January 30, 2022
120-day Review Date:	March 31, 2022

## BACKGROUND

The Schmidt family has requested the approval of a conditional use permit to allow the construction of a new home at 3 Eastview Lane which is in excess of 35 feet.

The subject 1.40-acre site is zoned RSL, Residential Single-Family Low Density. Within RSL Districts, homes in excess of 35 feet are subject to conditional use permit processing.

The applicant wishes to construct a home with side and rear elevations in excess of 35 feet at a total of 40 feet and 2 inches at the highest elevation.

Attached for reference:

Exhibit A: Site Location  
Exhibit B: Applicant Narrative  
Exhibit C: Grading, Drainage and Erosion Control Plan



Exhibit D: Site Plan

Exhibit E: Building Elevation

## ISSUES AND ANALYSIS

**Property Description.** As shown on the submitted survey, one individual parcel of land is illustrated which is presently unoccupied (going to be demolished) shown as Tract O RLS 224.

City Zoning Ordinance defines building height as “BUILDING HEIGHT. The vertical distance from grade as defined herein to the top ridge of the highest roof surface.” City Zoning Ordinance defines building elevation as “BUILDING ELEVATION. A side view of the building representing the structure as projected geometrically on a vertical plane parallel to its chief dimension.”

**Evaluation Criteria.** In consideration of conditional use permit applications to allow for a home greater than 35 feet in height, Section 151.050(D)(7) of the Zoning Ordinance states that certain criteria must be considered. Such criteria, as well as a Staff response, is provided below:

- a. The front elevation of the building does not exceed 35 feet in height at any point.***

Staff Comment. The proposed front elevation is 35 feet from grade. This condition has been satisfied.

- b. The building height at any other elevation does not exceed 45 feet.***

Staff Comment. The proposed side and rear elevation maximum is 40 feet 2 inches. This condition has been satisfied

- c. The environmental and topographical conditions of the lot prior to building development are naturally suited to the design of a building with an egress or walkout level***

Staff Comment. Based on our engineering review of the topography and site, the proposed home appears conducive to the site’s natural layout. The City will review all erosion control measures to ensure that the construction project does not adversely affect the surrounding environment. The City Engineer will make periodic site visits during construction to ensure all erosion control measures are fully complied with.



- d. Buildings shall be limited to a basement and 2 full stories. Finished areas within the roof structure will be considered a full story.***

Staff Comment. The proposed home is 2 full stories with a basement. This condition has been satisfied.

- e. Any time the side or rear elevations of a building exceed 35 feet in height within 50 feet of adjacent lot lines, the building shall be setback an additional 2 feet from the adjacent setback line for each foot in height above 35 feet.***

Staff Comment. The proposed side and rear elevation maximum is 40 feet 2 inches. The current home setbacks on the side are 40.32 feet which is well within the requirement. The current rear setback is 50.3, 96.9 and 83.5 feet. This condition has been satisfied

- f. Section 151.083 related to cost responsibility is complied with.***

Staff Comment. This condition has been satisfied.

## **STAFF RECOMMENDATION**

Based on the preceding review, Staff recommends approval of the requested conditional use permit to allow for a home located at 3 Eastview Lane in excess of 35 feet subject to the following conditions:

1. The home shall be constructed in accordance to plan sets received 12-1-21.
2. The proposed home shall meet all required setbacks and other zoning standards prior to the issuance of a building permit.
3. Plans shall be approved by the Building Official prior to the beginning of construction.
4. Any outstanding fees shall be paid prior to the issuance of a building permit.
5. Comments of other City Staff.

## **PLANNING COMMISSION OPTIONS**

In consideration of the conditional use permit application, the Planning Commission has the following options:

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p 651-792-7750  
f 651-792-7751



northoaks@northoaksmn.gov  
www.northoaksmn.gov



100 Village Center Drive, Suite 230  
North Oaks, MN 55127

**A) Recommend approval**, with conditions, based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission.

- This option should be utilized if the Planning Commission finds the proposal adheres to all City Code requirements or will do so with conditions.
- Approval at this time means that, upon City Council approval, the applicant can construct the home, as proposed, subject to the satisfaction of all imposed conditions.

**B) Recommend denial** based on the applicant's submission, the contents of City Staff report, received public testimony and other evidence available to the Planning Commission.

- This option should only be utilized if the Planning Commission can specifically identify one or more provisions of City Code that are not being met by the conditional use permit proposal.

**C) Table** the request for further study.

- This option should be utilized if the Planning Commission feels the proposal is appropriate and should move forward, but that certain design aspects need to be amended and brought back before a recommendation for approval can be given.

cc: Schmidt Family, Home Owner  
Gretchen Needham, NOHOA



p 651-792-7750  
f 651-792-7751



northoaks@northoaksmn.gov  
www.northoaksmn.gov



100 Village Center Drive, Suite 230  
North Oaks, MN 55127



City of North Oaks  
100 Village Center Drive, Suite 230  
North Oaks, MN 55127

December 14, 2021

Ben Schmidt and Gretchen Hall  
3 Eastview Lane  
North Oaks, MN 55127

**PLANNING COMMISSION PUBLIC HEARING INFORMATION**

**December 30, 2021 at 7 p.m.**

**Community Meeting Room, 100 Village Center Dr., Suite 130 North Oaks, MN 55127  
And via Virtual Means**

Dear Ben and Gretchen:

Your application for a Conditional Use Permit for a home with height in excess of 35 feet, has been received by the City of North Oaks; this is CUP #21-17. Your application is on the agenda to be discussed at a Planning Commission meeting on this topic, **Thursday, December 30, 2021 at 7:00 pm.** The City Council will then decide whether to approve or disapprove your application at their meeting on **Thursday, January 13, 2021.** If the application is approved, work could commence immediately after the Council meeting.

You and your designer and / or builder are encouraged to attend these meetings to be available to answer any questions which may arise. You may attend in person, or virtually via the following means:

**From the City website [www.northoaksmn.gov](http://www.northoaksmn.gov), click on the Calendar on the left side of the homepage. Select the December 30<sup>th</sup> planning commission meeting. You will see the link to join the zoom call and view the meeting Agenda packet. If there are any questions, please contact the city office at 651-792-7750. Final packet materials will be posted 72 hours prior to the meeting.**

Letters will be sent to abutting neighbors 10 business days before Planning Commission meeting. Please contact our office with any questions about your application process.

Sincerely,

Lauren Kavan  
Administrative Assistant  
City of North Oaks

**100 Village Center Drive, Suite 230 • North Oaks, Minnesota 55127**

**Office: 651-792-7750 • Fax: 651-792-7751 • [noaks@cityofnorthoaks.com](mailto:noaks@cityofnorthoaks.com) • [www.cityofnorthoaks.com](http://www.cityofnorthoaks.com)**

No. 21-17

**CITY OF NORTH OAKS, MINNESOTA  
APPLICATION FOR CUP, VARIANCE, APPEAL, AMENDMENT, PLAN REVIEW**

Location of Property: (address) 3 Eastview Lane, North Oaks, MN 55127

Legal Description of Property: Tract A RLS \_\_\_\_\_

Fee Owner: Gretchen Hull 3 Eastview Lane  
Name Address

North Oaks MN 55127 612-716-3047  
City State Zip Contact Number/s

Signature of Fee Owner: \_\_\_\_\_ Date 12-1-21

Applicant: Ben Schmidt & Gretchen Hull 3 Eastview Lane  
(if different from owner) Name Address

NO MN 55127 612-716-3047 ben@blanddev.com  
City State Zip Contact Numbers/s Email Address

Signature of Applicant: \_\_\_\_\_ Date 12-1-21

Type of Request: (Please circle correct request)

**CONDITIONAL USE PERMIT** (as provided for in Chapter 151.076 of Code of Ordinances)

VARIANCE

APPEAL

AMENDMENT

BUILDING / SITE PLAN REVIEW

OTHER

CUP request relative to new home construction and height in excess of 35 feet. Kootenia Homes will be submitting required materials, today, 12/1/21 via email.

Please attach fifteen (15) copies of detailed written and graphic material fully explaining the proposed request and include the reason for the request, present zoning classification and existing use of the property.

(For office use)

Application received with \$450 application fee (or per fee schedule) on 12/1/21 Check # 1004 Amt \$ 450  
Escrow (per fee schedule) received on \_\_\_\_\_ Check # \_\_\_\_\_ Amt \$ \_\_\_\_\_

Date for review of completeness fifteen (15) business days from initial receipt 12/21/2021

\* If application is deemed incomplete, written notice must be sent to the applicant by above date stating the items that need to be submitted for the application to be deemed complete.

**Deadline for action sixty (60) days from initial receipt** \_\_\_\_\_

**Extended deadline** \_\_\_\_\_

**\*\* City may extend the review period by up to sixty days from the end of deadline for action only if applicant is notified in writing prior to the end of the initial sixty (60) day review period. The deadline may be extended beyond sixty days with applicant's approval.**

**Conditional Use or Amendment request - Public Hearing date** \_\_\_\_\_

**Planning Commission action:**

Approval or disapproval on \_\_\_\_\_ with conditions \_\_\_\_\_

**City Council Action:**

Approval or disapproval on \_\_\_\_\_ with conditions \_\_\_\_\_

**Variance, Appeal, Building/Site Plan Review, Other**

**Action of Board of Adjustment and Appeals:**

Approval or disapproval on \_\_\_\_\_

**Bond Required** \_\_\_\_\_

**Bond Received on** \_\_\_\_\_

### **APPLICANT RESPONSIBILITY FOR PAYMENT**

As authorized in Chapter 151.083 of the Ordinance Code, an applicant will be responsible for full reimbursement of incurred costs to the City of North Oaks. (A copy of this section of the Ordinance is available upon request\*\*)

A typical process for reviewing a zoning action may include the following: City employee help in explaining the application process, City employee receipt of completed application and proper scheduling on appropriate agenda, one legal notice for a public hearing (if applicable), written notice to abutting property owners (if applicable), generation of a staff report, presentation of the staff report to the Planning Commission and presentation of the staff report and Planning Commission recommendation to the City Council.

**City reimbursement policy:** An applicant can withdraw their request at any time during the review process, however the application fee is non-refundable. Any remaining escrow deposit that is not needed to pay incurred costs to the date of application removal will be refunded to the applicant within sixty days.

**I acknowledge that I have read and fully understand the above statements.**

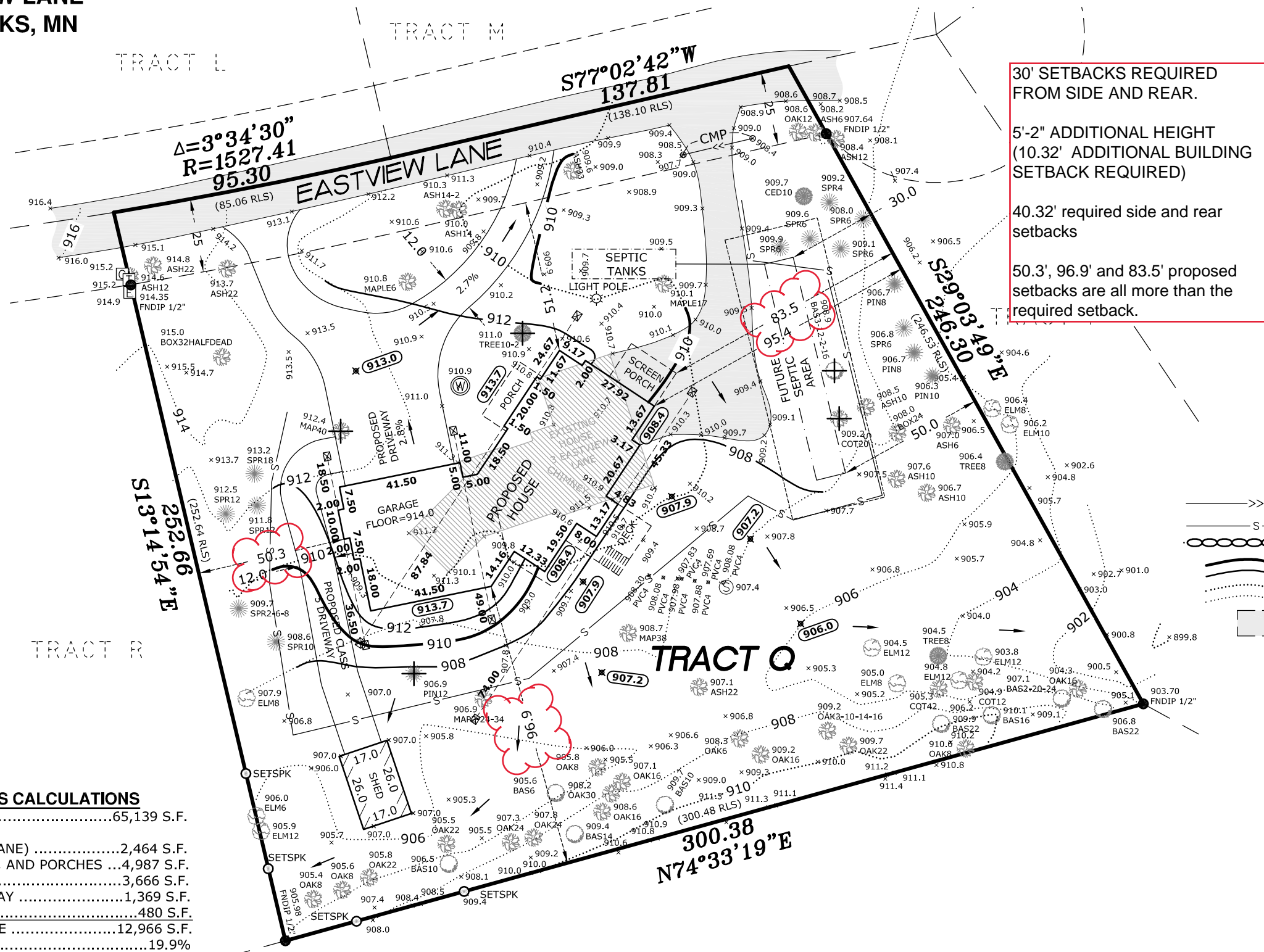
\_\_\_\_\_  
**Applicant's Signature**

\_\_\_\_\_  
**Date**

**\*\* § 151.083 FEES. (A) To defray the administrative costs of processing applications for conditional uses, amendments, variances, or appeals, a nonrefundable base fee, as established by the city from time-to time, per application shall be paid by all applicants when the application is filed. (B) (1) In order to defray any additional cost over and above the normal processing of an application for a conditional use, an amendment, a variance, an appeal, or in determining the adequacy of off-street parking, loading, unloading, and service entrances, or when an amended plan must be reviewed by the city, the applicant shall reimburse the city for the costs the city may incur in employing the services of engineers, attorneys, and/or other professional consultants in connection with the application. (2) An initial deposit, as established by the city from time to time, may be requested by the Zoning Administrator for these services. (3) If this amount does not cover all the costs, the applicant will be so advised and full reimbursement hereunder shall be made whether the application is approved or denied. (C) A nonrefundable fee, as established by the city from time to time, for each certificate of occupancy shall be paid when the application is filed. (Ord. 94, § 8.9, passed 2-11-1999; Am. Ord. passed 11-24-1999; Am. Ord. passed 7-24-2001; Am. Ord. passed 10-22-2002; Am. Ord. passed 4-1-2003; Am. Ord. passed 12-23-2003)**

# CERTIFICATE OF SURVEY

~for~ KOOTENIA HOMES  
~of~ 3 EASTVIEW LANE  
NORTH OAKS, MN

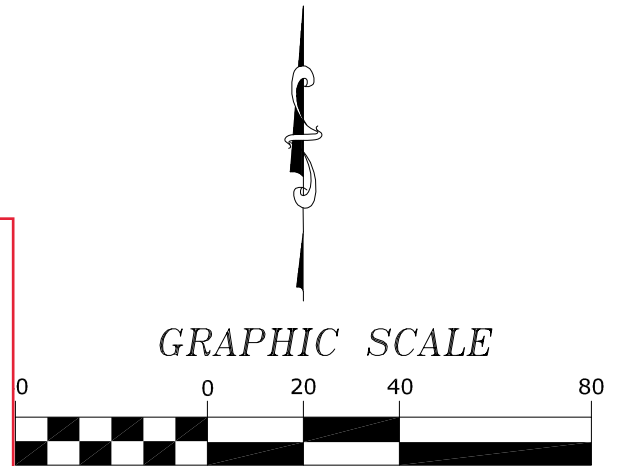


**30' SETBACKS REQUIRED FROM SIDE AND REAR.**

**5'-2" ADDITIONAL HEIGHT (10.32' ADDITIONAL BUILDING SETBACK REQUIRED)**

**40.32' required side and rear setbacks**

**50.3', 96.9' and 83.5' proposed setbacks are all more than the required setback.**



### LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- x1011.2 DENOTES EXISTING ELEVATION
- ⊠ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- ⊗ DENOTES SEPTIC PVC
- ⊙ DENOTES LIGHT POLE
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- Ⓜ DENOTES WELL
- >> DENOTES EXISTING STORM SEWER
- S— DENOTES SILT FENCE
- ⊖ DENOTES PROPOSED RETAINING WALL
- ⋯ DENOTES PROPOSED CONTOURS
- ⋯ DENOTES EXISTING CONTOURS
- ▨ DENOTES BITUMINOUS SURFACE

### TREE DETAIL

- 950.26 DENOTES ELEVATION
- OAK20-2 DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE
- DENOTES TREE TO BE REMOVED

**PROPOSED IMPERVIOUS CALCULATIONS**

TOTAL LOT AREA	65,139 S.F.
EXISTING BIT. (EASTVIEW LANE)	2,464 S.F.
PROPOSED HOUSE, GARAGE, AND PORCHES	4,987 S.F.
PROPOSED BIT. DRIVEWAY	3,666 S.F.
PROPOSED GRAVEL DRIVEWAY	1,369 S.F.
EXISTING SHED	480 S.F.
TOTAL IMPERVIOUS SURFACE	12,966 S.F.
PERCENT IMPERVIOUS	19.9%

HOUSE DIAG: 132.50 X 46.58 = 140.45  
 GARAGE DIAG: 65.00 X 43.50 = 78.21  
 (9 FOOT POURED WALL LOOKOUT BASEMENT)

### PROPOSED ELEVATIONS

- TOP OF WALL = 914.4
- GARAGE FLOOR = 914.0
- LOWEST OPENING = 908.9
- BASEMENT FLOOR = 905.7
- TOP OF FOOTING = 905.4

## TRACT Q, REGISTERED LAND SURVEY NO. 224, Ramsey County, Minnesota.

- \* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
- \* DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- \* FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By:   
 Minnesota License No. 41578

Dated 14th day of September 2021.

BEARING DATUM: Ramsey		SCALE: 1" = 40'	
1	12-23-20	UPDATED HOUSE LOCATION	BCD
2	01-26-21	CLIENT COMMENTS	BCD
3	02-04-21	CLIENT COMMENTS	BCD
4	08-30-21	CLIENT COMMENTS	BCD
5	09-14-21	ADDED TREE REMOVAL PLAN	BCD

**E. G. RUD & SONS, INC.**  
 EST. 1977  
**Professional Land Surveyors**  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701  
 www.egrud.com

NEW SINGLE FAMILY RESIDENCE FOR:

# THE SCHMIDT FAMILY

3 EASTVIEW LANE  
NORTH OAKS, MN 55127

SQUARE FOOTAGE:

MAIN LEVEL FINISHED:	2,152 s.f.
UPPER LEVEL FINISHED:	2,116 s.f.
TOTAL ABOVE GRADE:	4,268 s.f.
LOWER LEVEL:	2,298 s.f.
TOTAL FINISHED:	6,566 s.f.

DRAWING SHEET INDEX:

At	COVER SHEET / DRAWING INDEX
A0.1	FOUNDATION PLAN
A0.2	BASEMENT FLOOR PLAN
A1	MAIN LEVEL FLOOR PLAN
A2	SECOND LEVEL FLOOR PLAN
A3	ROOF PLAN
A4	FRONT EXTERIOR ELEVATION
A5	EXTERIOR ELEVATIONS
A6	WALL SECTIONS
A7	BUILDING SECTIONS
A8	BUILDING SECTIONS



RE-ISSUE:  
12 - 01 - 21

ISSUE:  
11 - 09 - 21

DRAWN BY:  
TJG

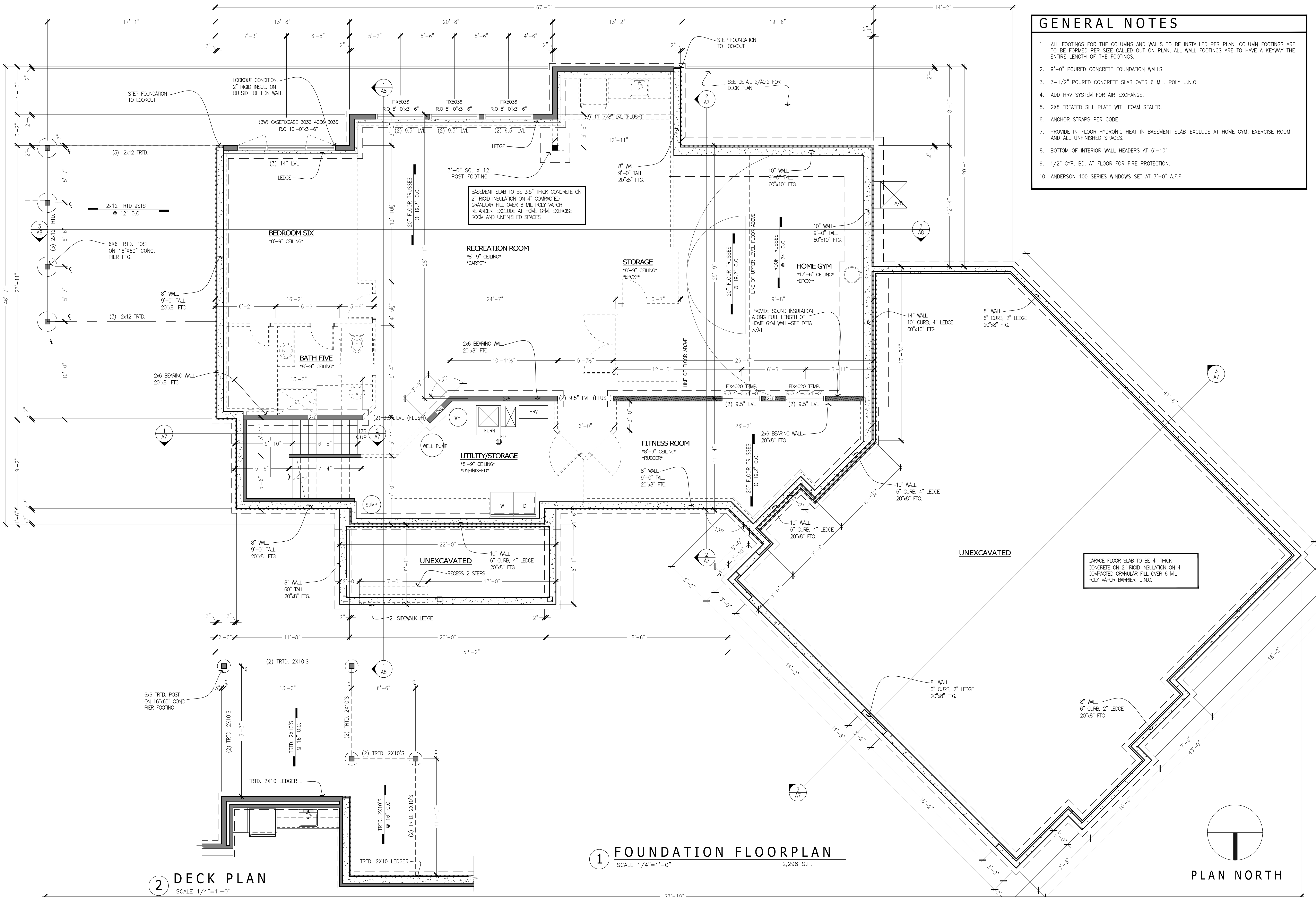
**SCHMIDT RESIDENCE**  
8 EASTVIEW LANE  
NORTH OAKS, MN 55127

**Kootenia**  
homes & remodeling

PROJECT NUMBER  
**K-2121**

SHEET NUMBER  
**At**  
TITLE SHEET



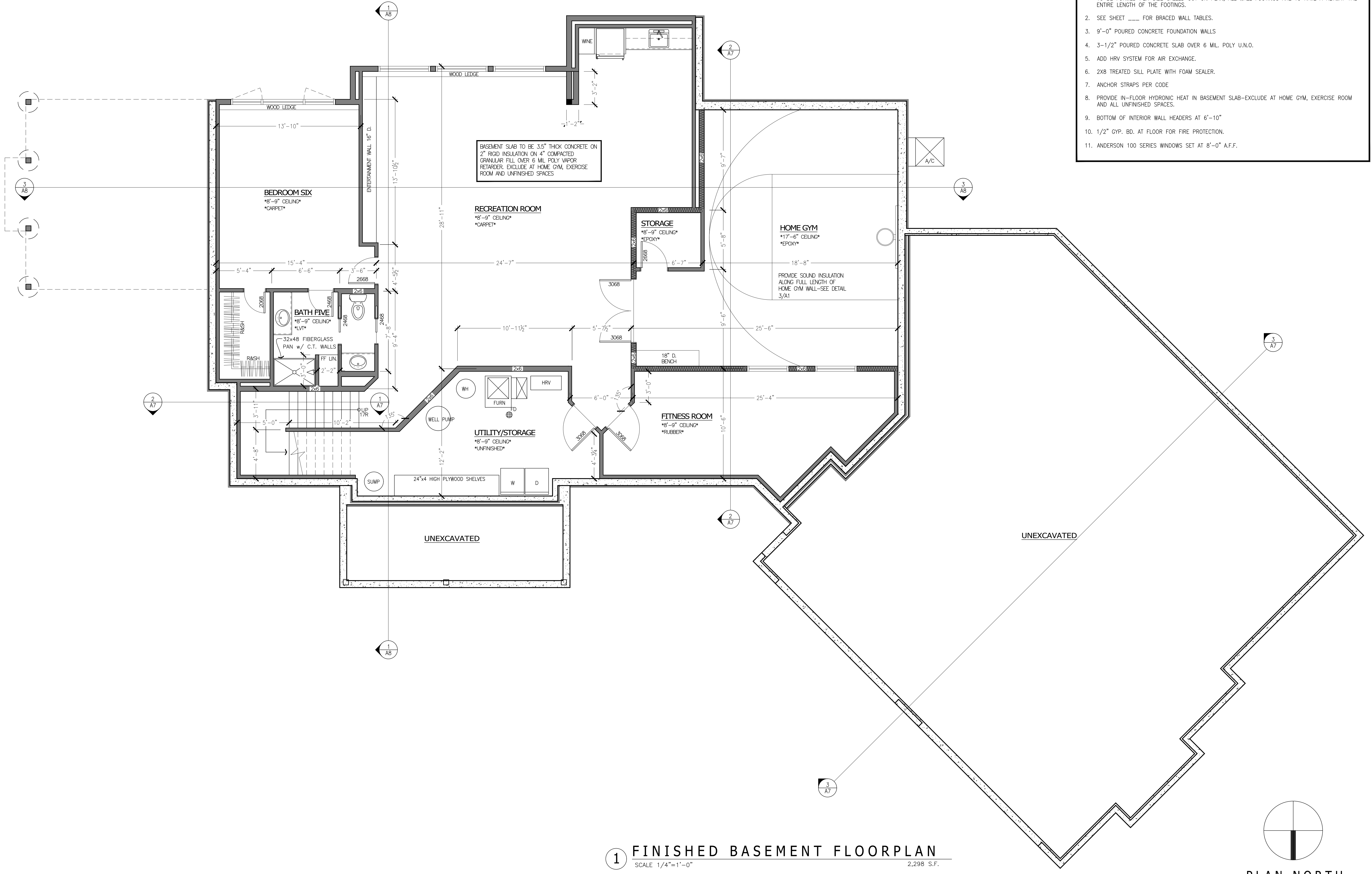


RE-ISSUE: 12-01-21  
ISSUE: 11-09-21  
DRAWN BY: TJG

**SCHMIDT RESIDENCE**  
3 EASTVIEW LANE  
NORTH OAKS, MN 55127

**Kootenia**  
homes & remodeling

PROJECT NUMBER  
**K-2121**  
SHEET NUMBER  
**A0.1**  
FOUNDATION PLAN



- GENERAL NOTES**
1. ALL FOOTINGS FOR THE COLUMNS AND WALLS TO BE INSTALLED PER PLAN. COLUMN FOOTINGS ARE TO BE FORMED PER SIZE CALLED OUT ON PLAN, ALL WALL FOOTINGS ARE TO HAVE A KEYWAY THE ENTIRE LENGTH OF THE FOOTINGS.
  2. SEE SHEET \_\_\_\_ FOR BRACED WALL TABLES.
  3. 9'-0" POURED CONCRETE FOUNDATION WALLS
  4. 3-1/2" POURED CONCRETE SLAB OVER 6 MIL. POLY U.N.O.
  5. ADD HRV SYSTEM FOR AIR EXCHANGE.
  6. 2X8 TREATED SILL PLATE WITH FOAM SEALER.
  7. ANCHOR STRAPS PER CODE
  8. PROVIDE IN-FLOOR HYDRONIC HEAT IN BASEMENT SLAB-EXCLUDE AT HOME GYM, EXERCISE ROOM AND ALL UNFINISHED SPACES.
  9. BOTTOM OF INTERIOR WALL HEADERS AT 6'-10"
  10. 1/2" GYP. BD. AT FLOOR FOR FIRE PROTECTION.
  11. ANDERSON 100 SERIES WINDOWS SET AT 8'-0" A.F.F.

**1 FINISHED BASEMENT FLOORPLAN**  
SCALE 1/4"=1'-0" 2,298 S.F.



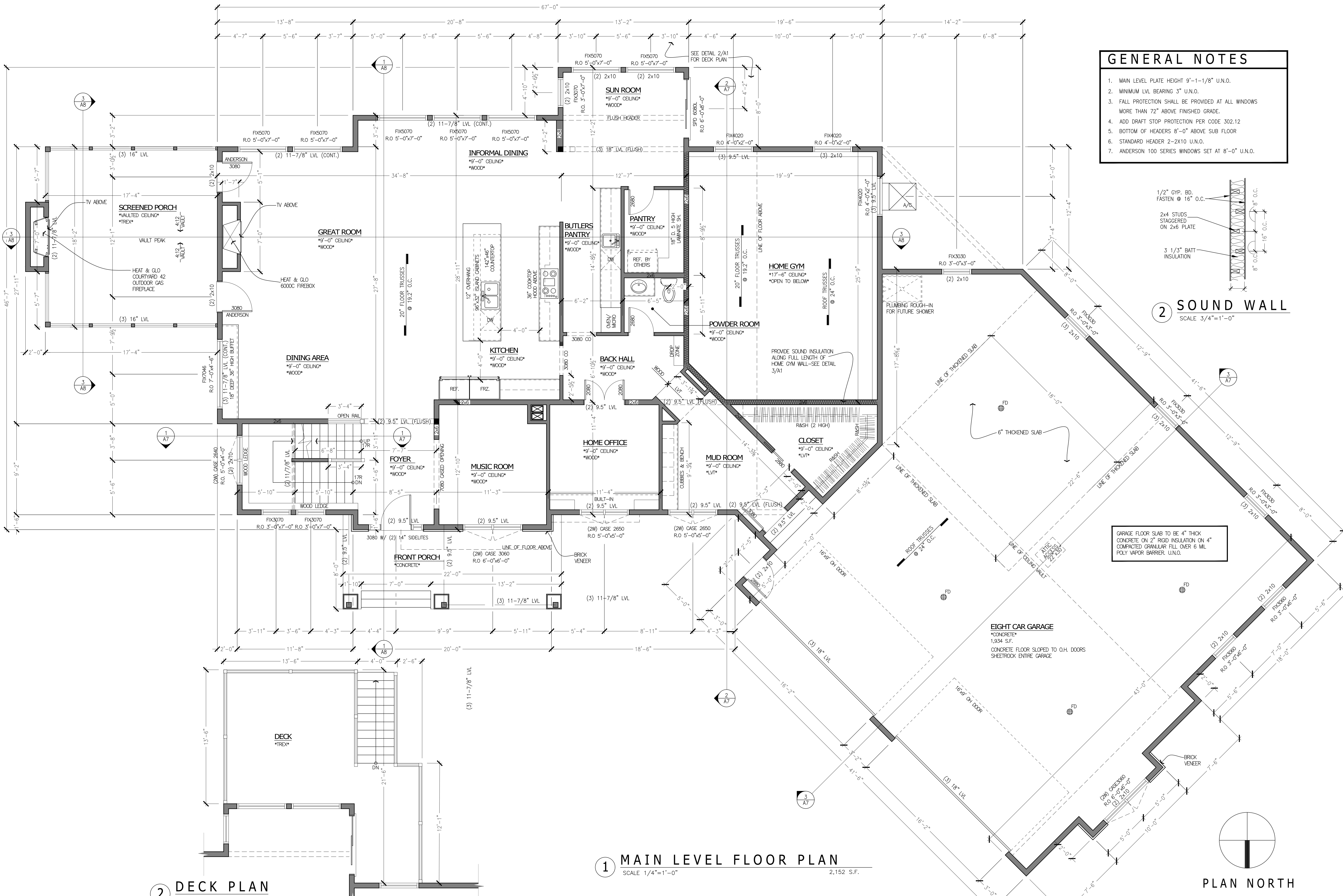
RE-ISSUE: 12-01-21  
ISSUE: 11-09-21  
DRAWN BY: TJG

**SCHMIDT RESIDENCE**  
8 EASTVIEW LANE  
NORTH OAKS, MN 55127

**Kootenia**  
homes & remodeling

PROJECT NUMBER  
**K-2121**

SHEET NUMBER  
**A0.2**  
BASEMENT PLAN

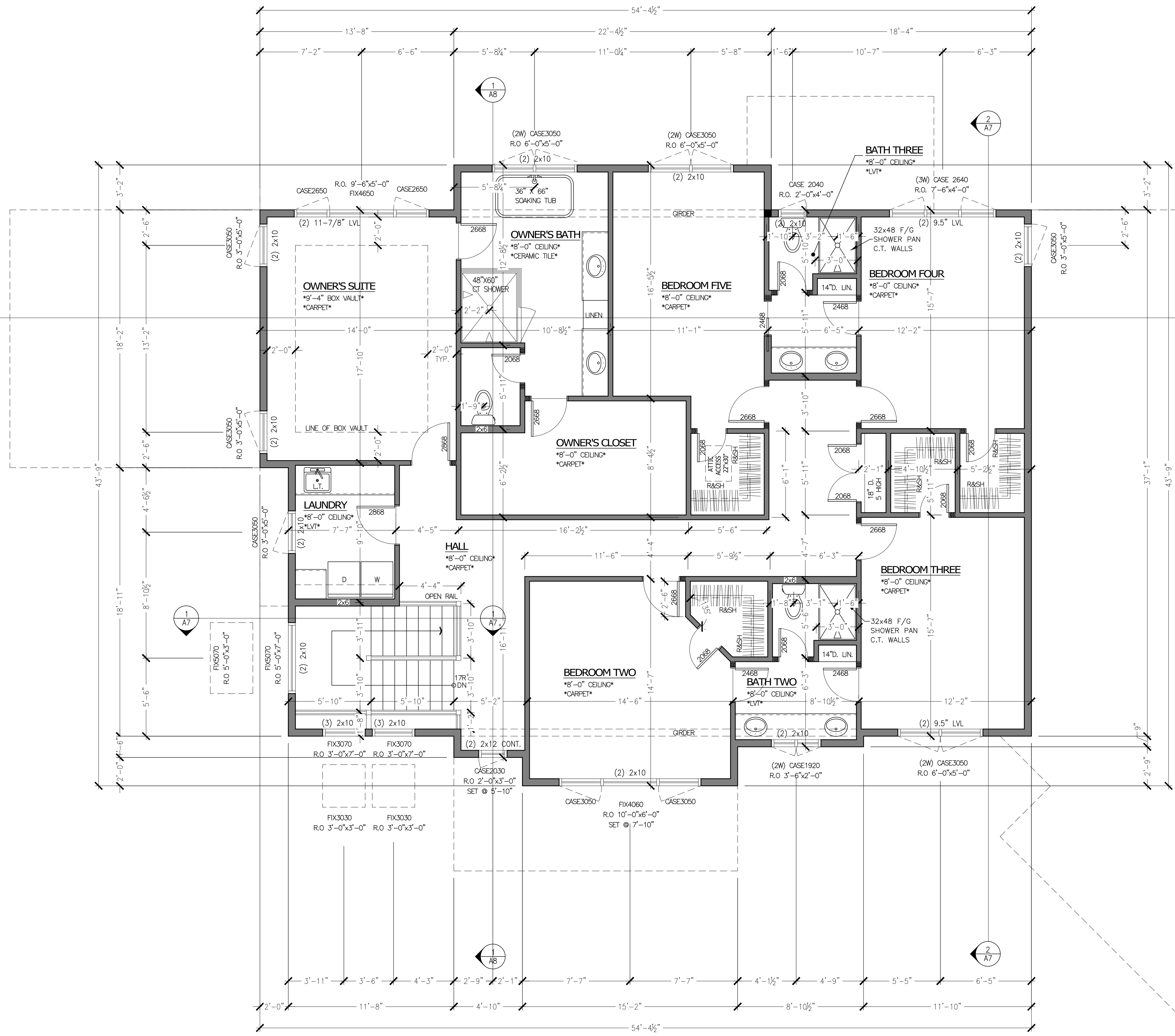


RE-ISSUE: 12-01-21  
ISSUE: 11-09-21  
DRAWN BY: TJG

**SCHMIDT RESIDENCE**  
8 EASTVIEW LANE  
NORTH OAKS, MN 55127

**Kootenia**  
homes & remodeling

PROJECT NUMBER  
**K-2121**  
SHEET NUMBER  
**A1**  
MAIN LEVEL FLOOR PLAN



- GENERAL NOTES**
1. UPPER LEVEL PLATE HEIGHT 8'-1-1/8" U.N.O.
  2. MINIMUM LVL BEARING 3" U.N.O.
  3. FALL PROTECTION SHALL BE PROVIDED AT ALL WINDOWS MORE THAN 72" ABOVE FINISHED GRADE.
  4. ADD DRAFT STOP PROTECTION PER CODE 302.12
  5. BOTTOM OF HEADERS 6'-10" ABOVE SUB FLOOR
  6. STANDARD HEADER 2-2X10 U.N.O.
  7. ANDERSON 100 SERIES WINDOWS SET AT 6'-10" U.N.O.

**1 UPPER LEVEL FLOORPLAN**  
 SCALE 1/4"=1'-0" 2,116 S.F.



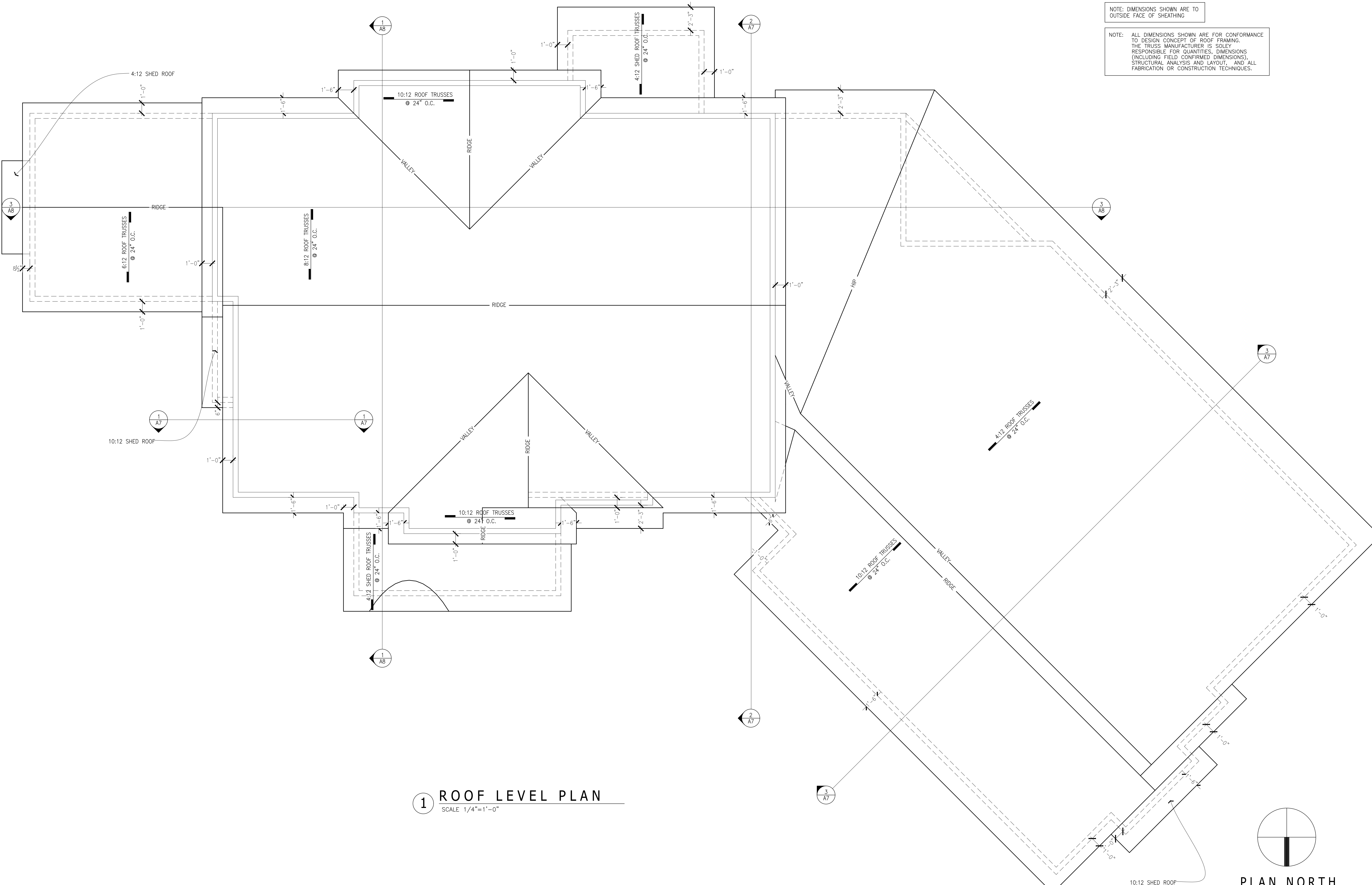
**SCHMIDT RESIDENCE**  
 8 EASTVIEW LANE  
 NORTH OAKS, MN 55127

**Kootenia**  
 homes & remodeling

RE-ISSUE: 12-01-21  
 ISSUE: 11-09-21  
 DRAWN BY: TJG

PROJECT NUMBER  
**K-2121**

SHEET NUMBER  
**A2**  
 UPPER LEVEL FLOORPLAN



NOTE: DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF SHEATHING

NOTE: ALL DIMENSIONS SHOWN ARE FOR CONFORMANCE TO DESIGN CONCEPT OF ROOF FRAMING. THE TRUSS MANUFACTURER IS SOLELY RESPONSIBLE FOR QUANTITIES, DIMENSIONS (INCLUDING FIELD CONFIRMED DIMENSIONS), AND ALL STRUCTURAL ANALYSIS AND LAYOUT, AND ALL FABRICATION OR CONSTRUCTION TECHNIQUES.

**1 ROOF LEVEL PLAN**  
SCALE 1/4"=1'-0"



**SCHMIDT RESIDENCE**  
8 EASTVIEW LANE  
NORTH OAKS, MN 55127

**Kootenia**  
homes & remodeling

PROJECT NUMBER  
**K-2121**

SHEET NUMBER  
**A3**  
ROOF LEVEL PLAN

RE-ISSUE: 12 - 01 - 21  
ISSUE: 11 - 09 - 21  
DRAWN BY: TJG



**1 NORTH ELEVATION**  
 SCALE 1/4"=1'-0"

RE-ISSUE:  
12-01-21

ISSUE:  
11-09-21

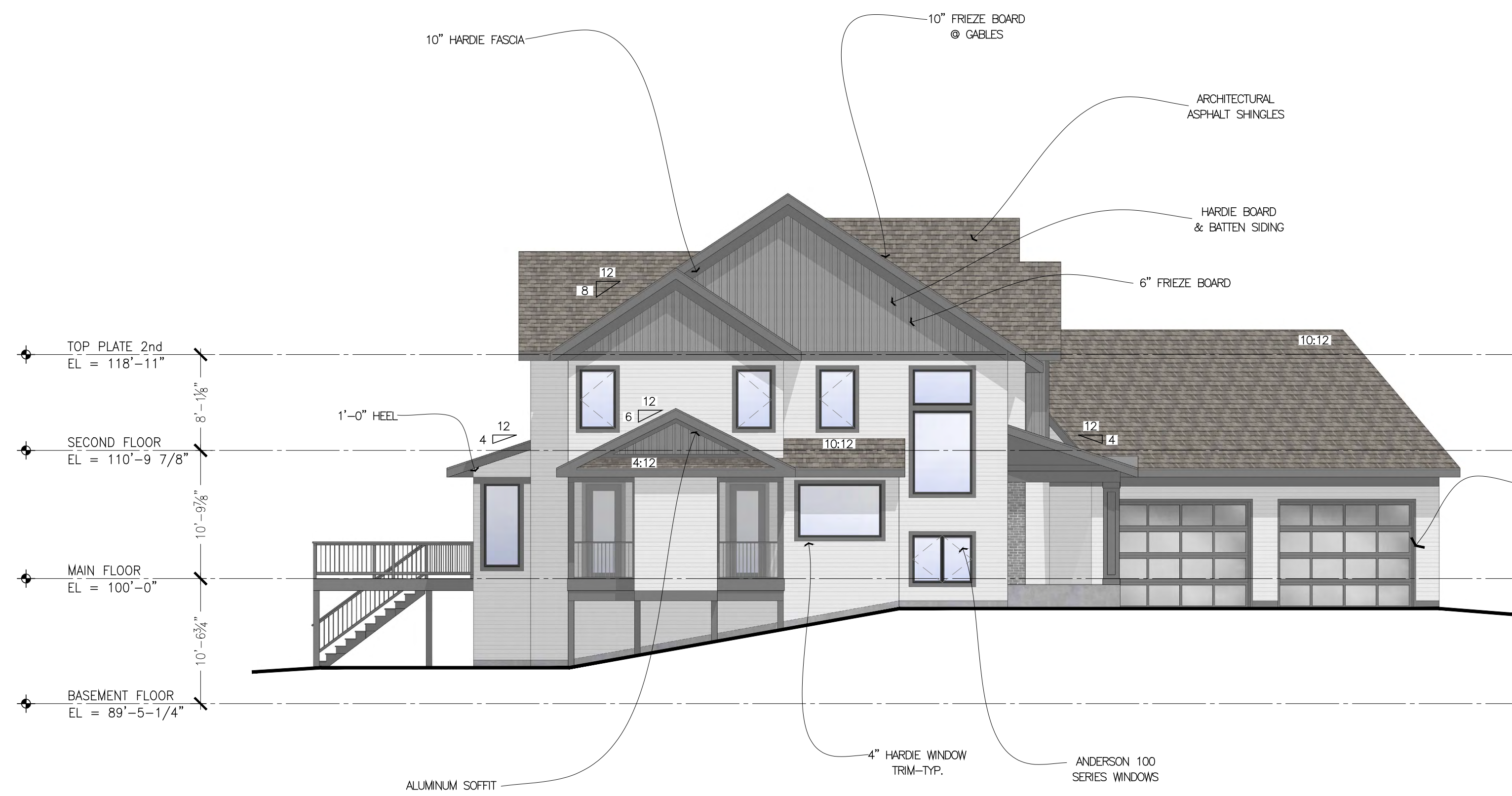
DRAWN BY:  
TJG

**SCHMIDT RESIDENCE**  
 8 EASTVIEW LANE  
 NORTH OAKS, MN 55127

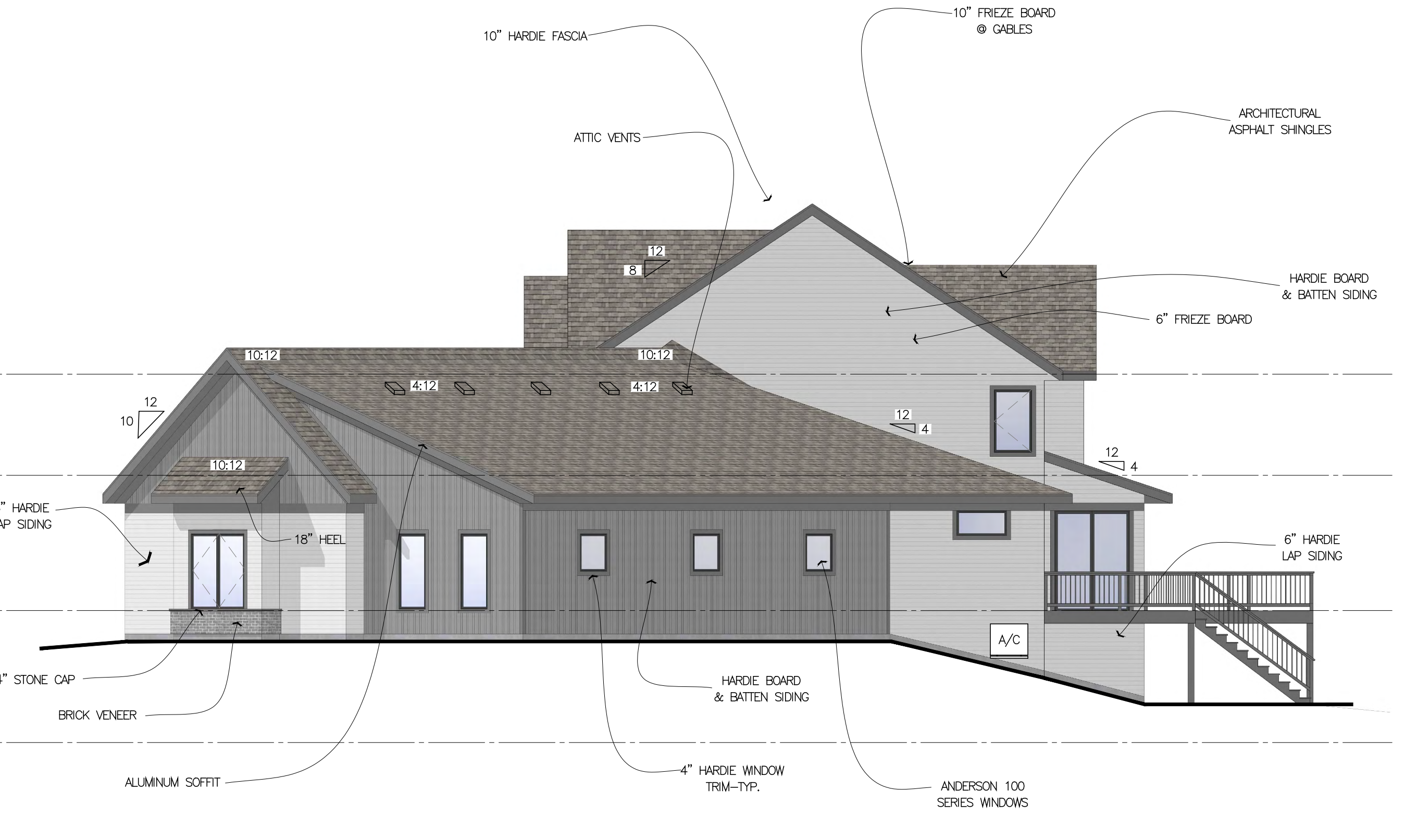
**Kootenia**  
 homes & remodeling

PROJECT NUMBER  
**K-2121**

SHEET NUMBER  
**A4**  
 FRONT ELEVATION



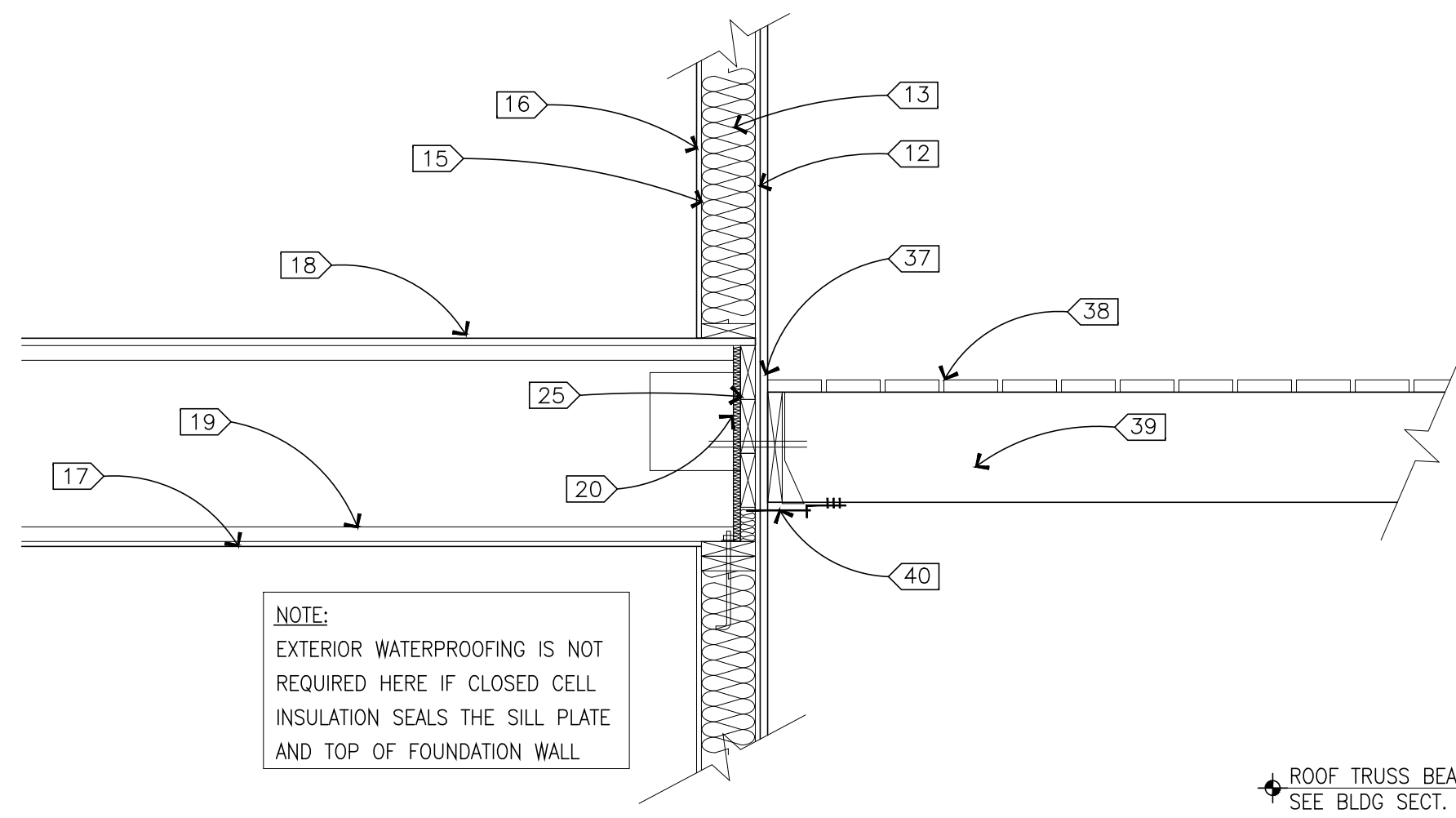
**2 EAST ELEVATION**  
SCALE 1/4"=1'-0"



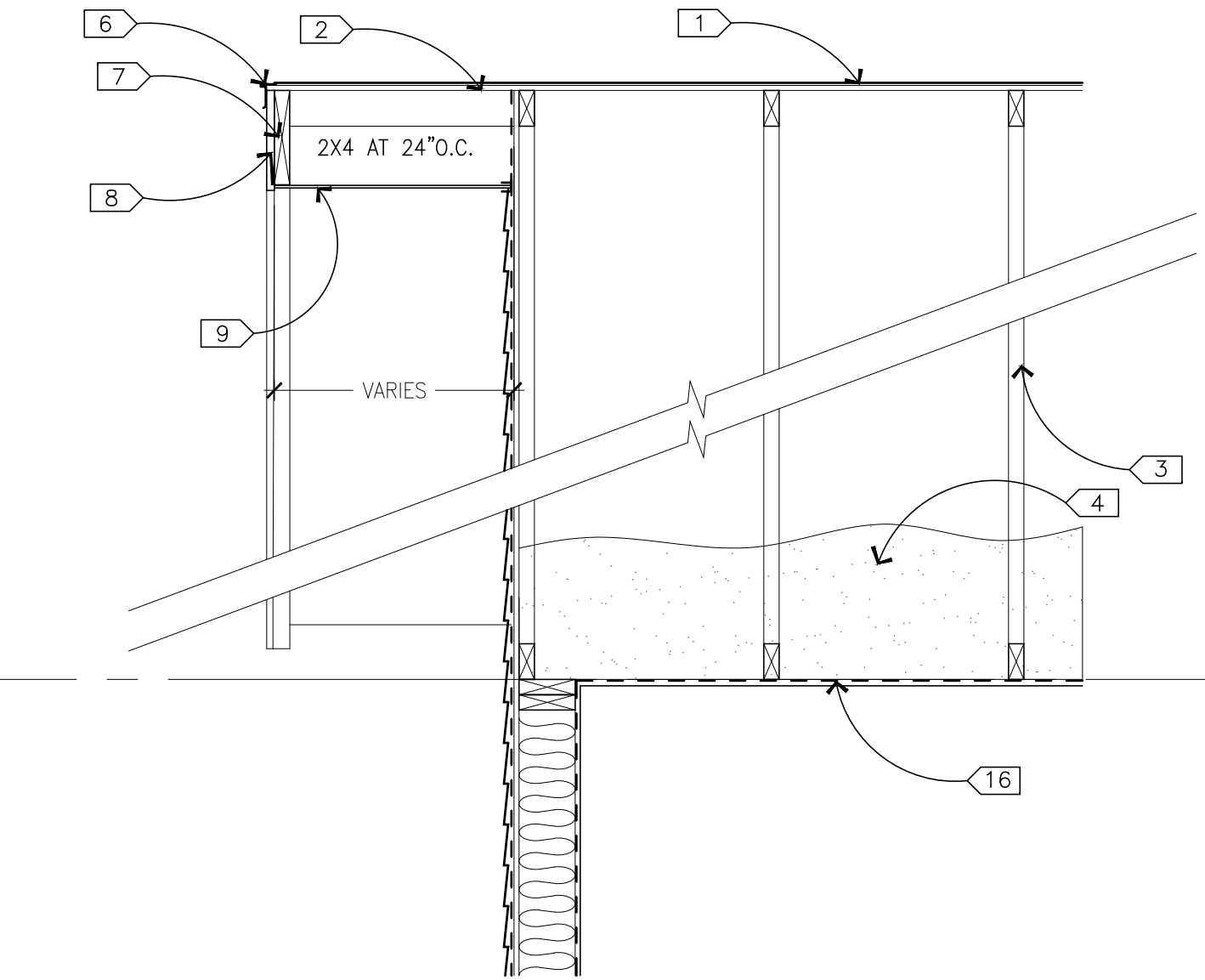
**2 WEST ELEVATION**  
SCALE 1/4"=1'-0"



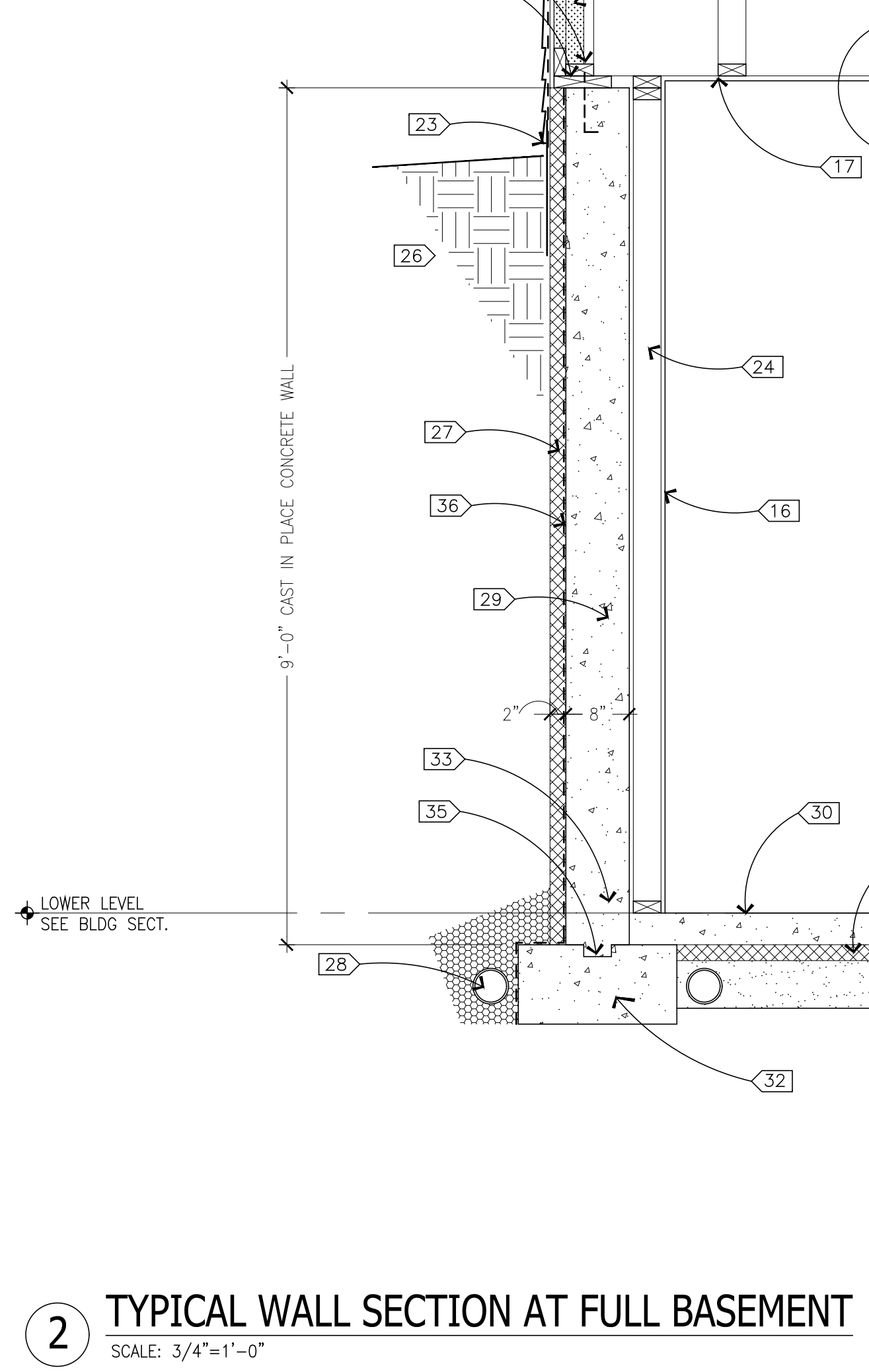
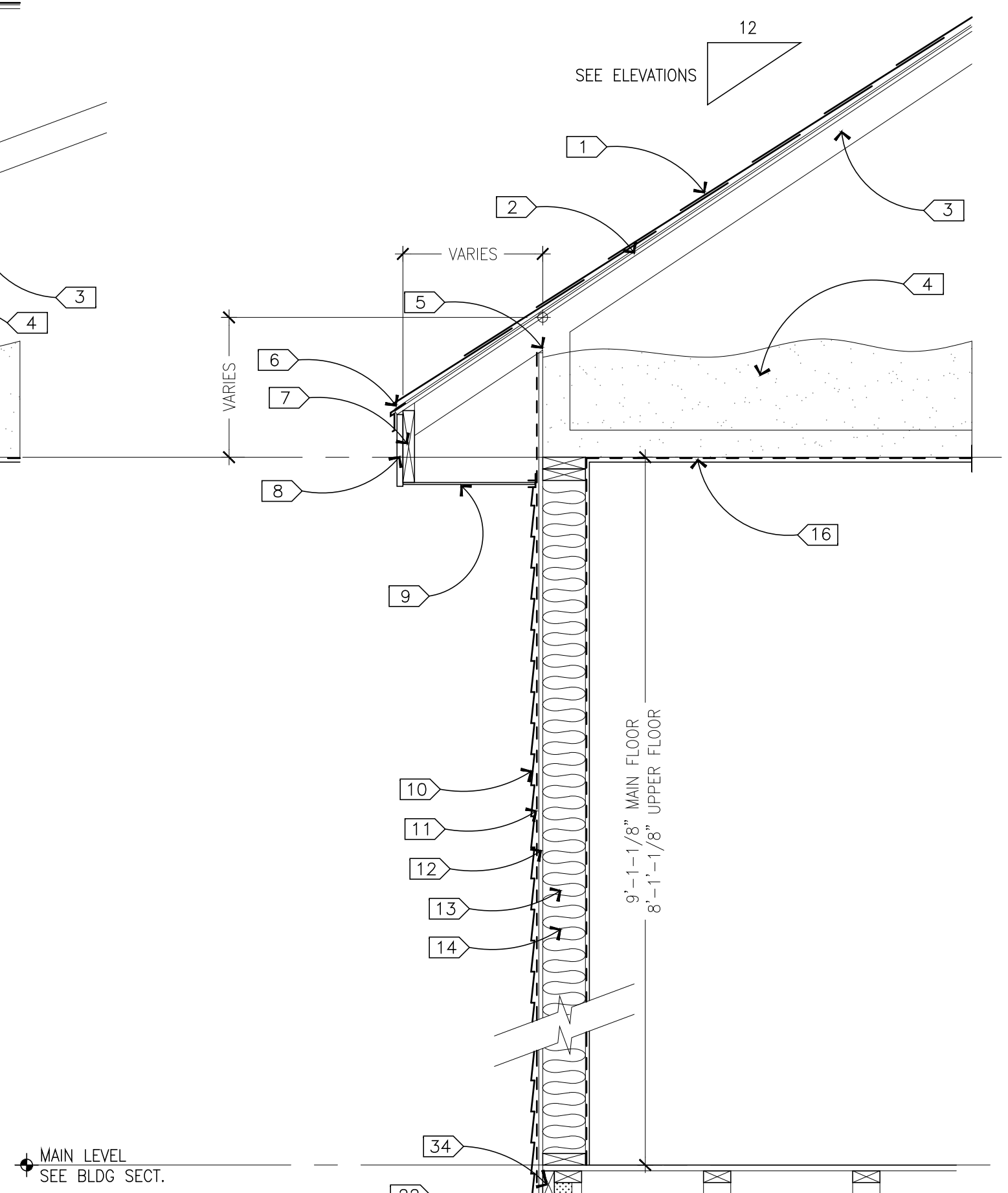
**1 SOUTH ELEVATION**  
SCALE 1/4"=1'-0"



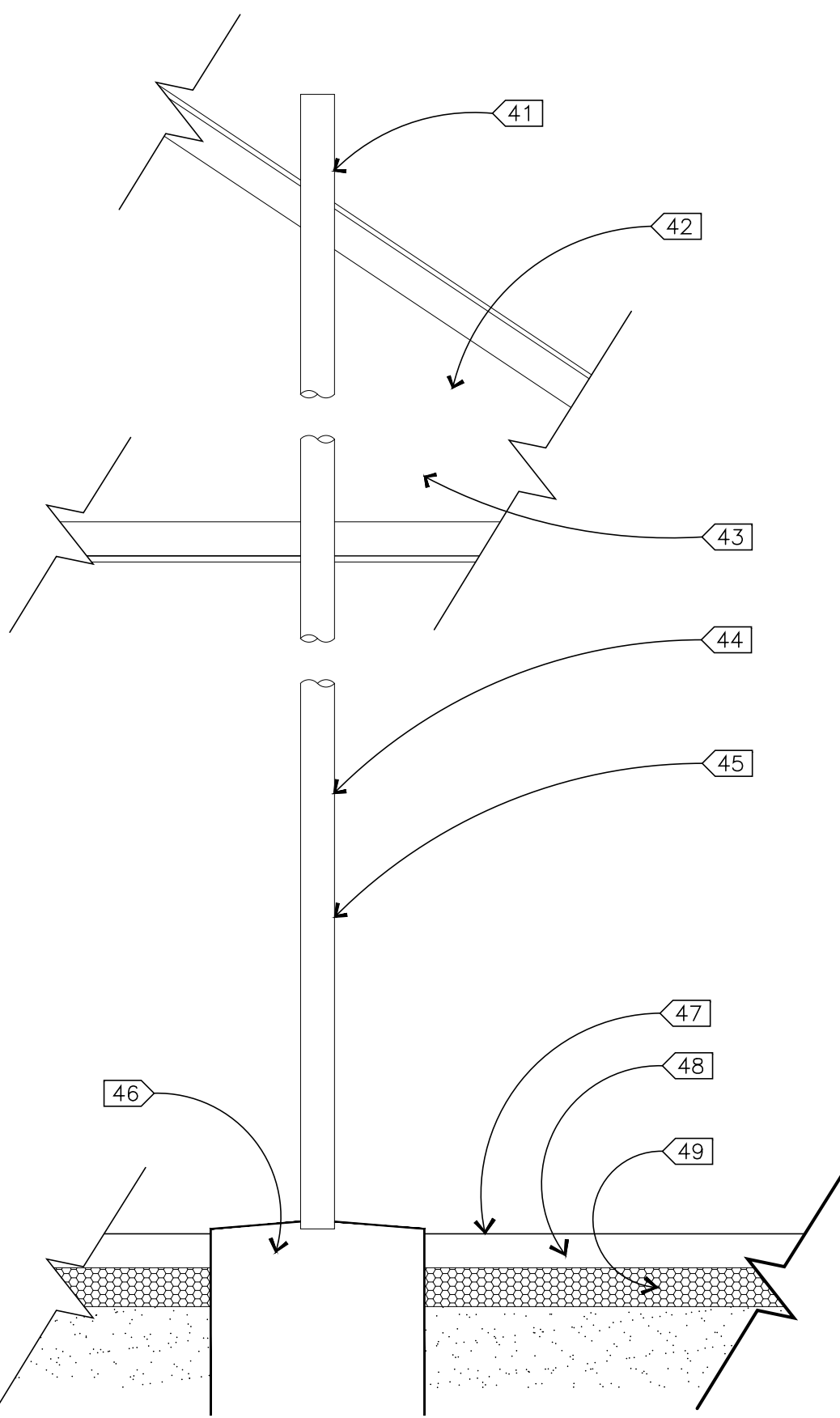
**4 TYPICAL DECK ATTACHMENT**  
SCALE: 3/4"=1'-0"



**3 TYPICAL WALL SECTION AT GABLE END**  
SCALE: 3/4"=1'-0"



**1 TYPICAL WALL SECTION AT LOOKOUT**  
SCALE: 3/4"=1'-0"



**5 PASSIVE RADON MITIGATION**  
SCALE: 3/4"=1'-0"

**KEYED NOTES**

- 1 ASPHALT SHINGLES OVER 15# ROOFING FELT, ICE AND WATER SHIELD AT EAVES, VALLEYS & LOW SLOPES.
- 2 7/16" OSB W/ H-CLIPS
- 3 PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. SEE PLANS, TRUSS MANUFACTURER TO VERIFY TRUSS DESIGN AND HEEL HEIGHTS
- 4 MINIMUM R-49 BLOWN FIBERGLASS INSULATION.
- 5 EXTEND WALL SHEATHING TO PROVIDE WIND WASH BARRIER.
- 6 PRE-FINISHED ROOF EDGE DRIP.
- 7 2X10 SUB FASCIA.
- 8 10" HARDIE FASCIA
- 9 PRE-FINISHED VENTED ALUMINUM SOFFIT.
- 10 SIDING - SEE ELEVATIONS
- 11 WEATHER RESISTIVE BARRIER - TYVEK. (SHOWN DASHED)
- 12 7/16" OSB SHEATHING.
- 13 2x6 STUDS AT 16" O.C. - DOUBLE STUD EACH SIDE OF OPENINGS, MINIMUM UNLESS NOTED OTHERWISE (U.N.O.).
- 14 R-21 FIBERGLASS BATT INSULATION.
- 15 4 MIL POLY VAPOR RETARDER. (SHOWN DASHED)
- 16 1/2" GYPSUM BOARD
- 17 1/2" GYPSUM BOARD (FIRE PROTECTION)
- 18 3/4" SUB FLOOR
- 19 FLOOR TRUSSES, SEE FRAMING DIRECTION AND DEPTH ON PLAN.
- 20 SPRAY FOAM TO MIN. R-20 VALUE.
- 21 TREATED 2X6 SILL PLATE OVER FOAM SILL SEALER.
- 21b TREATED 2X8 SILL PLATE OVER FOAM SILL SEALER.
- 22 1/2" X 10" ANCHOR BOLTS AT 6'-0" O.C.
- 23 PROVIDE ABOVE GRADE INSULATION PROTECTION EXTENDED MIN. 6" BELOW GRADE.
- 24 2x4 STUDS AT 16" O.C. SET 1/2" FROM FACE OF WALL.
- 25 (3) 2X6
- 26 BACKFILL WALL WITH DRAINAGE FILL BELOW 18" OF CLAY/TOPSOIL SLOPE AWAY FROM WALL.
- 27 2" R-10 RIGID INSULATION FROM TOP OF FOOTING TO BOTTOM OF SIDING. COVER EXPOSED WITH AT GRADE PROTECTION SHEET.
- 28 PERFORATED DUAL DRAIN TILE WITH FILTER FABRIC SET IN 8"x16" CRUSHED DRAINAGE ROCK. PITCH TO SUMP PIT.
- 29 8" POURED CONCRETE WALL 5000 PSI MINIMUM-UNLESS NOTED OTHERWISE
- 30 3.5" CONC. SLAB OVER 6" GRANULAR FILL OVER 6 MIL POLY VAPOR BARRIER.
- 31 2" RIGID INSULATION UNDER SLAB (EXCLUDE AT HOME GYM, FITNESS ROOM AND UNFINISHED SPACES).
- 32 20"x8" CONCRETE FOOTING
- 33 DOWEL VERTICAL WALL REINFORCING TO FOOTING OR USE KEYWAY.
- 34 PROVIDE BLOCKING AT RIM JOIST AS PER TRUSS MANUF.
- 35 2 X 4 KEYWAY
- 36 MEMBRANE WATER PROOFING (SHOWN DASHED) FROM TOP OF CONC. WALL TO BOTTOM OF FOOTING.
- 37 FLASHING AS REQ'D BY CODE
- 38 5/4" DECKING OVER TRTD. JSTS, PER PLAN
- 39 TRTD. DECK RIM W/ LEDGER LOCK W/ 3" MIN. BEARING
- 40 SIMPSON JOIST HANGER "DIT12" W/ 3/8" LAG SCREW W/ 3" MIN. THREAD PENETRATION

**KEYED NOTES CONTINUED**

- 41 TERMINATE VENT PIPE MIN. 12" ABOVE ROOF AND 10' FROM ANY OPENING
- 42 MIN. 24" WIDE X 36" HIGH CLEARANCE AROUND PIPE FOR FUTURE FAN
- 43 PROVIDE ELECTRICAL OUTLET IN ATTIC FOR FUTURE FAN
- 44 LABEL: \* RADON REDUCTION SYSTEM \* ON EACH LEVEL
- 45 3" PVC VENT PIPE
- 46 SUMP BASKET WITH SEALED LID
- 47 3/12" CONC. SLAB
- 48 6 MIL POLY-OVERLAP SEAMS 12"
- 49 FIT TIGHTLY AROUND PENETRATIONS
- 50 4" MIN. LAYER OF CLEAN AGGREGATE



## PLANNING REPORT

TO: North Oaks Planning Commission  
FROM: Kevin Kress, City Administrator, Jim Thomson, City Attorney, Tim Korby,  
City Engineer, Bob Kirmis, City Planner  
DATE: December 21, 2021  
RE: 6 Sherwood Trail - Conditional Use Permit  
Home in excess of 35 feet in height

Date Application Submitted	November 23, 2021
Date Application Determined Complete:	November 23, 2021
Planning Commission Meeting Date:	December 30, 2021
City Council Meeting Date:	January 13, 2022
60-day review Date:	January 22, 2022
120-day Review Date:	March 23, 2022

## BACKGROUND

Ms. Otto has requested the approval of a conditional use permit to allow the construction of a new home at 6 Sherwood Trail which is in excess of 35 feet.

The subject 1.40-acre site is zoned RSL-PUD, Residential Single-Family Low Density. Within RSL Districts, homes in excess of 35 feet are subject to conditional use permit processing.

The applicant wishes to construct a home with side and rear elevations in excess of 35 feet at a total of 40 feet and 2 inches at the highest elevation.

Attached for reference:

Exhibit A: Site Location  
Exhibit B: Applicant Narrative  
Exhibit C: Grading, Drainage and Erosion Control Plan



p 651-792-7750  
f 651-792-7751



northoaks@northoaksmn.gov  
www.northoaksmn.gov



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Exhibit D: Site Plan

Exhibit E: Building Elevation

## ISSUES AND ANALYSIS

**Property Description.** As shown on the submitted survey, one individual parcel of land is illustrated which is presently unoccupied shown as Tract H RLS 634.

City Zoning Ordinance defines building height as “BUILDING HEIGHT. The vertical distance from grade as defined herein to the top ridge of the highest roof surface.” City Zoning Ordinance defines building elevation as “BUILDING ELEVATION. A side view of the building representing the structure as projected geometrically on a vertical plane parallel to its chief dimension.”

**Evaluation Criteria.** In consideration of conditional use permit applications to allow for a home greater than 35 feet in height, Section 151.050(D)(7) of the Zoning Ordinance states that certain criteria must be considered. Such criteria, as well as a Staff response, is provided below:

- a. The front elevation of the building does not exceed 35 feet in height at any point.***

Staff Comment. The proposed front elevation is 33 feet and 10 inches from grade. This condition has been satisfied.

- b. The building height at any other elevation does not exceed 45 feet.***

Staff Comment. The proposed side and rear elevation maximum is 44 feet. This condition has been satisfied

- c. The environmental and topographical conditions of the lot prior to building development are naturally suited to the design of a building with an egress or walkout level***

Staff Comment. Based on our engineering review of the topography and site, the proposed home appears conducive to the site’s natural layout. The City will review all erosion control measures to ensure that the construction project does not adversely affect the surrounding environment. The City Engineer will make periodic site visits during construction to ensure all erosion control measures are fully complied with.



p 651-792-7750  
f 651-792-7751



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- d. Buildings shall be limited to a basement and 2 full stories. Finished areas within the roof structure will be considered a full story.***

Staff Comment. The proposed home is 2 full stories with a basement. This condition has been satisfied.

- e. Any time the side or rear elevations of a building exceed 35 feet in height within 50 feet of adjacent lot lines, the building shall be setback an additional 2 feet from the adjacent setback line for each foot in height above 35 feet.***

Staff Comment. The proposed side and rear elevation maximum is 40 feet 2 inches. The current home setbacks on the side are 46.2, 62.2, and 67.5 feet which is well within the requirement. The current rear setback is well over 100 feet. This condition has been satisfied

- f. Section 151.083 related to cost responsibility is complied with.***

Staff Comment. This condition has been satisfied.

## **STAFF RECOMMENDATION**

Based on the preceding review, Staff recommends approval of the requested conditional use permit to allow for a home located at 6 Sherwood Trail in excess of 35 feet subject to the following conditions:

1. The home shall be constructed in accordance to plan sets received 11-23-21.
2. The proposed home shall meet all required setbacks and other zoning standards prior to the issuance of a building permit.
3. Plans shall be approved by the Building Official prior to the beginning of construction.
4. Any outstanding fees shall be paid prior to the issuance of a building permit.
5. Comments of other City Staff.

## **PLANNING COMMISSION OPTIONS**

In consideration of the conditional use permit application, the Planning Commission has the following options:

---



p 651-792-7750  
f 651-792-7751



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**A) Recommend approval**, with conditions, based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission.

- This option should be utilized if the Planning Commission finds the proposal adheres to all City Code requirements or will do so with conditions.
- Approval at this time means that, upon City Council approval, the applicant can construct the home, as proposed, subject to the satisfaction of all imposed conditions.

**B) Recommend denial** based on the applicant's submission, the contents of City Staff report, received public testimony and other evidence available to the Planning Commission.

- This option should only be utilized if the Planning Commission can specifically identify one or more provisions of City Code that are not being met by the conditional use permit proposal.

**C) Table** the request for further study.

- This option should be utilized if the Planning Commission feels the proposal is appropriate and should move forward, but that certain design aspects need to be amended and brought back before a recommendation for approval can be given.

cc: Jennifer Otto, Builder  
Gretchen Needham, NOHOA



p 651-792-7750  
f 651-792-7751



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100 Village Center Drive, Suite 230  
North Oaks, MN 55127

No. \_\_\_\_\_

**CITY OF NORTH OAKS, MINNESOTA  
APPLICATION FOR CUP, VARIANCE, APPEAL, AMENDMENT, PLAN REVIEW**

Location of Property: (address) 6 Sherwood Trail

Legal Description of Property: Tract H RLS 634

**Fee Owner:** Gonyea Homes 1000 Boone Ave N, Ste 400  
Name Address

Golden Valley Mn 55427 763-452-6235  
City State Zip Contact Number/s

*Signature of Fee Owner:* Jennifer Otto Date 11-23-21

**Applicant:** \_\_\_\_\_  
(if different from owner) Name Address

\_\_\_\_\_ jotto@gonyeahomes.com  
City State Zip Contact Numbers/s Email Address

*Signature of Applicant:* \_\_\_\_\_ Date \_\_\_\_\_

Type of Request: *(Please circle correct request)*

**CONDITIONAL USE PERMIT** (as provided for in Chapter 151.076 of Code of Ordinances)

VARIANCE

APPEAL

AMENDMENT

BUILDING / SITE PLAN REVIEW

OTHER

Please attach **fifteen (10)** copies of detailed written and graphic material fully explaining the proposed request and include the reason for the request, present zoning classification and existing use of the property.

(For office use)

Application received with \$450 application fee (or per [fee schedule](#)) on \_\_\_\_\_ Check # \_\_\_\_\_ Amt # \_\_\_\_\_  
Escrow (per [fee schedule](#)) received on \_\_\_\_\_ Check # \_\_\_\_\_ Amt # \_\_\_\_\_

Date for review of completeness fifteen (15) business days from initial receipt \_\_\_\_\_

\* If application is deemed incomplete, **written** notice must be sent to the applicant by above date stating the items that need to be submitted for the application to be deemed complete.

**Deadline for action** sixty (60) days from initial receipt \_\_\_\_\_

**Extended deadline** \_\_\_\_\_

\*\* City may extend the review period by up to sixty days from the end of deadline for action only if applicant is notified in **writing** prior to the end of the initial sixty (60) day review period. The deadline may be extended beyond sixty days with applicant’s approval.

**Conditional Use or Amendment request - Public Hearing date** \_\_\_\_\_

**Planning Commission action:**

Approval or disapproval on \_\_\_\_\_ with conditions \_\_\_\_\_

**City Council Action:**

Approval or disapproval on \_\_\_\_\_ with conditions \_\_\_\_\_

**Variance, Appeal, Building/Site Plan Review, Other**

**Action of Board of Adjustment and Appeals:**

Approval or disapproval on \_\_\_\_\_

**Bond Required** \_\_\_\_\_

Bond Received on \_\_\_\_\_

**APPLICANT RESPONSIBILITY FOR PAYMENT**

As authorized in Chapter 151.083 of the Ordinance Code, an applicant will be responsible for full reimbursement of incurred costs to the City of North Oaks. (A copy of this section of the Ordinance is available upon request\*\*)

A typical process for reviewing a zoning action may include the following: City employee help in explaining the application process, City employee receipt of completed application and proper scheduling on appropriate agenda, one legal notice for a public hearing (if applicable), written notice to abutting property owners (if applicable), generation of a staff report, presentation of the staff report to the Planning Commission and presentation of the staff report and Planning Commission recommendation to the City Council.

**City reimbursement policy:** An applicant can withdraw their request at any time during the review process, however the application fee is non-refundable. Any remaining escrow deposit that is not needed to pay incurred costs to the date of application removal will be refunded to the applicant within sixty days.

**I acknowledge that I have read and fully understand the above statements.**

*Jennifer Otto*

Applicant’s Signature

Date 11-23-21

\*\* § 151.083 FEES. (A) To defray the administrative costs of processing applications for conditional uses, amendments, variances, or appeals, a nonrefundable base fee, as established by the city from time-to time, per application shall be paid by all applicants when the application is filed. (B) (1) In order to defray any additional cost over and above the normal processing of an application for a conditional use, an amendment, a variance, an appeal, or in determining the adequacy of off-street parking, loading, unloading, and service entrances, or when an amended plan must be reviewed by the city, the applicant shall reimburse the city for the costs the city may incur in employing the services of engineers, attorneys, and/or other professional consultants in connection with the application. (2) An initial deposit, as established by the city from time to time, may be requested by the Zoning Administrator for these services. (3) If this amount does not cover all the costs, the applicant will be so advised and full reimbursement hereunder shall be made whether the application is approved or denied. (C) A nonrefundable fee, as established by the city from time to time, for each certificate of occupancy shall be paid when the application is filed. (Ord. 94, § 8.9, passed 2-11-1999; Am. Ord. passed 11-24-1999; Am. Ord. passed 7-24-2001; Am. Ord. passed 10-22-2002; Am. Ord. passed 4-1-2003; Am. Ord. passed 12-23-2003)

## Conditional Use Permit Cover Letter – Tract H, RLS No. 634 6 Sherwood Trail

---

November 23, 2021

To Whom it may concern:

Gonyea Homes, Inc., builder representative of Steven & Amanda Guanzini, respectfully requests a Conditional Use Permit as it relates to the maximum allowable building height in the RSL-PUD district of the East Preserve (NORD) Development in the City of North Oaks. The current ordinance as written in the Development Guidelines, or Appendix 1 to the Planned Development Agreement between North Oaks Land Company and the City of North Oaks, allows for a maximum building height of 35 feet for principal and attached accessory buildings; and in lots suited for walkout homes 45 feet at the back and on the sides measured from the lowest finished grade established by the City approved grading plan, and otherwise measured consistent with the Zoning Ordinance. While we feel that the design of this home meets the above stated building height requirements of 35' allowable at the front and 45' allowable at the sides and rear of a walkout, due to the ambiguity of the language of the ordinance, we were instructed it is in our best interest to apply for a Conditional Use Permit to keep the project moving and receive the building permit.

Furthermore, for a Conditional Use Permit, this home also meets the following criteria:

- The front elevation of the building does not exceed 35 feet in height at any point
- The building height at any other elevation does not exceed 45 feet
- The environmental and topographical conditions of the lot prior to building development are naturally suited to the design of a building with an egress or walkout level
- Buildings shall be limited to a basement and 2 full stories. Finished areas within the roof structure will be considered a full story.
- Anytime the side or rear elevations of a building exceeds 35 feet in height within 50 feet of the adjacent lot lines, the building line shall be setback an additional 2 feet from the adjacent setback line for each foot in height above 35.

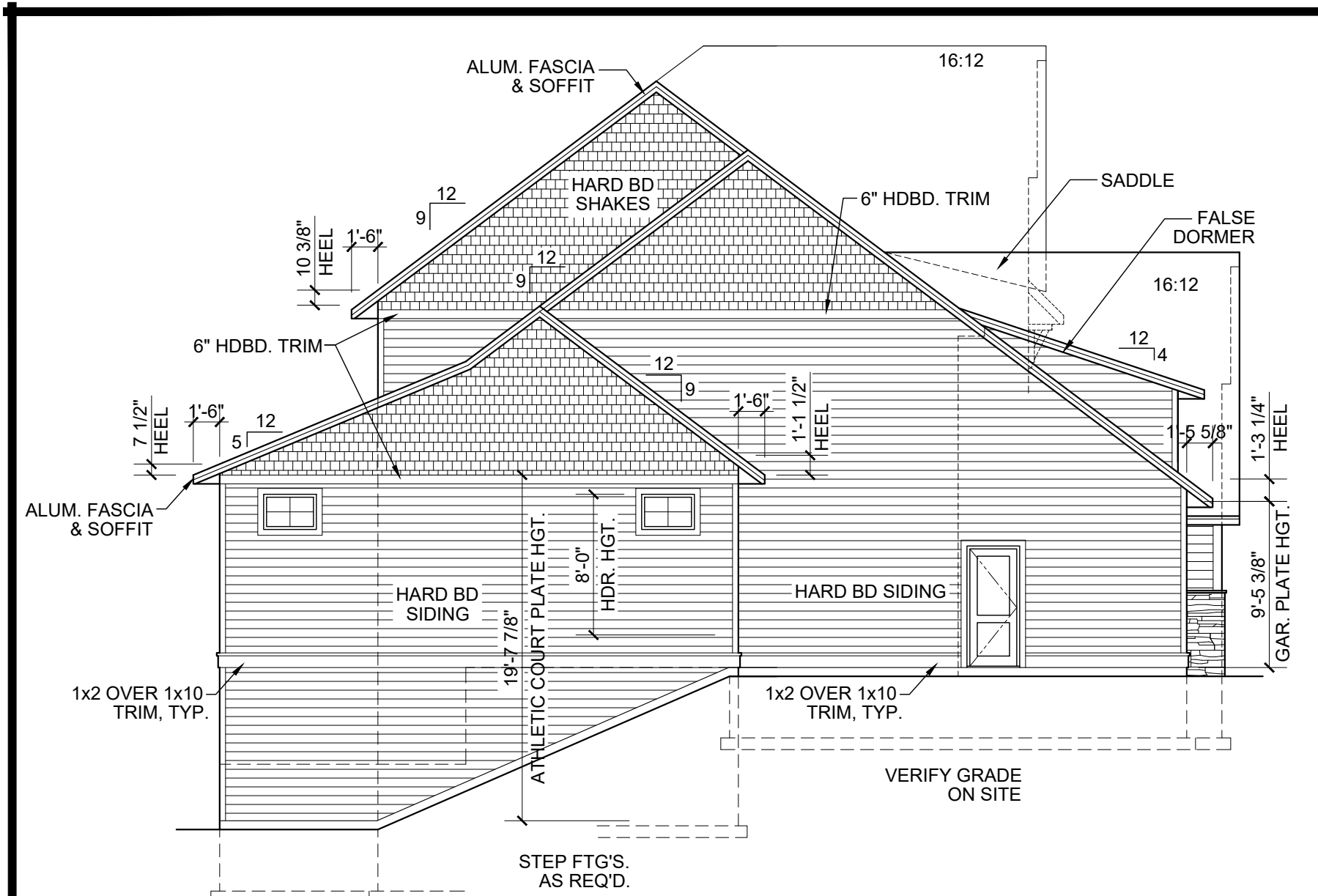
Going forward, would it be possible for the language deemed ambiguous to be cleaned up and/or rewritten so that it is clear and concise for the future as this affects every walk-out lot out in the development. Having to apply for a Conditional Use Permit each time because the language is difficult to interpret is costly & time consuming.

Thank you for your consideration,

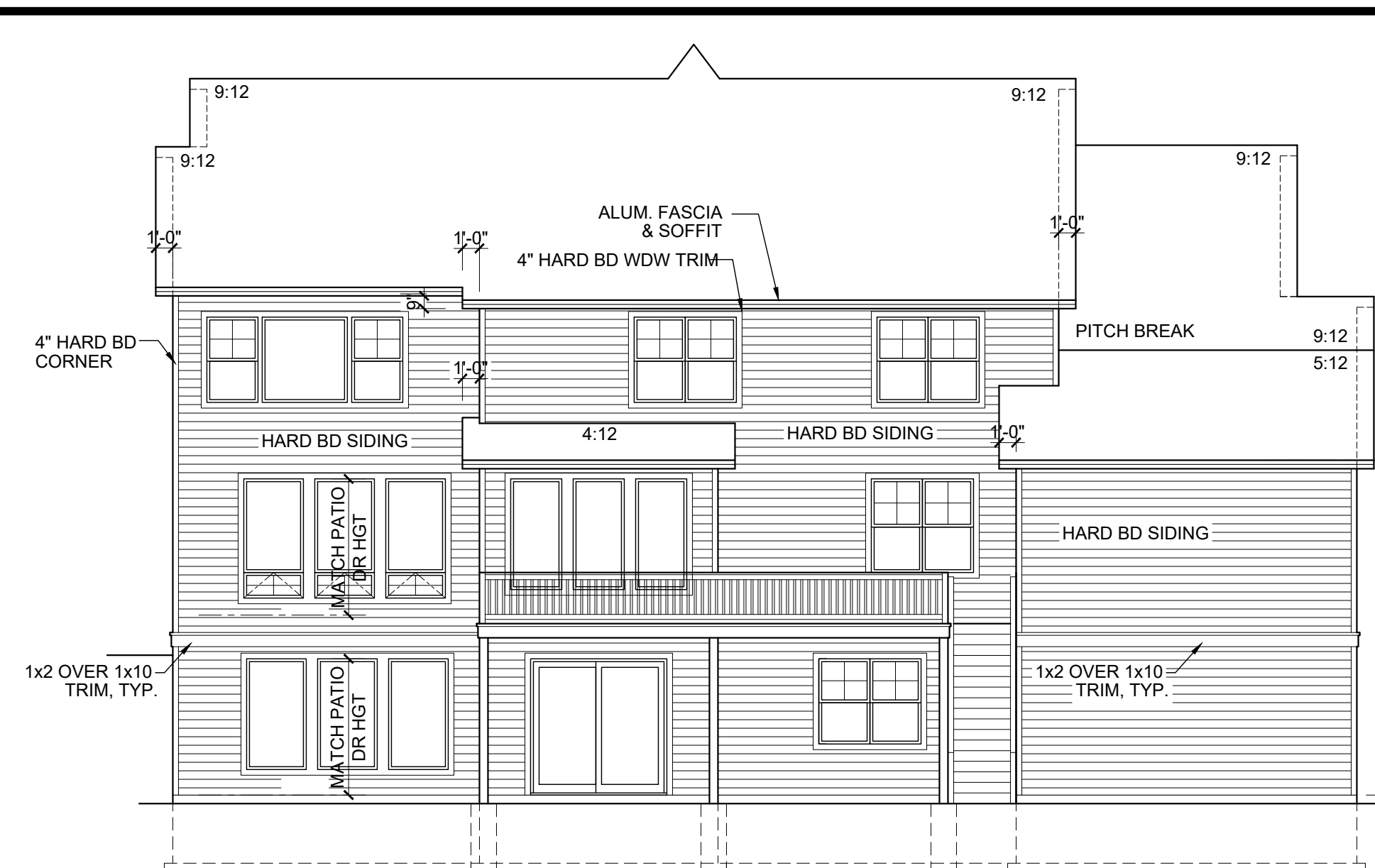


Jennifer Otto  
Architectural Designer

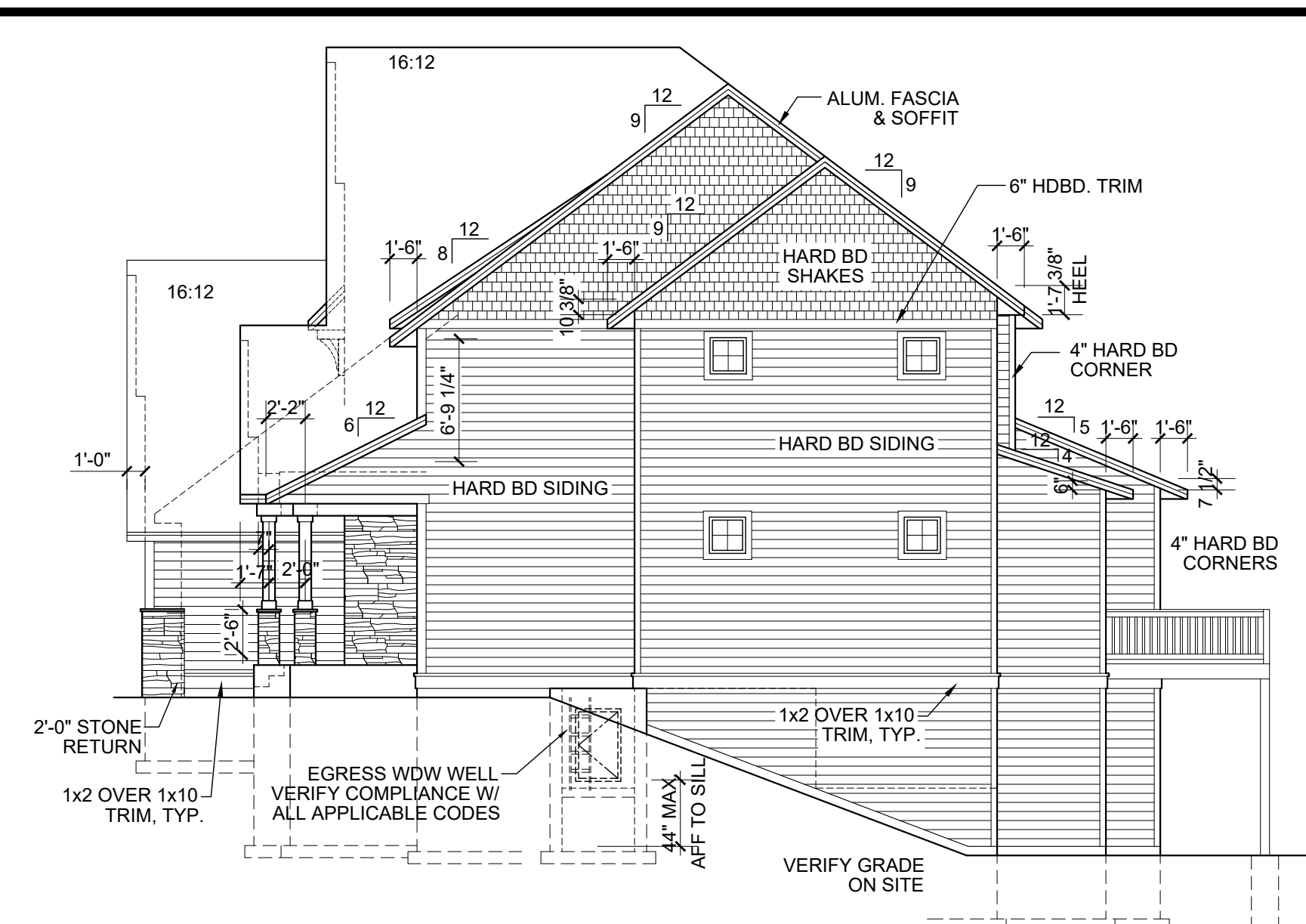




**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

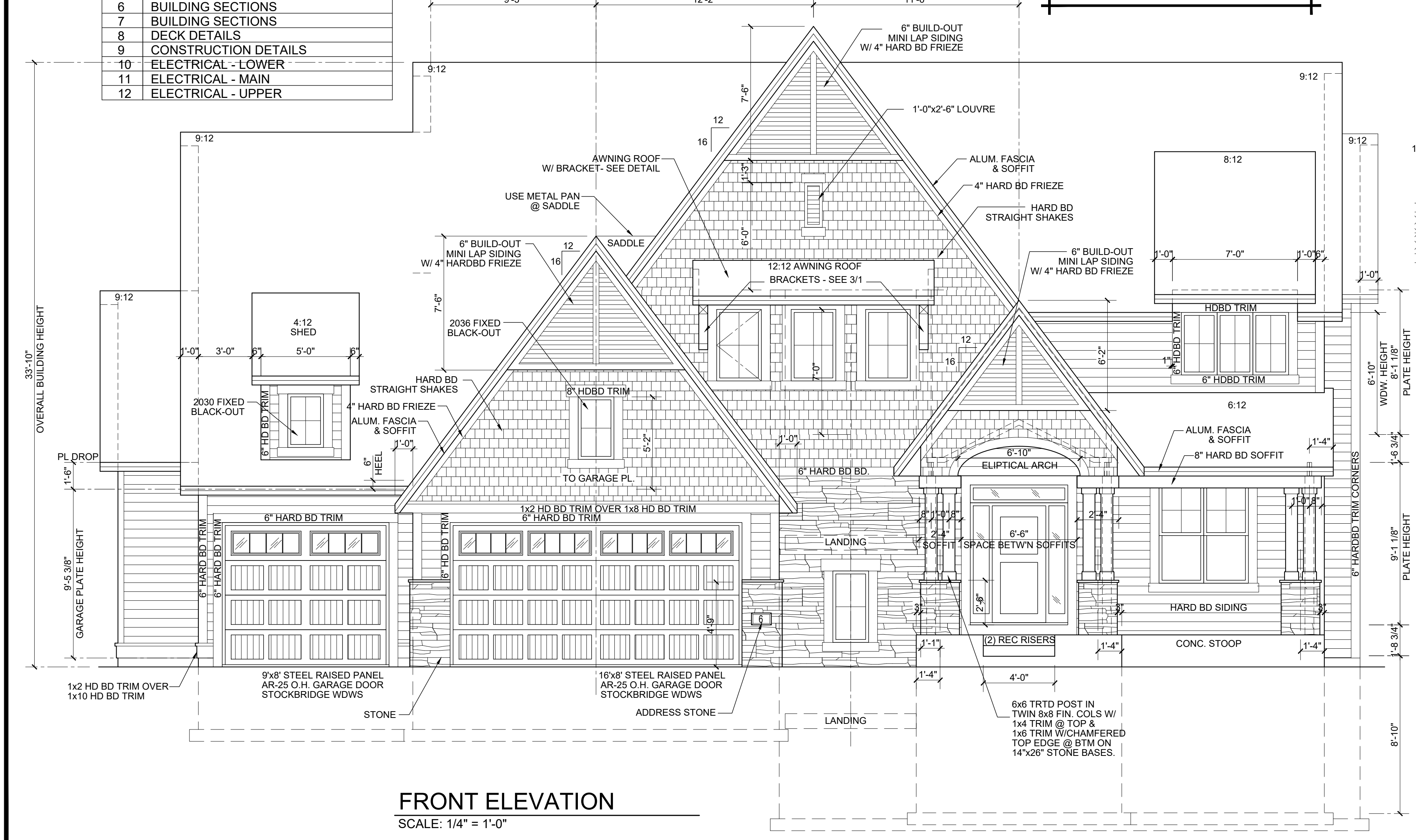
**INDEX OF SHEETS**

NO.	DESCRIPTION
1	ELEVATIONS
2	LOWER FLOOR PLAN
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	ROOF PLAN & SECTION
6	BUILDING SECTIONS
7	BUILDING SECTIONS
8	DECK DETAILS
9	CONSTRUCTION DETAILS
10	ELECTRICAL - LOWER
11	ELECTRICAL - MAIN
12	ELECTRICAL - UPPER

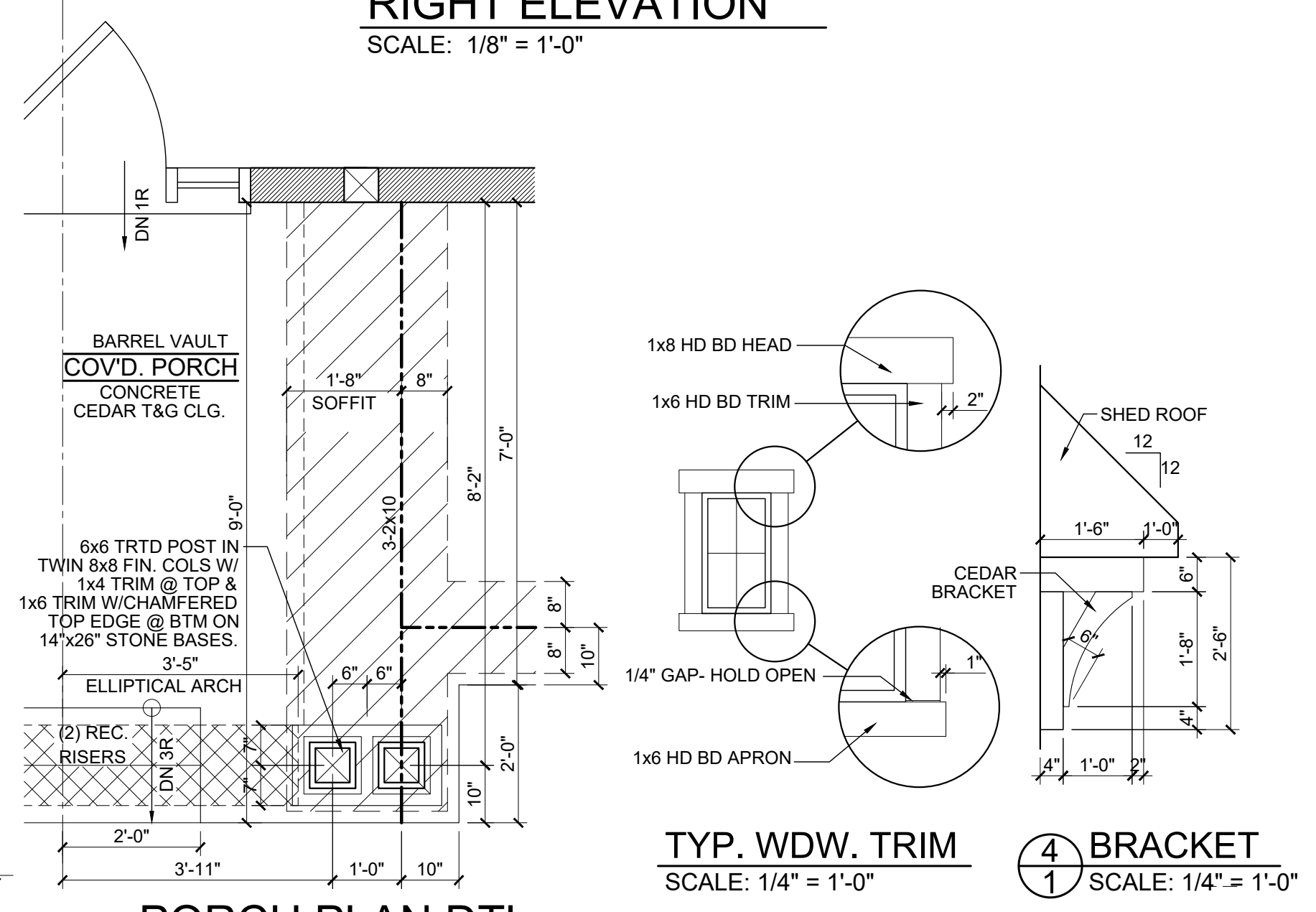
**NOTE:**  
INSTALL KICK-OUT FLASHING FOR STONE EXTERIOR

**NOTE:**  
BUILDING WRAP & TAR PAPER EXTERIOR IN PROPER FORM

**NOTE:**  
INSTALL TWO - MEMBRANE TAR PAPER BACKING UNDER ALL ROCK, STONE, AND STUCCO PRODUCTS



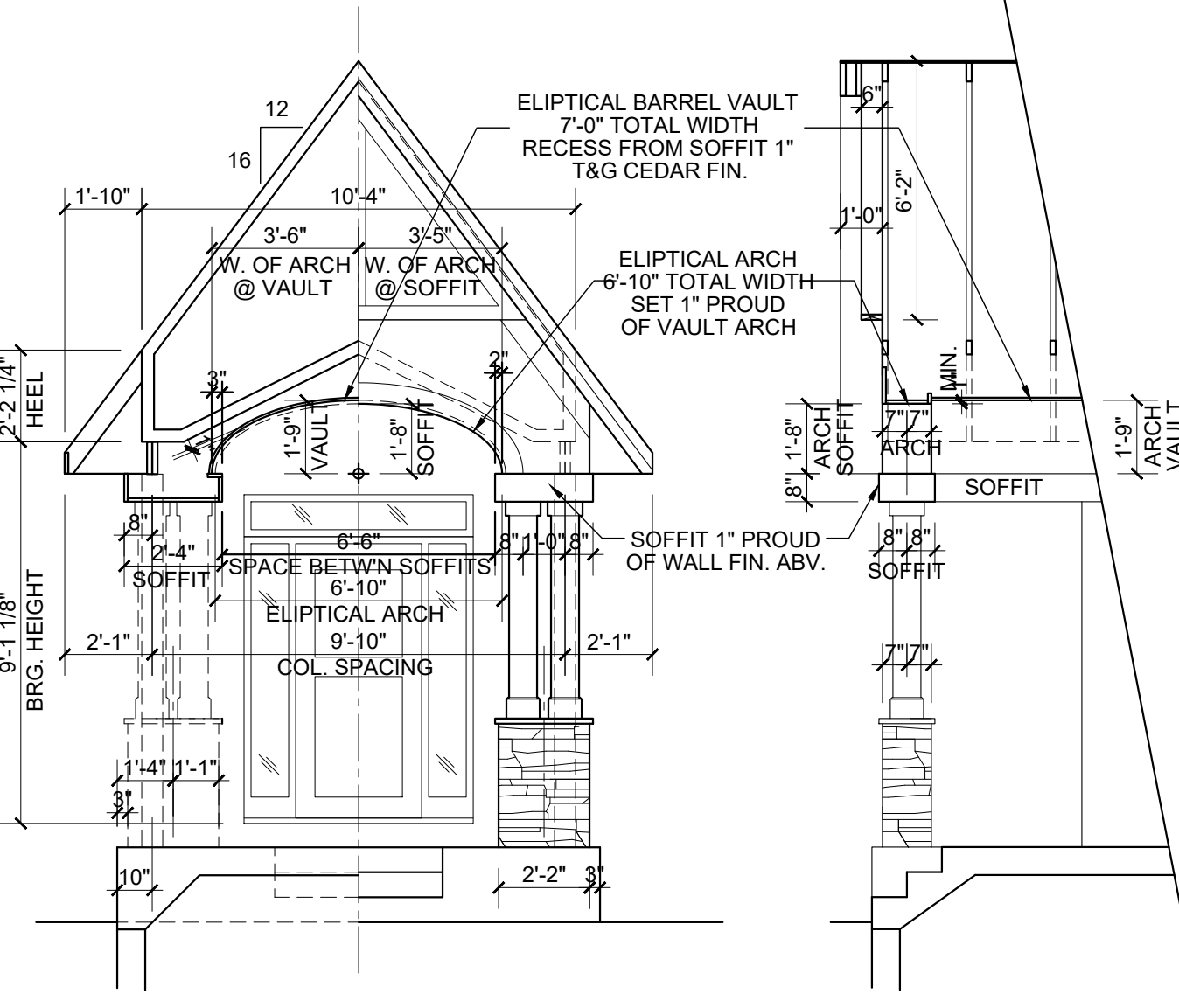
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 PORCH PLAN DTL.**  
1 SCALE: 1/2" = 1'-0"

NOTES:

- ELEVATION IS ARTIST RENDERING ONLY. ACTUAL ELEVATION MAY VARY
- ALL OVERHANGS: DEPTH SHALL BE 1'-6" TYPICAL UNLESS NOTED OTHERWISE
- ALL RAKES: DEPTH SHALL BE 1'-0" TYPICAL UNLESS NOTED OTHERWISE
- ALUMINUM FASCIA & SOFFIT ALL SIDES
- HARD BD SIDING & SHAKES / STONE: FRONT ONLY HARD BD SIDING ALL OTHERS
- FINAL GRADE TO BE DETERMINED ON SITE BY OTHERS
- ALL EXTERIOR GLAZING TO BE LOW - E
- WINDOW MANUFACTURER: PELLA ENCOMPASS
- O.S.B. ENTIRE EXTERIOR OF HOUSE



**1 PORCH SECTION**  
1 SCALE: 1/4" = 1'-0"

**2 PORCH SECTION**  
1 SCALE: 1/4" = 1'-0"

ITASCA - ELEV. B

**G**  
**GONYEA COMPANIES**  
1000 BOONE AVENUE N. SUITE 400  
GOLDEN VALLEY, MN 55427  
OFFICE: 763-432-4500  
FAX: 763-432-4501  
BUILDER LICENSE #2459

**S**  
**STONEGATE BUILDERS**  
A DIVISION OF GONYEA COMPANIES

**REVISION RECORD**

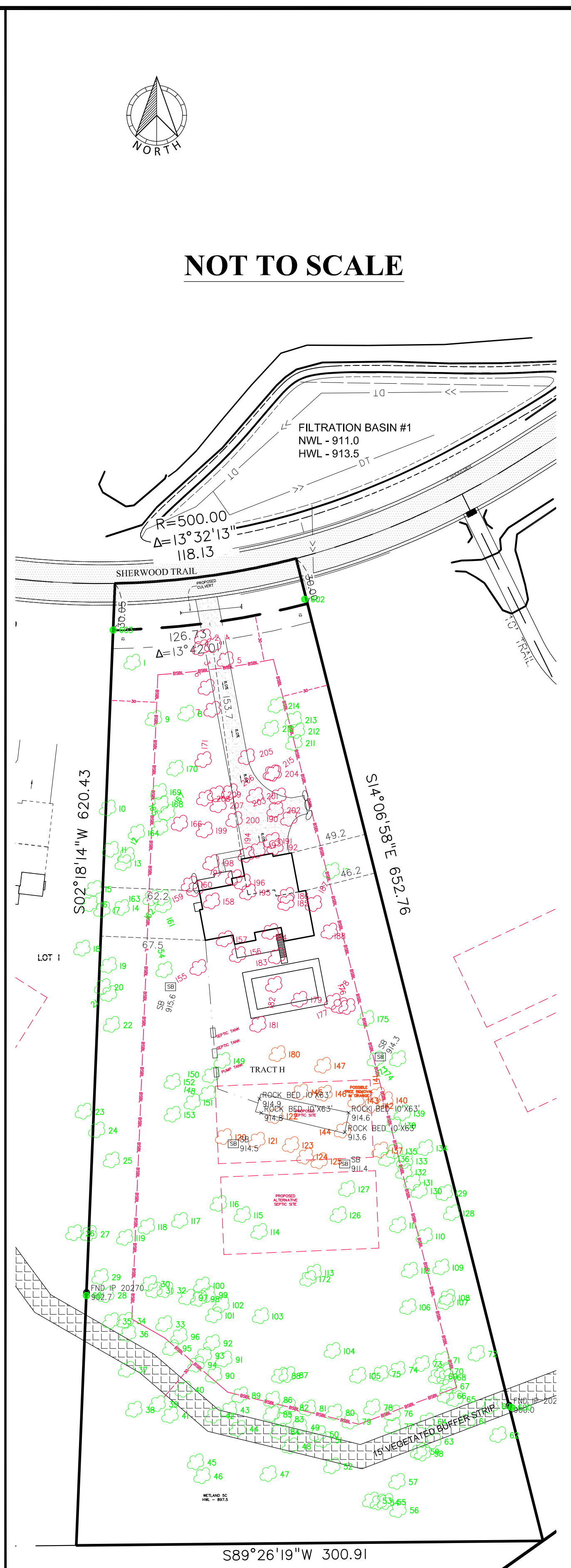
1	5-14-21 jo
2	6-6-21 PERMIT
3	7-6-21 jo
4	7-22-21 yz
5	8-09-21 yz
6	8-12-21 FINAL STRUCT.
7	8-31-21 yz
8	9-13-21 yz

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**GUANZINI RESIDENCE**  
LOT 8 - BLOCK 1 - EAST PRESERVE  
6 SHERWOOD TRAIL  
NORTH OAKS, MN 55127

**PROJECT**

FOUNDATION	1561
FINISHED SQUARE FEET	
BASEMENT	1289
FIRST	1561
SECOND	1703
ATHLETIC CT	580
TOTAL	5133
PROJECT NO.	
GH1258	
SHEET	
1 OF 12	



**NOT TO SCALE**

**DESCRIPTION OF PROPERTY SURVEYED**

Tract H, REGISTERED LAND SURVEY NO. 634, according to the recorded plat thereof, Ramsey County, Minnesota.

**GENERAL NOTES**

- Site Address:** 6 Sherwood Trail, North Oaks, Minnesota 55127
  - Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27123C0030G, effective date of June 4th, 2010.
  - Parcel Area Information:** Gross Area: 131,193 s.f. ~ 3.012 acres  
Roadway Easement Area: 3,673 s.f. ~ 0.084 acres  
Lot Area To Roadway Easement: 127,520 s.f. ~ 2.927 acres
  - Principal Structure Setbacks:** Front: 30 feet from roadway easement  
Side: 30 feet  
Rear: 30 feet
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

**Proposed Elevations - WO**  
Proposed Garage Floor Elevation = 923.9  
Proposed Top of Foundation Elevation = 924.2  
Proposed Top of Lookout Opening Elevation = 918.7  
Proposed Basement Floor Elevation = 915.5

**Hardcover**  
Lot Area To Roadway Easement = 127,520 S.F.  
Roadway Easement Area = 3,673 S.F.  
Gross Lot Area = 131,193 S.F.  
House Area = 2,943 S.F.  
Roadway Area = 3,325 S.F.  
Front Walk Area = 103 S.F.  
Pool Area = 700 S.F.  
Stoop Area = 180 S.F.  
Deck Area = 406 S.F.  
Total Area = 9,339 S.F.  
Coverage = 7.1%

**Offset Irons**  
(elevation are to the top of pipe)  
OS #1=917.01 OS #2=920.21  
OS #4=917.03 OS #3=919.21

Tree #	Species	DBH	Condition	Stems
185	Ash, green	9.5	Healthy	2
186	Oak, pin	22.0	Healthy	1
187	Ash, green	16.0	Healthy	1
188	Ash, green	8.0	Healthy	1
189	Oak, white	20.0	Healthy	1
190	Ash, green	6.0	Healthy	1
191	Hickory	9.0	Healthy	1
192	Hickory	12.0	Healthy	1
193	Ash, green	9.0	Healthy	1
194	Ash, green	17.0	Healthy	1
195	Ash, green	10.0	Healthy	1
196	Ash, green	10.0	Healthy	1
197	Ash, green	10.0	Healthy	1
198	Oak, white	15.0	Healthy	1
199	Ash, green	10.0	Healthy	1
200	Ash, green	24.0	Healthy	1
201	Ash, green	13.0	Healthy	1
202	Ash, green	15.0	Healthy	1
203	Ash, green	11.0	Healthy	1
204	Ash, green	14.0	Healthy	1
205	Ash, green	15.0	Healthy	1
206	Ash, green	7.5	Healthy	1
207	Ash, green	6.0	Healthy	1
208	Ash, green	7.5	Healthy	1
209	Ein, American	6.5	Healthy	1
210	Ash, green	15.0	Healthy	1
211	Ash, green	8.5	Healthy	1
212	Ash, green	14.0	Healthy	1
213	Ash, green	12.5	Healthy	1
214	Ash, green	13.5	Healthy	1
215	Ash, green	7.0	Healthy	1

**SURVEY LEGEND**

- |                               |                        |                               |
|-------------------------------|------------------------|-------------------------------|
| ● CAST IRON MONUMENT          | ⊙ PIEZOMETER           | ☐ WOE WALKOUT ELEVATION       |
| ● IRON PIPE MONUMENT SET      | ⊙ POWER POLE           | ☐ FFE FIRST FLOOR ELEVATION   |
| ● IRON PIPE MONUMENT FOUND    | ⊙ GUY WIRE             | ☐ GFE GARAGE FLOOR ELEVATION  |
| ● DRILL HOLE FOUND            | ⊙ ROOF DRAIN           | ☐ TGF TOP OF FOUNDATION ELEV. |
| ● CHISELED "X" MONUMENT SET   | ⊙ LIFT STATION         | ☐ LOE LOWEST OPENING ELEV.    |
| ● CHISELED "X" MONUMENT FOUND | ⊙ SANITARY MANHOLE     | ☐ CONCRETE                    |
| ● REBAR MONUMENT FOUND        | ⊙ SANITARY CLEANOUT    | ☐ BITUMINOUS                  |
| ▲ PK NAIL MONUMENT SET        | ⊙ STORM MANHOLE        | ☐ BUILDING SETBACK LINE       |
| ▲ PK NAIL MONUMENT FOUND      | ⊙ STORM DRAIN          | ☐ CABLE TV                    |
| ▲ PK NAIL W/ ALUMINUM DISC    | ⊙ CATCH BASIN          | ☐ CONCRETE CURB               |
| ▲ SURVEY CONTROL POINT        | ⊙ FLARED END SECTION   | ☐ CONTOUR EXISTING            |
| ☐ CABLE TV PEDESTAL           | ⊙ A/C UNIT             | ☐ CONTOUR PROPOSED            |
| ☐ ELECTRIC TRANSFORMER        | ⊙ TREE CONIFEROUS      | ☐ GUARD RAIL                  |
| ☐ ELECTRIC MANHOLE            | ⊙ TREE DECIDUOUS       | ☐ DRAIN TILE                  |
| ☐ ELECTRIC METER              | ⊙ TREE TO BE REMOVED   | ☐ ELC ELECTRIC UNDERGROUND    |
| ☐ ELECTRIC OUTLET             | ⊙ TELEPHONE MANHOLE    | ☐ FENCE                       |
| ☐ YARD LIGHT                  | ⊙ TELEPHONE PEDESTAL   | ☐ FO FIBER OPTIC UNDERGROUND  |
| ☐ LIGHT POLE                  | ⊙ UTILITY MANHOLE      | ☐ GAS UNDERGROUND             |
| ☐ FIBER OPTIC MANHOLE         | ⊙ UTILITY PEDESTAL     | ☐ OVERHEAD UTILITY            |
| ☐ FIRE DEPT. HOOK UP          | ⊙ UTILITY VAULT        | ☐ TREE LINE                   |
| ☐ FLAG POLE                   | ⊙ WATERMAIN MANHOLE    | ☐ SANITARY SEWER              |
| ☐ FUEL PUMP                   | ⊙ WATER METER          | ☐ STORM SEWER                 |
| ☐ FUEL TANK                   | ⊙ WATER SPIGOT         | ☐ TELEPHONE UNDERGROUND       |
| ☐ PROPANE TANK                | ⊙ WELL                 | ☐ RETAINING WALL              |
| ☐ GAS METER                   | ⊙ MONITORING WELL      | ☐ UTILITY UNDERGROUND         |
| ☐ GAS VALVE                   | ⊙ CURB STOP            | ☐ WATERMAIN                   |
| ☐ GAS MANHOLE                 | ⊙ GATE VALVE           | ☐ WATERMETER                  |
| ☐ GENERATOR                   | ⊙ HYDRANT              | ☐ TRAFFIC SIGNAL              |
| ☐ GUARD POST                  | ⊙ IRRIGATION VALVE     | ☐ RAILROAD TRACKS             |
| ☐ HAND HOLE                   | ⊙ POST INDICATOR VALVE | ☐ RAILROAD SIGNAL             |
| ☐ MAIL BOX                    | ⊙ SIGN                 | ☐ RAILROAD SWITCH             |
|                               | ⊙ SOIL BORING          | ☐ SATELLITE DISH              |
|                               |                        | ☐ WETLAND BUFFER SIGN         |

FIELD CREW	NO.	BY	DATE	REVISION
AT	1	BRV	11/12/2021	REVISED SURVEY
DRAWN				
CHECKED				
DLS				
DATE				
05/28/21				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 7th day of July, 2021.  
 Daniel L. Schmidt, PLS  
 schmidt@sathre.com  
 Minnesota License No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**  
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

TWP:xxx-RGE-xx-SEC-xx  
 Ramsey County  
**NORTH OAKS, MINNESOTA**

**CERTIFICATE OF SURVEY**  
 PREPARED FOR:  
**GONYEA HOMES**

FILE NO.  
 31202-754  
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