



CITY OF NORTH OAKS

Regular Planning Commission Meeting
Thursday, June 22, 2023
7:00 PM, Community Meeting Room, 100 Village Center Drive
MEETING AGENDA

Remote Access -

Planning Commission members will participate in person in Council Chambers (Community Room, 100 Village Center Drive, Suite 150, North Oaks, MN) during the meeting. Members of the public are welcome to attend. 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: 813 2105 9435 or by joining the meeting via the following link: <https://us02web.zoom.us/j/81321059435>. Individuals wishing to monitor the meeting remotely without making public comment, may do so in real time by watching the livestream of the meeting on North Oaks Channel 16 and on the City's website.

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 Planning Commission meeting minutes of 5.23.2023
[Planning Commission Minutes 5.23.2023.pdf](#)

7. Business Action Items

7a. PUBLIC HEARING on the application for a Conditional Use Permit for a garage exceeding 1,500 square feet for the property located at 9 Sandpiper Lane, North Oaks, MN 55127. Discussion and possible action on application.
[2023-06-22 9 Sandpiper PC packet.pdf](#)

7b. PUBLIC HEARING on proposed amendments to City Code, Title 3, Chapter 34 regarding Planning Commission Composition and Responsibilities and City Code, Title XV, Chapter 151 regarding Comprehensive Plan Amendments and Planning Commission Actions. Discussion and possible action on proposed amendments.
[Ord Amd Chapter 34 Planning Commission_.pdf](#)

[Ord Amd Chapter 151 Zoning Ord and Comp Plan.pdf](#)

8. Commissioner Report(s)

9. Adjourn - *The next meeting of the Planning Commission will be held on Thursday, July 27th, 2023 at 7:00 p.m.*

**North Oaks Planning Commission
Meeting Minutes
City of North Oaks Community Meeting Room
May 10, 2023**

1. CALL TO ORDER

Chair Cremons called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Chair David Cremons, Vice-Chair Nick Sandell, Commissioners Bob Ostlund, Stig Hauge (attended via teleconference), Grover Sayre III, Scott Wiens, and Joyce Yoshimura-Rank. Staff Present: Administrator Kevin Kress, City Planner Kendra Lindahl, City Attorney Bridget Nason, Engineer Larina DeWalt.

Others Present: Videographer Kenny Ronnan, North Oaks Company President Mark Houge, Regional Director of HR Green John Morast; City Council Liaison Mark Azman.
A quorum was declared present.

3. PLEDGE OF ALLEGIANCE

Chair Cremons led the Council in the Pledge of Allegiance.

4. CITIZEN COMMENTS

There was no one present in the room, or online wishing to comment on the application.

5. APPROVAL OF AGENDA

**MOTION by Yoshimura-Rank, seconded by Sayre, to approve the agenda as submitted.
Motion carried unanimously by roll call.**

6. APPROVAL OF PREVIOUS MONTH'S MINUTES

a. Approval of Planning Commission Meeting minutes of April 12, 2023 Minutes

MOTION by Sandell, seconded by Yoshimura-Rank, to approve the Planning Commission Meeting Minutes of April 12, 2023. Motion carried unanimously by roll call.

7. BUSINESS ACTION ITEMS

a. PUBLIC HEARING on the application by North Oaks Company, LLC for Subdivision (Preliminary Plan/Plat Approval) for the Southern Portion of Site K, Red Forest Way South Phase 2 for the property legally described as Tract R, Registered Land Survey No. 640, Ramsey County, MN. Discussion and possible action following the hearing.

- City Planner Lindahl gave a presentation on the final subdivision Red Forest Way South Phase 2. She explained the request is approval of a 17-lot subdivision on 35.09 acres. The Planning Commission deemed the application complete at the April 12, 2023 meeting.
- Ms. Lindahl reviewed the background of the project including the recommendation from the Planning Commission to approve a request for a Comprehensive Plan Amendment. The

amendment would amend the maps to bring into the MUSA and would allow sanitary sewer and water to Red Forest Way South. She noted the City Council is expected to act at the June 8, 2023 meeting and if denied, plans would need to be revised to show septic sites. Phase 1 was approved on December 17, 2020 and showed 34 lots in Phase 1 and 2.

- Ms. Lindahl noted the Planning Commission should review the subdivision for consistency with the City Code, the master development plan and the East Oaks PDA and should approve the plan if it is consistent.
- Ms. Lindahl noted some changes from Phase 1 included lot lines being modified from the concept plan approval and lots having sanitary sewer and water.
- Ms. Lindahl explained the DNR reviewed and noted the accuracy of the 150 foot setback from ordinary high water level (OHWL) from Black Lake. Lots within the shoreline overlay have additional and different standards than lots outside of it including a 150 foot setback. The 150 foot setback is a no mow zone and have discussed with the applicant how to identify the section such as including signage in order to protect the area as a natural landscape area since it is a requirement of PDA. The lot sizes are range from 1.29-4.05 acres which is more than the EDA and City Code require.
- Ms. Lindahl stated the NOHOA has reviewed and recommended changes to the streets approved in Phase 1 which include curb and ditch transitions and recommended having the transition zone at the top of the crest. Typically the City has transition zone at the bottom instead of the top and therefore do not recommend moving the transition to the top. The City engineer has reviewed the streets and recommended no changes. Staff would like more information on erosion control methods in the transition location and would like to continue to work with NOHOA on the transition zone.
- Ms. Lindahl noted the park dedications and added Tract S of RLS 640 and Tract C of RLS 561 will be deeded to NOHOA with this phase. A custom grade is proposed for lots K-Q in order to maximize tree preservation but have included an additional condition for graphed elevations to ensure lots are buildable and the driveways are less than 10% grades. A condition has been added for the applicant to provide preliminary draft elevations and to follow the guidance of the City forester's recommendations.
- Ms. Lindahl reviewed the options the Planning Commission has and added the Staff have found that the plans are consistent and have prepared a draft resolution with conditions of approval.
- North Oaks Company President Mark Houge stated he was happy to work with the City regarding the curb and ditch transitions as well as the run off issues in the lots to the north of Black Lake.
- Commissioner Ostlund asked why urban gutters were chosen. Mr. Houge stated it began with the desire to preserve trees and in order to do that, it is required to convey the water into storm water ponds to treat it before it goes into the wetlands which requires to curb it and put in a pipe or create large ditches which leads to cutting down trees. After discussion, the decision was to create a curb in order to preserve trees.
- Administrator Kress asked Mr. Houge to speak on the potential of adjusting the lot lines to stagger the parcels so as residents are coming in and out of their driveway, lights will not go into neighboring parcels. Mr. Houge noted there is some latitude to move the lot lines but would need to ensure the setback and lot sizes remain consistent; he showed the Commissioners a map of the parcels and where there is room to move lot lines.

- Chair Cremons noted the advantage of not having driveways across from each other and asked Administrator Kress how the lot lines could be moved. Administrator Kress stated they could add it as a condition to adjust the lines so they would be staggered. The Council could also add it as a condition. Chair Cremons asked Mr. Houge if that would create an issue for him. Mr. Houge stated it would not and should be manageable.
- The Commissioners agreed to ask to stagger the lot lines.
- Commissioner Sayre asked about the ground water levels for the lots in the area. Mr. Houge noted they have not had issues regarding ground water levels and have a plan to continue to manage it.
- Chair Cremons stated Black Lake is one of the only bodies of water that is not impaired and would like to preserve it. Mr. Houge mentioned Lots P, N and O are the closest to Black Lake and up high with a 150 foot setback on the lots so the native plants will be preserved. If need be, the home owner could install additional rain guards.
- Administrator Kress asked Mr. Houge to speak on traffic during and after construction. Mr. Houge noted there is no road that connects from the road from Black Lake to Centerville Road. During the construction of the roads and the mass grading they will come in east of Centerville Road and the farm road to access the site. When grading and the majority of utility is finished the access will be cut off and the access will come from the west when the homes are built.
- Chair Cremons encouraged the Staff to do everything they can to preserve the water and to get buy in from the new homeowners to help preserve the lake.
- City Council liaison Azman asked why one lot was not being built on out of the 34 lots. Mr. Houge stated there will be a restricted covenant in place and was a preference of the City in order to not exceed the total unit count. He added he was not sure but thought the current barn and land could potentially have sentimental value to the owner.

**MOTION by Hauge, seconded by Yoshimura-Rank, to open the public hearing at 7:28 p.m.
Motion carried unanimously by roll call.**

- There was no public comment

**MOTION by Sayre, seconded by Yoshimura-Rank, to close the public hearing at 7:29 p.m.
Motion carried unanimously by roll call.**

- Chair Cremons opened the discussion for Commissioners.
- Commissioner Yoshimura-Rank asked if this was the first development that received feedback from HR Green. Administrator Kress stated it was the first for the preliminary plat since there was a different City engineer at the time and the only plats HR Green was involved in was the final ones from 2020. Ms. Yoshimura-Rank noted the feedback they provided were similar to the feedback from homeowners. She asked if they were conditions or comments. Administrator Kress stated some are conditions such as the slope requirements.
- Chair Cremons asked if there was anything identified from an engineer standpoint that would preclude the Planning Commission from approving. Regional Director of HR Green John Morast stated there was not.

- Chair Cremons asked Mr. Morast how he felt about the erosion control and water flow in Lots O, P and Q. Mr. Morast noted more information would be needed and will be discussed further during the final plan but added there would be ways to mitigate it.
- Chair Cremons asked if it would be challenging to build a house on a 30-foot slope. Mr. Morast the house designer will need to assess the best ways to build stable homes in the areas with larger slopes.
- Chair Cremons noted Lot Q appears to have a slope in the entire lot and asked how a home could be built on it. Mr. Morast stated it was possible and the site engineer would need to ensure it is not mass graded, have erosion control measures before water leaves, and the foundation is stable.
- Chair Cremons expressed his concern that Lot Q would not be sold if a homeowner believed it could not have a home built on it. Mr. Morast replied that it could limit a buyer but added it would not preclude a potential buyer from purchasing the lot.
- Chair Cremons asked Mr. Morast if he feels confident that they can protect the watershed. Mr. Morast stated he did and noted there have been discussions to ensure protection such as grading, erosion control, and slope protection. Ms. Lindahl noted there are conditions included to have a grading plan for the lots and could show it to the Council as well.
- Commissioner Sandell asked what the timeframe was for the development of the lots. Mr. Houge stated if all of the approvals come they hope to complete the grading and putting utilities by the end of summer 2023 since there is an opportunity to extend sanitary sewer and/or water to Phase 1 lots.
- City Council Liaison Azman asked Mr. Houge if the sewer were approved if they could make capacity to build further. Mr. Houge stated they would like to discuss with the City Engineer to see what is possible. Administrator Kress added they would need to see the pipe size and that typically the City pays the difference in pipe size.
- Commissioner Hauge asked Administrator Kress to clarify the connection to the sewer in White Bear Township water and how that would affect future homeowners in the City financially. Administrator Kress stated it was standard charges with no exceptional costs. Mr. Hauge mentioned a previous discussion regarding the pipe size being 8 inches for the future homes and the limitation would be the pump station.
- Commissioner Sayre asked to review the update on the meeting the City had with White Bear Township regarding water. Administrator Kress replied that the Council would be reviewing a memorandum of understanding during the next Council meeting regarding the lawsuit over White Bear Lake water.
- City Attorney Nason gave an update on the lawsuit regarding the White Bear Lake water and stated there was an unsuccessful mediation with the DNR, the cities affected and the lake association. The cities that were involved have challenged the changes to their water appropriations permit and are contesting the changes the DNR have been imposing through the contested case proceeding which is going through the Office of Administrative Hearing.
- Chair Cremons asked what the significance of the memorandum of understanding if the lawsuit was pending. Administrator Kress explained it was to reinstate the joint powers agreement.
- Commissioner Sandell asked if the water cap was at the City level or the development. Administrator Kress stated it was all over. Mr. Sandell noted it would affect how new homes are developed because it would limit what each individual house is currently using. Administrator Kress noted there has been no discussion on how the DNR and State are

going to regulate homeowners who have their own private wells. Mr. Sandell asked if the new homes would impact the current homes in the City. Administrator Kress stated it would have no impact since the limitations would be there regardless and added the only limitation is if White Bear Township did not have capacity because then they would not be able to put the new homes in.

- Commissioner Sandell noted if White Bear Township did not agree to any changes it would have negative implications on existing homes since they get less allotments and asked if that was on the table. Administrator Kress stated it was not on the table and they would be more considered with water availability since the sewer is set up.
- Commissioner Hauge asked if the new homes would have an option to their own water well and septic. Administrator Kress stated it depends on the decision from the Planning Commission and the City Council.
- Administrator Kress noted MET Council would meet 120 days after the Council approves. Commissioner Sandell asked why it was not in May. Administrator Kress noted he could ask the mayor to do a special meeting.
- Chair Cremons expressed his desire for the Planning Commission to be involved if the plan is denied or if there were changes.
- Commissioner Wiens asked who controls the water. Administrator Kress replied it was the DNR. Mr. Wiens asked if they continue to work with the Metropolitan Council will the City become like Lake Elmo. Administrator Kress stated it was unlikely due to the deed restrictions that do not allow lot splits and that it is difficult to increase density.
- Chair Cremons asked if it would be reasonable to take a vote to have the plan come back to the Planning Commission if there were any changes. Administrator Kress replied it would be reasonable to add it as a condition.
- Mr. Sayre asked if a resident has City water can they also have a well for irrigation. Administrator Kress stated not unless the resident gets authorization from the City.
- Mr. Sandell asked to clarify the curb recommendation. Administrator Kress replied the City is looking to tighten roads in sections to preserve trees. City Planner Lindahl added an issue NOHOA had was the location on where the transition occur between curb to ditches and believed it should have been moved a few feet to the west to the top of the hill. The City disagreed and wanted to have the transition at the bottom of the hill. Administrator Kress added the City engineer has full authority over the road designs.
- Mr. Azman also asked what the road standards were for the subdivision. Mr. Morast stated the cross section is a 7-ton standard, 4 inches of asphalt, and 6 inches of base material. Administrator Kress added 7 tons is standard and added they were not expecting heavy loads on that road and NOHOA would need to authorize an overweight permit.
- Mr. Sandell asked who got to name the roads. Mr. Houge replied they make a recommendation and run it by the City, the County, and the post office. Ultimately, City Council signs off on it.
- Administrator Kress displayed the resolution for the Planning Commission to give feedback on.
- Chair Cremons suggested language on condition 1 to include “resubmittal of revised application if Metropolitan Council approval of the pending amendments is not received.”
- Chair Cremons added suggested language to include “lot lines on lots (...) to be adjusted to be staggered.”

- Chair Cremons suggested an addition of condition to read “A no mow zone area shall be established.” City Attorney Nason stated it was already a condition and would not need to be included in the resolution.

MOTION by Hauge, seconded by Sandell, to recommend approval of Resolution No. 2023-02, Resolution Recommending Approval of Preliminary Plan/Plat (Subdivision) Application for Phase 2 of the Red Forest Way South Development Site, subject to the fulfillment of conditions 1-5 and based on the application submission:

1. Compliance with all conditions listed in the Staff Recommendation of the Planning Report dated May 5, 2023 and resubmittal of a revised application if Metropolitan Council approval of the pending map amendments is not received.
2. Lot lines on the lots shall be adjusted to be staggered.
3. The developer shall enter into a Development Contract with the City (the form of which shall be acceptable to the City) and post all necessary securities required by it and pay all required fees and costs including all City planning, engineering, and legal fees.
4. The developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney, and an easement shall be required for the stormwater facilities and access.
5. Compliance with all applicable requirements for final plat approval

Motion carried unanimously by roll call.

b. Review of City Ordinances for Potential Updates, Chapter 151 Zoning and Comprehensive Plan and Chapter 34 Planning Commission

- Administrator Kress asked the Planning Commission to review the two updated ordinances and provide feedback via email.
- Chair Cremons noted the point was to put the Planning Commission back to how it previously was in 2019 and it is hoped to have a public hearing during the next meeting in order to provide guidance for the Council.
- Mr. Azman stated Chapter 151 is important to put back into the ordinance. He added the City needs to look at road standards since there are not any at the moment.

c. Discussion and possible action on Planning Commission calendar for 2023.

- Administrator Kress mentioned they would cancel the May 25, 2023 meeting since there are no items. The regular meeting is scheduled on June 29, 2023 with no additional meetings for the month. Mr. Hauge asked if the meeting could be moved to June 22, 2023. The other members were in agreement of shifting the meeting to June 22, 2023.
- Administrator Kress noted during the May 11, 2023 City Council meeting, the Council would be considering removing the emergency declaration and Commissioners would need to follow 13.d02 if they intended to attend the meeting remote.

8. COMMISSIONER REPORT(S)

- Chair Cremons noted there was training on April 13, 2023 that was helpful.

9. ADJOURN

MOTION by Yoshimura-Rank, seconded by Sayre, to adjourn the Planning Commission meeting at 8:18 p.m. Motion carried unanimously by roll call.

Kevin Kress, City Administrator

David Cremons, Chair

Date approved _____

PLANNING REPORT

TO: North Oaks Planning Commission

FROM: Kendra Lindahl, City Planner
Kevin Kress, City Administrator
Bridget McCauley Nason, City Attorney
Michael Nielson, City Engineer

DATE: June 15, 2023

RE: Conditional Use Permit for Garage Size in Excess of 1,500 square feet and
Conditional Use Permit for Grading in Excess of 100 Cubic Yards at 9 Sandpiper
Lane

Date Application Submitted	March 24, 2023
Date Application Determined Complete:	May 25, 2023
Planning Commission Meeting Date:	June 22, 2023
City Council Meeting Date:	July 13, 2023
60-day Review Date:	July 23, 2023

BACKGROUND

Andrew and Brenda Schweizer applied for a Conditional Use Permit (CUP) to exceed the maximum combined garage size of 1,500 square feet and grade in excess of 100 cubic yards on the property located at 9 Sandpiper Lane.



Figure 1 - Subject Parcel



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



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

The applicants intend to demolish the existing structures and construct a new home on the approximately 2.25 acre parcel. The applicant's narrative is attached, as well as the building elevations of the proposed addition.

Zoning and Land Use

The property is guided Low Density residential and is zoned Residential Single Family – Low Density (RSL). Private garages in this zoning district are not allowed to exceed 1,500 square feet without a CUP.

The 2.52-acre property is located next to the northeast edge of Pleasant Lake. A site survey is attached to this report. The property is located entirely in the Shoreland Management Area.

PLANNING ANALYSIS

Shoreland

The property is separated from Pleasant Lake by a public trail and open space parcel. Pleasant Lake is categorized as a Recreational Development lake. All structures and septic systems must be a minimum of 75 feet from the ordinary high water level (OHWL) of the lake. Chapter 153 (Shoreland Management Area) defines a structure as "anything which is built, constructed, or erected, whether temporary or permanent, in or above ground." This includes patios, swimming pools, etc.

The plans show the patio of the new home is 144.4 feet from the OHWL and the existing home is 194.2 feet. The plans comply with the minimum setback requirements. However, the setback from the pool and retaining walls are not dimensioned on the plans. The plans must be revised to provide the setback for these structures from both the property line and the OHWL. It appears that the 75-foot setback is met for these structures, but the plans must be updated to show compliance.

A certificate of zoning compliance is required from the City Clerk prior to initiating any work in the shoreland management area.

Setbacks

The proposed structure exceeds the 30-foot minimum setback requirements at all property lines and street easements.

Height



p 651-792-7750
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The Zoning Code defines building height as “The vertical distance from grade as defined herein to the top ridge of the highest roof surface.” Grade is defined as “The lowest point of the finished surface of the ground as measured on each building elevation.”

Building height is limited to 35 feet, except heights greater than 35 feet are allowed if:

1. The front elevation does not exceed 35 feet at any point,
2. The building height at any elevation does not exceed 45 feet,
3. The environmental and topographic conditions of the lot prior to building development are naturally suited to the design of a building with an egress or walkout level,
4. Buildings are limited to a basement and 2 full stories. Finished areas within the roof structure will be considered a full story,
5. Any time the side or rear elevations of a building exceeds 35 feet in height within 50 feet of adjacent lot lines, the building line shall be set back an additional 2 feet from the adjacent setback line for each foot in height above 35 feet and
6. Section 151.083 is complied with (this section relates to fees).

The applicant’s plans appear to comply with the 35-foot height limit allowed by code and they did not request any flexibility from height limits. However, building height must be dimensioned on the plans to confirm compliance.

Grading CUP

The applicant is proposing to move a surplus of 109 cubic yards of dirt/fill/grading material to construct the new home. A significant amount of the excess grading is related to the removal of the existing driveway and structure to accommodate the new home.

Section 151.027 of the City Code requires a conditional use permit if 100 cubic yards or more of soil is being moved. For new home construction, only areas outside of the driveway and parking pads or a distance of greater than 25 feet from the side of the building shall be considered.

The evaluation standard for the conditional use includes 11 standards. Staff has provided the standards (*in italics*) and a staff response to each below:

1. Relationship of the proposed conditional use to the Comprehensive Plan;

The proposed grading will allow redevelopment of the site with a single family home, which is consistent with the uses anticipated in the Comprehensive Plan and the permitted uses in the single family zoning district.

2. The nature of the land and adjacent land or building where the use is to be located;



The use is consistent with the surrounding land uses. The grading is to allow demolition and reconstruction of a single family home on the property.

3. Whether the use will in any way depreciate the area in which it is proposed;

The grading for demolition and reconstruction of a single family home is not anticipated to depreciate property values in the area. The new home is located in the general location of the existing home.

4. The effect upon traffic into and from the land and on adjoining roads, streets, and highways;

The grading for demolition and reconstruction of a single family home on this existing parcel will not create a traffic impact.

5. Whether the use would disrupt the reasonable use and enjoyment of other land in the neighborhood;

The grading for construction will impact neighboring properties during the construction period, but that impact will be temporary and the new single family home will be compatible with surrounding land uses once construction is completed.

6. Whether adequate utilities, roads, streets, and other facilities exist or will be available in the near future;

There are adequate utilities, roads, streets, and other facilities available to the property. The site will be served by well and septic. New well and septic locations must be identified on the plans and permits obtained prior to construction.

7. Whether the proposed conditional use conforms to all of the provisions of this chapter;

The proposed request complies with the City's zoning code.

8. The effect up natural drainage patterns onto and from the site;

Finished grading will work with existing drainage patterns. The City engineer has reviewed the plans and has recommended conditions to ensure that impacts to drainage patterns are mitigated.

9. Whether the proposed use will be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city;



The grading for the proposed use as proposed should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city;

10. Whether the proposed use would create additional requirements at public cost for public facilities and services and whether or not the use will be detrimental to the economic welfare of the neighborhood or city; and

As proposed, grading and use would not create additional requirements at public cost for public facilities and services nor be detrimental to the economic welfare of the neighborhood or city.

11. Whether the proposed use is environmentally sound and will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, land, or the general welfare because of excessive production of traffic, noise, smoke, fumes, wastes, toxins, glare, or orders.

Beyond initial construction activity, and based on erosion control requirements, the proposed residential use and grading activity should not be deemed detrimental to the environment or surrounding area.

Garage CUP

A garage which exceeds 1,500 square feet may be permitted after securing a conditional use permit. The applicant is requesting approval for a 2,312 sq. ft. attached garage. The following specific CUP criteria must be met:

1. *The garage shall not exceed 3,000 square feet;*

The plans comply. The garage addition will result in a combined garage square footage of 2,312.

2. *The garage shall be constructed in the same architectural style as the principal building or structure;*

The garage is attached to the principal building and will have the same exterior materials and design elements as the principal building.

3. *The floor area ratio shall not exceed 0.12;*





The plan complies. The floor area ratio will be 0.072.

4. *No use of the garage shall be permitted other than for private residential noncommercial use;*

The garage will be used by the residents of the home for typical residential uses. The applicant's narrative indicates that main level of the garage will primarily be used for vehicle storage and the lower level for lawn and recreational equipment.

In addition to the standards identified for the specific CUP request, the City must also review the garage request against the standards in Section 151.076 of the City Code. Staff has reviewed the request against those standards:

1. *Relationship of the proposed conditional use to the Comprehensive Plan;*

The proposed use is consistent with the uses anticipated in the Comprehensive Plan and the permitted uses in the single family zoning district.

2. *The nature of the land and adjacent land or building where the use is to be located;*

The use is consistent with the surrounding land uses. The attached garage will have the same exterior materials and design elements as the main portion of the home.

3. *Whether the use will in any way depreciate the area in which it is proposed;*

The garage addition, which has been designed to blend in with the rest of the existing home, should not negatively impact adjacent property values.

4. *The effect upon traffic into and from the land and on adjoining roads, streets, and highways;*

The proposed use will not create a traffic impact.

5. *Whether the use would disrupt the reasonable use and enjoyment of other land in the neighborhood;*

The described use of the structure should not cause a negative impact to the use and enjoyment of other land in the neighborhood.

6. *Whether adequate utilities, roads, streets, and other facilities exist or will be available in the near future;*
-





There are adequate utilities, roads, streets, and other facilities available to the property. A new well and septic will be provided for the new home and the existing facilities must be properly abandoned.

7. *Whether the proposed conditional use conforms to all of the provisions of this chapter;*

The proposed request is compliant with the City's zoning code.

8. *The effect up natural drainage patterns onto and from the site;*

Finished grading will work with existing drainage patterns. The City engineer has reviewed the plans and has recommended conditions to ensure that impacts to drainage patterns are mitigated.

9. *Whether the proposed use will be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city;*

The use as proposed should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city;

10. *Whether the proposed use would create additional requirements at public cost for public facilities and services and whether or not the use will be detrimental to the economic welfare of the neighborhood or city; and*

As proposed, use would not create additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the neighborhood or city.

11. *Whether the proposed use is environmentally sound and will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, land, or the general welfare because of excessive production of traffic, noise, smoke, fumes, wastes, toxins, glare, or orders.*

Beyond initial construction activity, and based on erosion control requirements, the proposed residential use and grading activity should not be detrimental to the environment or surrounding area.



Attached for reference:

- Exhibit A: Site Survey dated June 6, 2023
- Exhibit B: Applicant Narrative dated March 27, 2023
- Exhibit C: Building elevations and floor plans dated May 23, 2023
- Exhibit D: Revised FAR Calculation Spreadsheet dated May 25, 2023
- Exhibit E: Grading Exhibit dated June 6, 2023
- Exhibit F: Grading Analysis worksheet dated June 6, 2023
- Exhibit G: Building Renderings

STAFF RECOMMENDATION

Based on the preceding review, Staff recommends approval of the request for a Conditional Use Permit to allow 100 cubic yards of excess grading and construction of 2,312 square foot attached garage at 9 Sandpiper Lane, subject to the following conditions:

1. The request is approved in accordance with the application submitted on March 23, 2023 and additional information received on May 5, 2023, May 24 2023 and June 6, 2023, except as amended by this approval.
2. The proposed home shall meet all required setbacks and other zoning standards prior to the issuance of a building permit.
 - a. The plans must be revised to show setbacks from the OHWL of Pleasant Lake and property line for the swimming pool, retaining wall, patio and principal structure.
 - b. Building height must be dimensioned for all four elevations in accordance with City Code definitions.
3. The conditions of Title 151.027(D)2 (land reclamation) shall be satisfied before the issuance of a building permit. The building plan application shall contain an erosion and sediment control plan.
4. No soil stockpiling or vehicular activity shall be permitted in the planned SSTS locations.
5. Soil borings need to be performed to determine ground water elevation for basement elevation.
6. Tree disturbance should be strategically completed and remaining trees abutting construction disturbance areas shall have tree protection barriers installed at the dripline.



7. Erosion control shall be in place prior to the beginning of construction.
 - a. Erosion control measures such as silt fence must be installed downstream of all proposed grading, in order to ensure proper containment of sedimentation on site. Extra care shall be taken to maintain all existing erosion control measures to ensure sedimentation due to grading activities is not tracked off site.
 - b. Applicant shall ensure that grading and filling work does not result in the deposit of additional stormwater runoff onto adjacent properties.
8. Plans shall be approved by the Building Official prior to the commencement of construction.
9. Any outstanding fees shall be paid prior to the issuance of a building permit.
10. The existing well and septic systems must be property abandoned.
11. The new well and septic locations shall be shown on the plans.
12. The driveway installation shall be coordinated with the City Engineer and NOHOA.
13. A certificate of zoning compliance is required from the City Clerk prior to initiating any work in the shoreland management area.
14. Proper notification given to the adjacent lot owners per §151.050 (F) (2) of grading activities within the setback area, if applicable.
15. Applicant shall comply with all applicable local, state and watershed district rules and regulations.

PLANNING COMMISSION OPTIONS

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

- A) Recommend approval** of the application 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.
- B) Recommend denial** of the application with findings for denial clearly articulated.





C) Recommend continuance of the application review based on the need for more information in which to process the request.

cc: Roberta Colotti, NOHOA



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



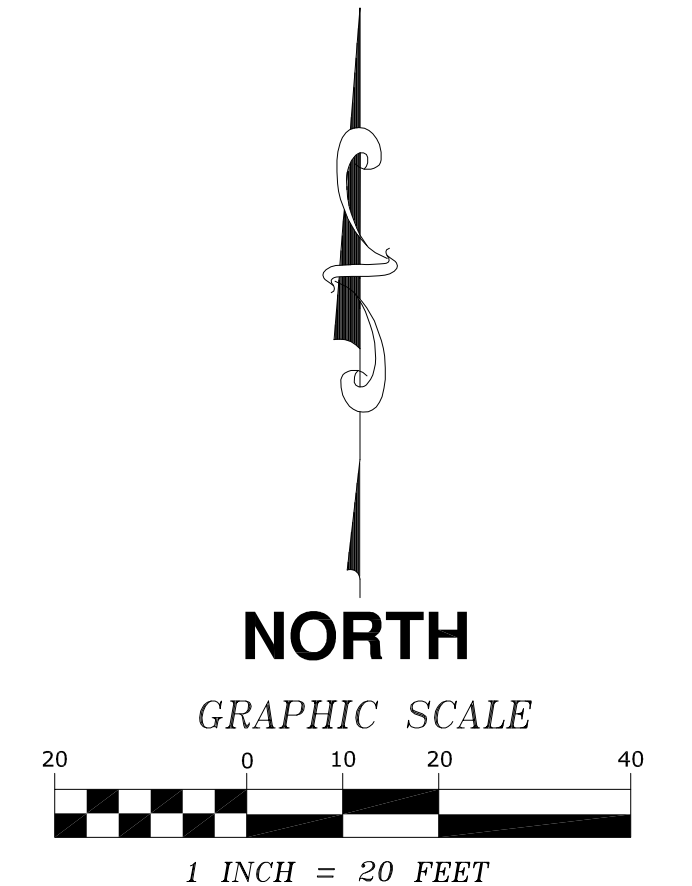
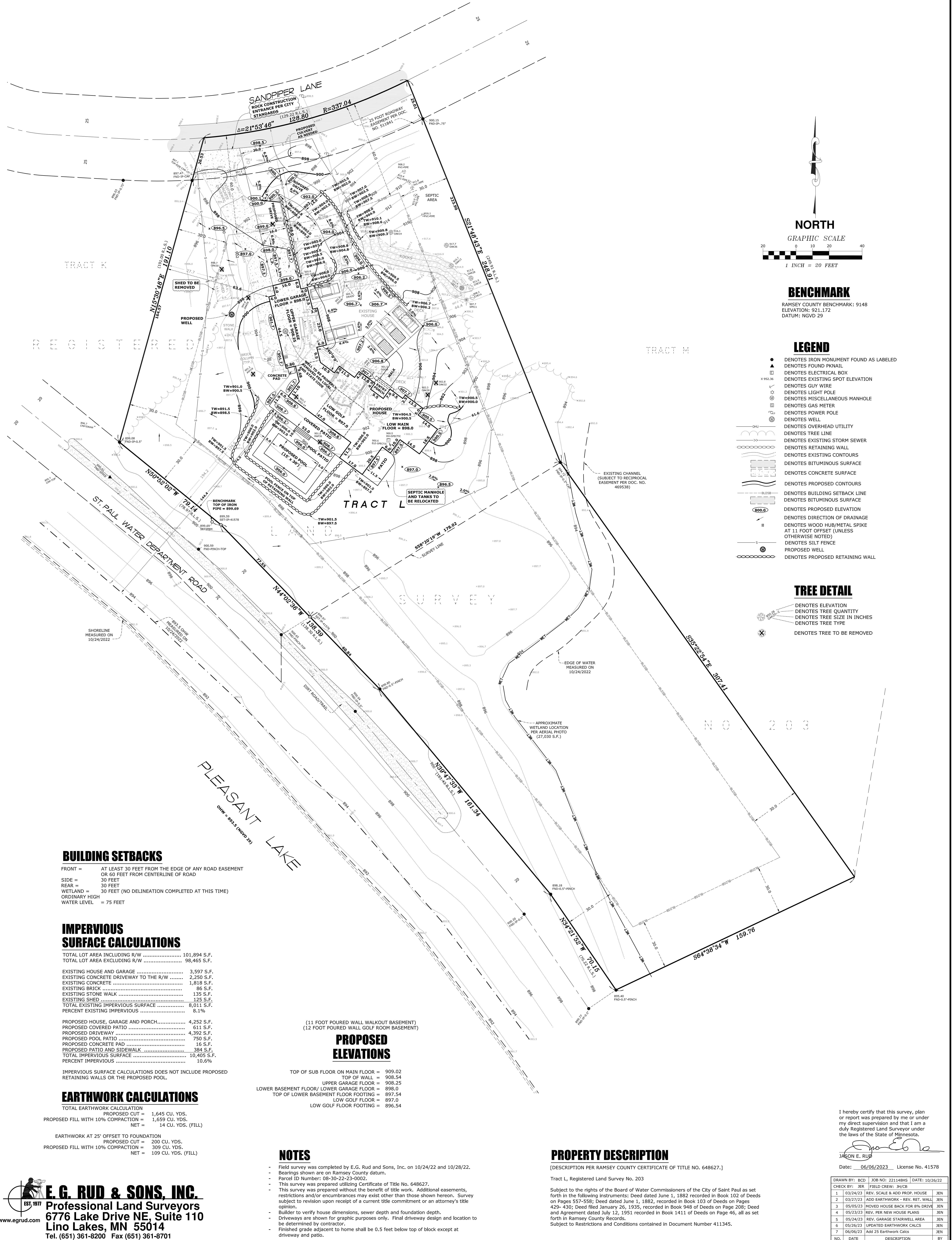
northoaks@northoaksmn.gov
www.northoaksmn.gov



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

CERTIFICATE OF SURVEY

~for~ MICHELS HOMES
~of~ 9 SANDPIPER LANE
NORTH OAKS, MN



BENCHMARK
RAMSEY COUNTY BENCHMARK: 9148
ELEVATION: 921.172
DATUM: NGVD 29

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES FOUND PKNAIL
 - DENOTES ELECTRICAL BOX
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES GUY WIRE
 - DENOTES LIGHT POLE
 - DENOTES MISCELLANEOUS MANHOLE
 - DENOTES GAS METER
 - DENOTES POWER POLE
 - DENOTES WELL
 - DENOTES OVERHEAD UTILITY
 - DENOTES TREE LINE
 - DENOTES EXISTING STORM SEWER
 - DENOTES RETAINING WALL
 - DENOTES EXISTING CONTOURS
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES PROPOSED CONTOURS
 - DENOTES BUILDING SETBACK LINE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES PROPOSED ELEVATION
 - DENOTES DIRECTION OF DRAINAGE
 - DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
 - DENOTES SILT FENCE
 - DENOTES PROPOSED WELL
 - DENOTES PROPOSED RETAINING WALL

- TREE DETAIL**
- DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE
 - DENOTES TREE TO BE REMOVED

BUILDING SETBACKS

FRONT = AT LEAST 30 FEET FROM THE EDGE OF ANY ROAD EASEMENT OR 60 FEET FROM CENTERLINE OF ROAD
SIDE = 30 FEET
REAR = 30 FEET
WETLAND = 30 FEET (NO DELINEATION COMPLETED AT THIS TIME)
ORDINARY HIGH WATER LEVEL = 75 FEET

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA INCLUDING R/W 101,894 S.F.
TOTAL LOT AREA EXCLUDING R/W 98,465 S.F.

EXISTING HOUSE AND GARAGE 3,597 S.F.
EXISTING CONCRETE DRIVEWAY TO THE R/W 2,250 S.F.
EXISTING CONCRETE 1,818 S.F.
EXISTING BRICK 86 S.F.
EXISTING STONE WALK 135 S.F.
EXISTING SHED 125 S.F.
TOTAL EXISTING IMPERVIOUS SURFACE 8,011 S.F.
PERCENT EXISTING IMPERVIOUS 8.1%

PROPOSED HOUSE, GARAGE AND PORCH 4,252 S.F.
PROPOSED COVERED PATIO 611 S.F.
PROPOSED DRIVEWAY 4,392 S.F.
PROPOSED POOL PATIO 750 S.F.
PROPOSED CONCRETE PAD 16 S.F.
PROPOSED PATIO AND SIDEWALK 384 S.F.
TOTAL IMPERVIOUS SURFACE 10,405 S.F.
PERCENT IMPERVIOUS 10.6%

EARTHWORK CALCULATIONS

TOTAL EARTHWORK CALCULATION

PROPOSED CUT = 1,645 CU. YDS.
PROPOSED FILL WITH 10% COMPACTION = 1,659 CU. YDS.
NET = 14 CU. YDS. (FILL)

EARTHWORK AT 25' OFFSET TO FOUNDATION

PROPOSED CUT = 200 CU. YDS.
PROPOSED FILL WITH 10% COMPACTION = 309 CU. YDS.
NET = 109 CU. YDS. (FILL)

PROPOSED ELEVATIONS

(11 FOOT POURED WALL WALKOUT BASEMENT)
(12 FOOT POURED WALL GOLF ROOM BASEMENT)

TOP OF SUB FLOOR ON MAIN FLOOR = 909.02
TOP OF WALL = 908.54
UPPER GARAGE FLOOR = 908.25
LOWER BASEMENT FLOOR/ LOWER GARAGE FLOOR = 898.0
TOP OF LOWER BASEMENT FLOOR FOOTING = 897.54
LOW GOLF FLOOR = 897.0
LOW GOLF FLOOR FOOTING = 896.54

- NOTES**
- Field survey was completed by E.G. Rud and Sons, Inc. on 10/24/22 and 10/28/22.
 - Bearings shown are on Ramsey County datum.
 - Parcel ID Numbers: 08-30-22-23-0002.
 - This survey was prepared utilizing Certificate of Title No. 648627.
 - This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
 - 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.

PROPERTY DESCRIPTION
[DESCRIPTION PER RAMSEY COUNTY CERTIFICATE OF TITLE NO. 648627.]

Tract L, Registered Land Survey No. 203

Subject to the rights of the Board of Water Commissioners of the City of Saint Paul as set forth in the following instruments: Deed dated June 1, 1882, recorded in Book 103 of Deeds on Pages 557-558; Deed dated June 1, 1882, recorded in Book 103 of Deeds on Pages 429-430; Deed dated January 26, 1935, recorded in Book 948 of Deeds on Page 208; Deed and Agreement dated July 12, 1951 recorded in Book 1411 of Deeds on Page 46, all as set forth in Ramsey County Records.
Subject to Restrictions and Conditions contained in Document Number 411345.

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

JASON E. RUD
Date: 06/06/2023 License No. 41578

NO.	DATE	DESCRIPTION	BY
DRAWN BY:	BCD	JOB NO: 221148HS	DATE: 10/26/22
CHECK BY:	JER	FIELD CREW: JWC	
1	03/24/23	REV. SCALE & ADD PROP. HOUSE	JEN
2	03/27/23	ADD EARTHWORK - REV. RET. WALL	JEN
3	05/05/23	MOVED HOUSE BACK FOR 8% DRIVE	JEN
4	05/23/23	REV. PER NEW HOUSE PLANS	JEN
5	05/24/23	REV. GARAGE STAIRWELL AREA	JEN
6	05/26/23	UPDATED EARTHWORK CALCS	JEN
7	06/06/23	ADD 25 Earthwork Calc	JEN

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



CUP submittal 9 Sandpiper written explanation of request

- 1) Conditional Use Permit requested for garage space increase from allowable 1500 sq.ft. to 812 sq.ft. for a total of 2312. (Ordinance #151.050)

Andrew & Brenda Schwizer recently purchased the property to build a new home. Working with Alexander Design Group and E.G. Rud surveyors, we have developed a home plan that sits on the unique topography of the lot. The home will naturally need to be driven up to from the road to the main floor for appropriate drainage and placement for the main floor with the lower level staying out of the water table. The thought of adding this additional garage space was thought through to ensure enough space for the family's vehicles in the main level garage and then lawn maintenance equipment, snow removal equipment, bicycles, kyacks and trailers are inside of the home and out of sight for neighbors and residents of the community.

The street elevation to the proposed lower level garage will have a well landscaped appearance off the street with a paved driveway to the home.

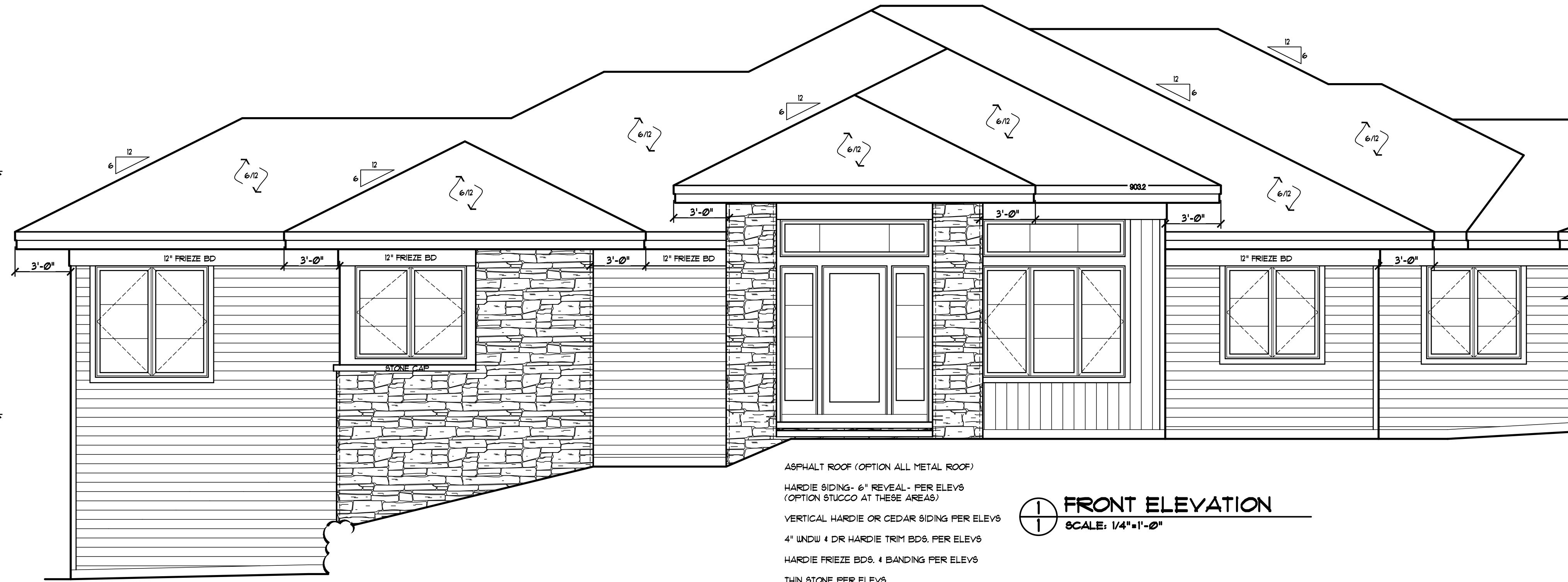
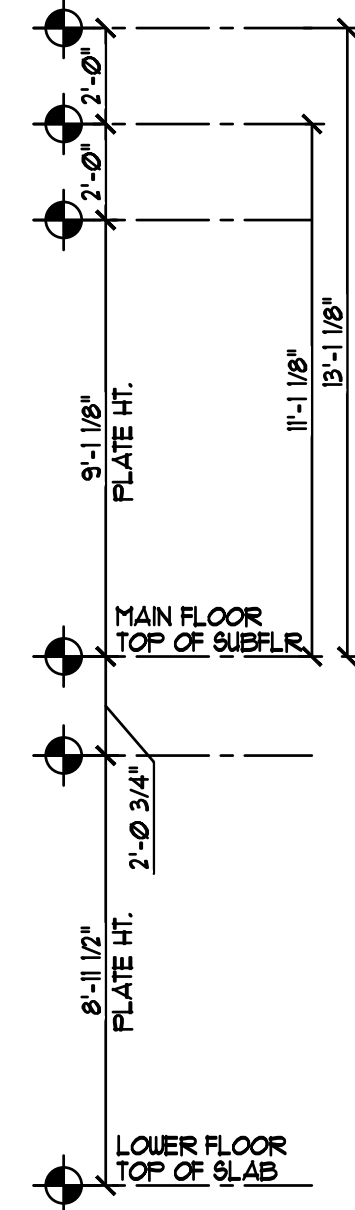
- 2) Conditional Use Permit requested for more than 100 CU Yds of soil to be moved per Ordinance 151.076.

With adjusting the scale of the home compared to existing on the large parcel, sliding the home further onto the lot for safer and more gradual driveway, we will be needing to import soil to the tune of 300 yds... This consideration and calculation come from all aspects of the property with the pool dig, lower garage etc.

We are asking for a conditional use of 200 excess yards of fill for the project.

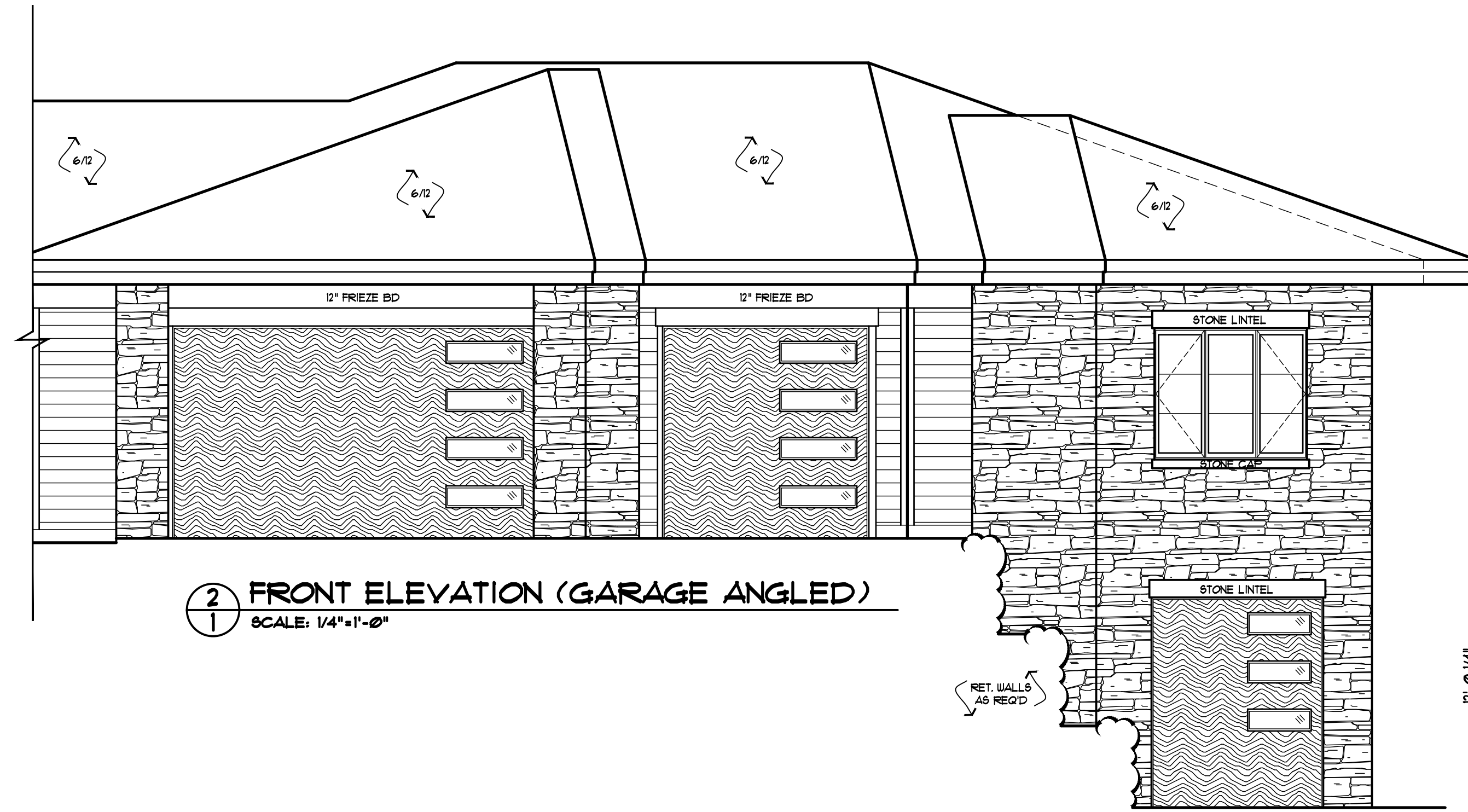
Thank you for your consideration.



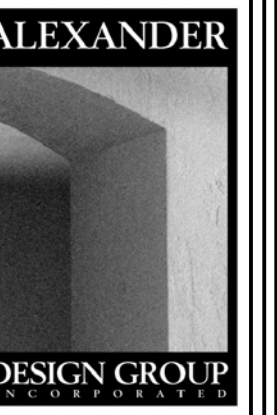
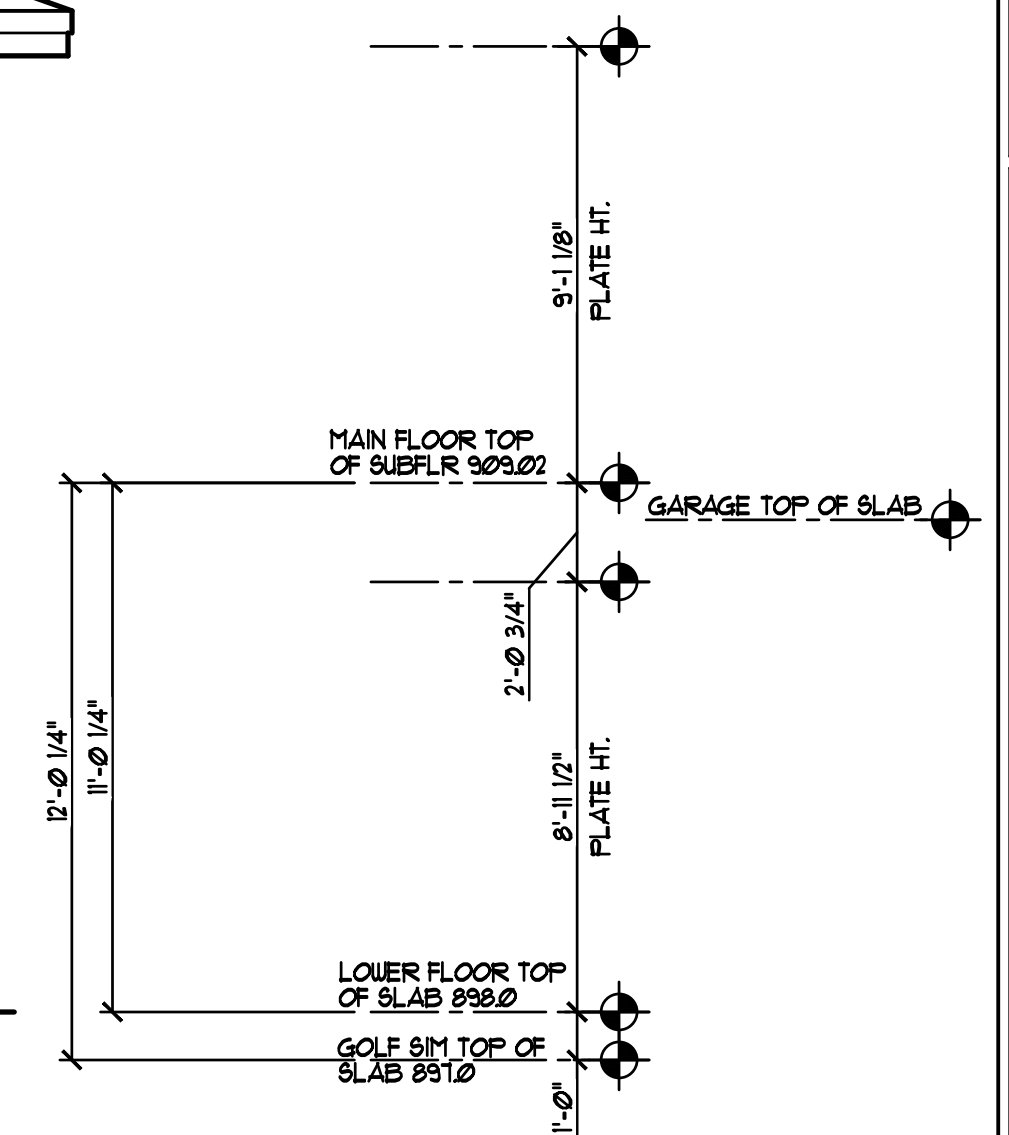


ASPHALT ROOF (OPTION ALL METAL ROOF)
 HARDIE SIDING - 6" REVEAL - PER ELEV
 (OPTION STUCCO AT THESE AREAS)
 VERTICAL HARDIE OR CEDAR SIDING PER ELEV
 4" UNDW 4 DR HARDIE TRIM BDS. PER ELEV
 HARDIE FRIEZE BDS. 4 BANDING PER ELEV
 THIN STONE PER ELEV
 WND GRIDS PER ELEV

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



2 FRONT ELEVATION (GARAGE ANGLED)
 SCALE: 1/4"=1'-0"



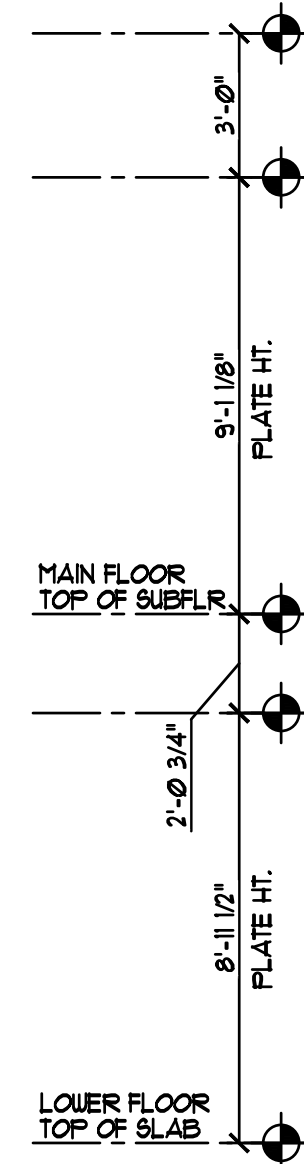
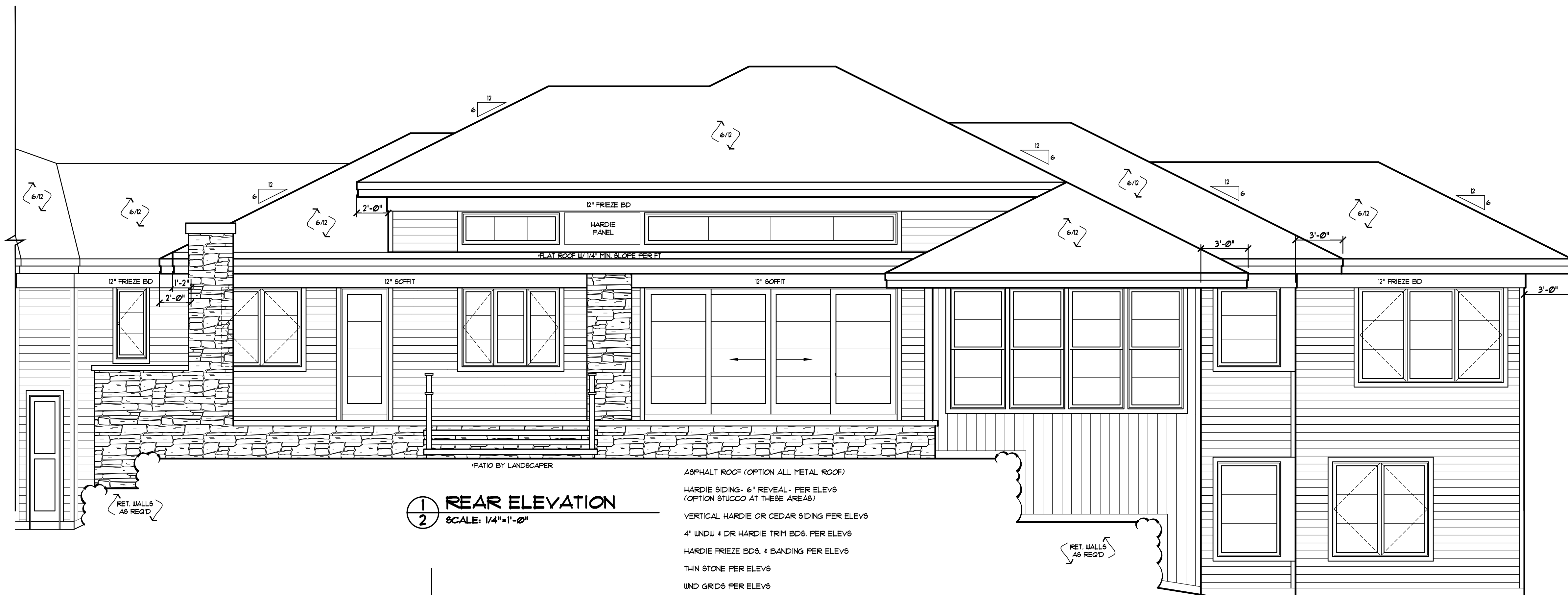
275 EAST LAKE STREET
 SUITE 102
 WAYZATA, MN 55391
 Phone: 952.473.8777

ISSUE DATE:
 23 MAY 2023
 PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
 ELEVATIONS
 ADG

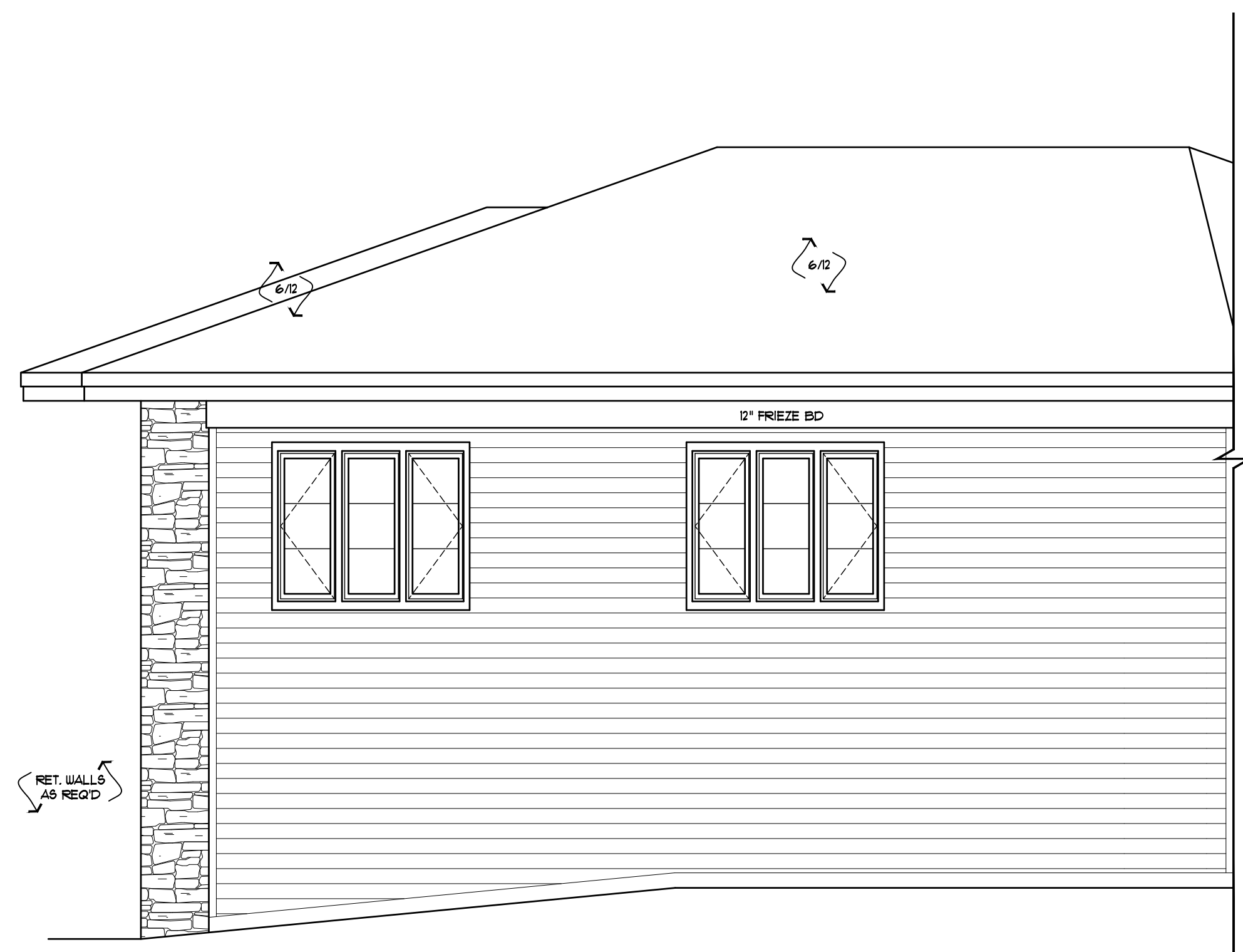
BID SET ONLY
 NOT FOR CONSTRUCTION

SCHWEIZER RESIDENCE
 9 SAND PIPER LANE
 NORTH OAKS, MN

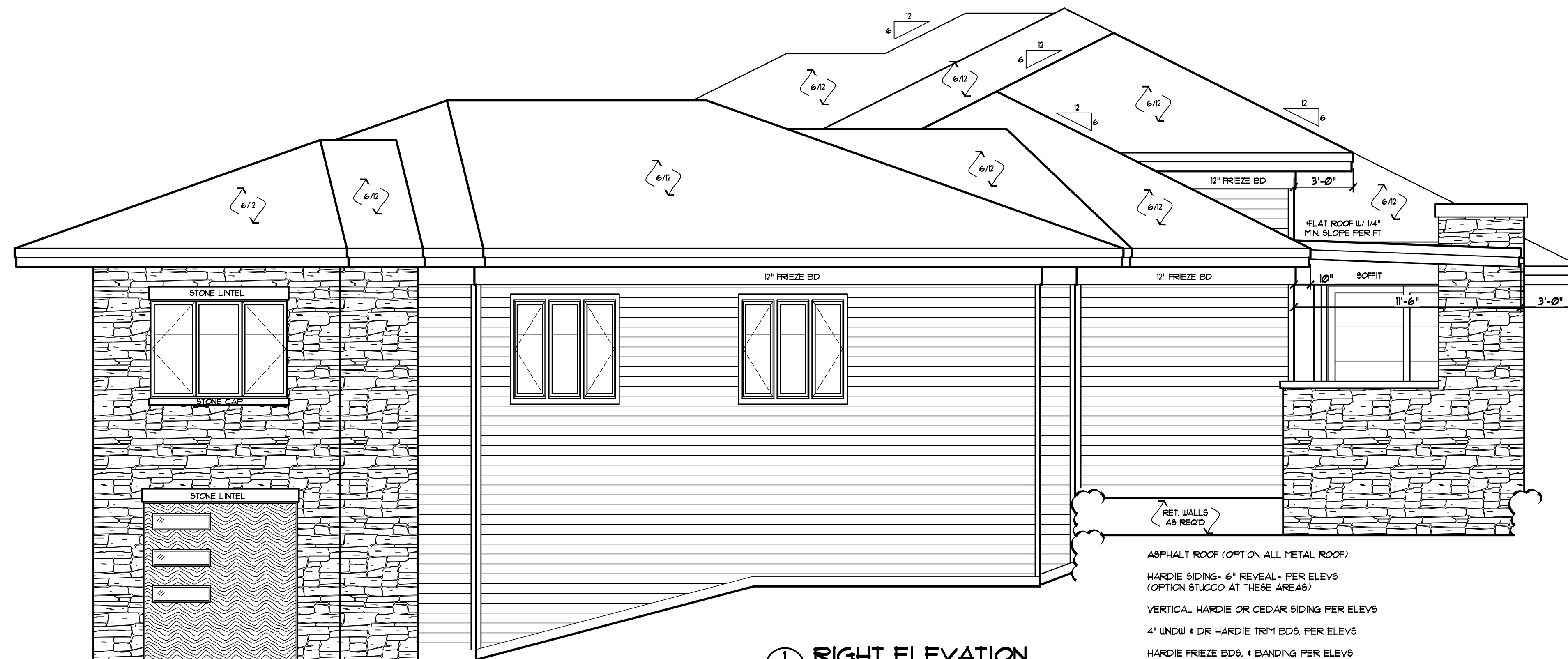


1
2 REAR ELEVATION
SCALE: 1/4"=1'-0"

- ASPHALT ROOF (OPTION ALL METAL ROOF)
- HARDIE SIDING- 6" REVEAL- PER ELEVS
(OPTION STUCCO AT THESE AREAS)
- VERTICAL HARDIE OR CEDAR SIDING PER ELEVS
- 4" UNDJ 4 DR HARDIE TRIM BDS. PER ELEVS
- HARDIE FRIEZE BDS. & BANDING PER ELEVS
- THIN STONE PER ELEVS
- UND GRIDS PER ELEVS

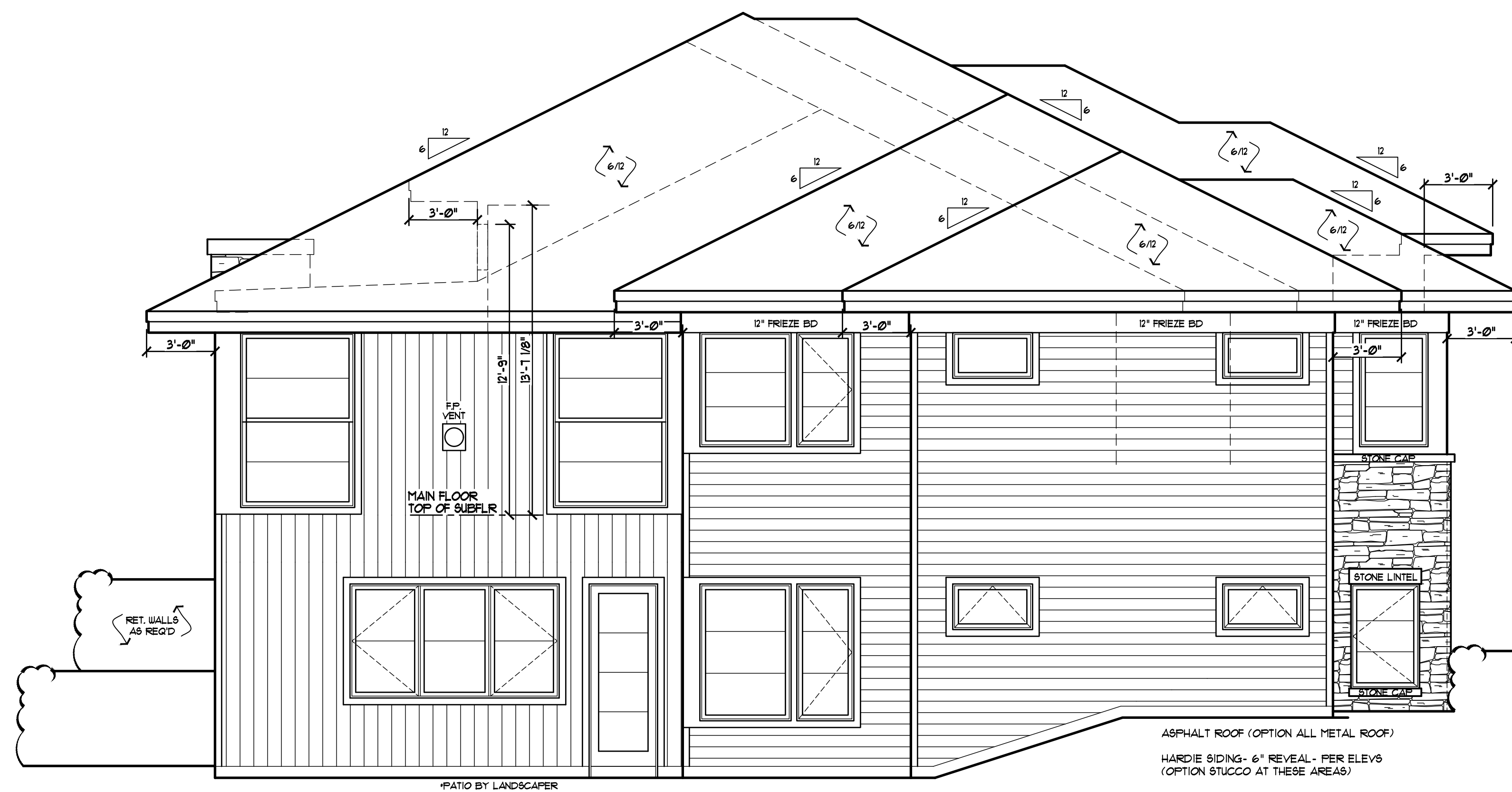


2
2 REAR ELEVATION (REAR GARAGE ANGLED)
SCALE: 1/4"=1'-0"



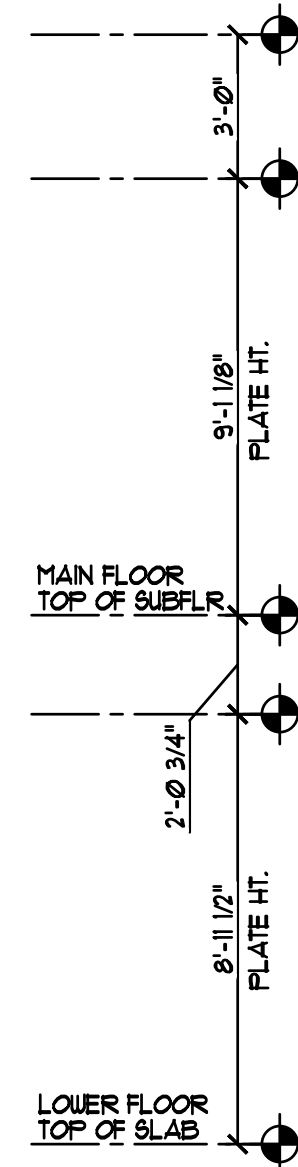
1
3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

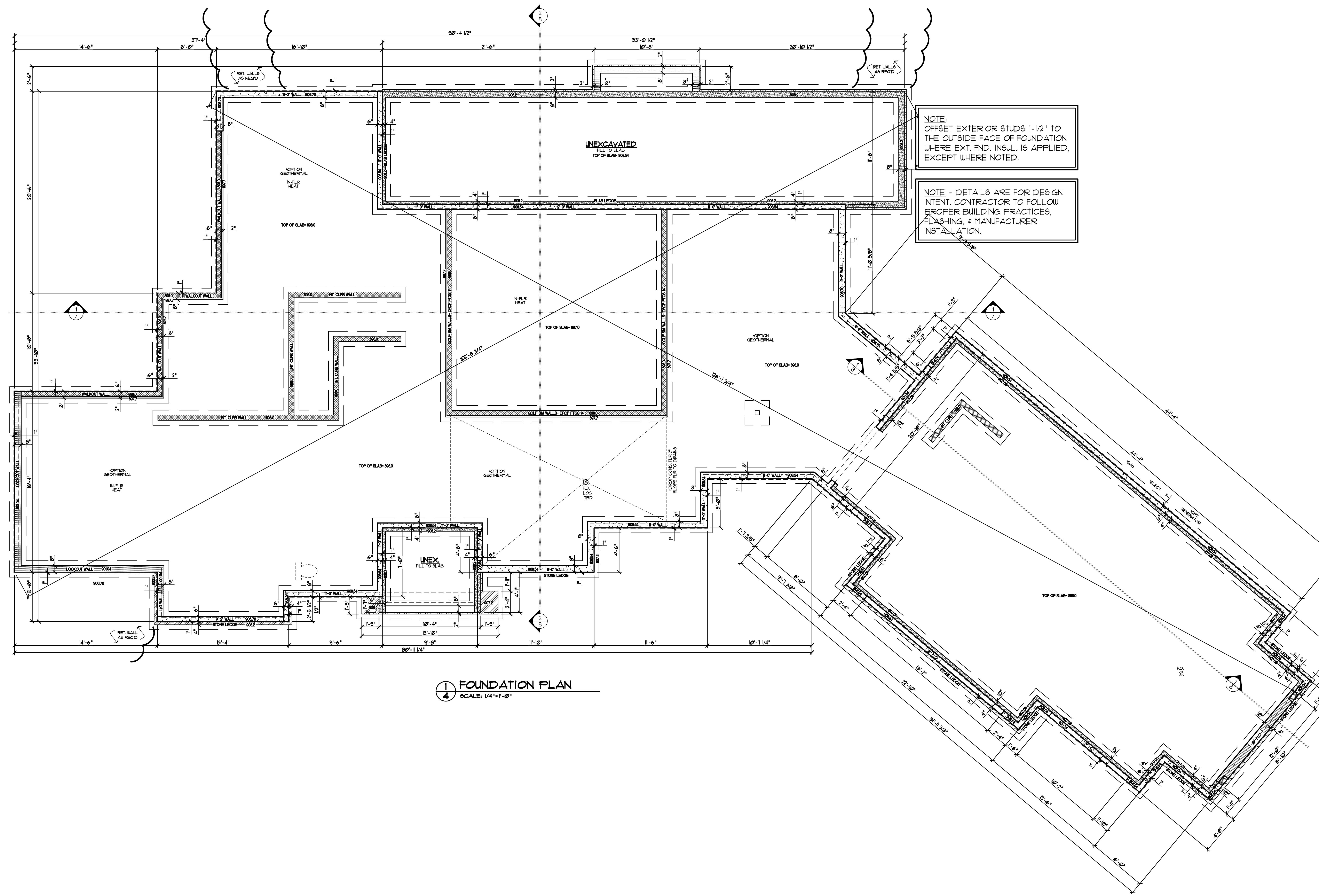
- ASPHALT ROOF (OPTION ALL METAL ROOF)
- HARDIE SIDING - 6" REVEAL - PER ELEV (OPTION STUCCO AT THESE AREAS)
- VERTICAL HARDIE OR CEDAR SIDING PER ELEV
- 4" UNDW 4 DR HARDIE TRIM BDS. PER ELEV
- HARDIE FRIEZE BDS. 4 BANDING PER ELEV
- THIN STONE PER ELEV
- UND GRIDS PER ELEV



2
3 LEFT ELEVATION
SCALE: 1/4"=1'-0"

- ASPHALT ROOF (OPTION ALL METAL ROOF)
- HARDIE SIDING - 6" REVEAL - PER ELEV (OPTION STUCCO AT THESE AREAS)
- VERTICAL HARDIE OR CEDAR SIDING PER ELEV
- 4" UNDW 4 DR HARDIE TRIM BDS. PER ELEV
- HARDIE FRIEZE BDS. 4 BANDING PER ELEV
- THIN STONE PER ELEV
- UND GRIDS PER ELEV

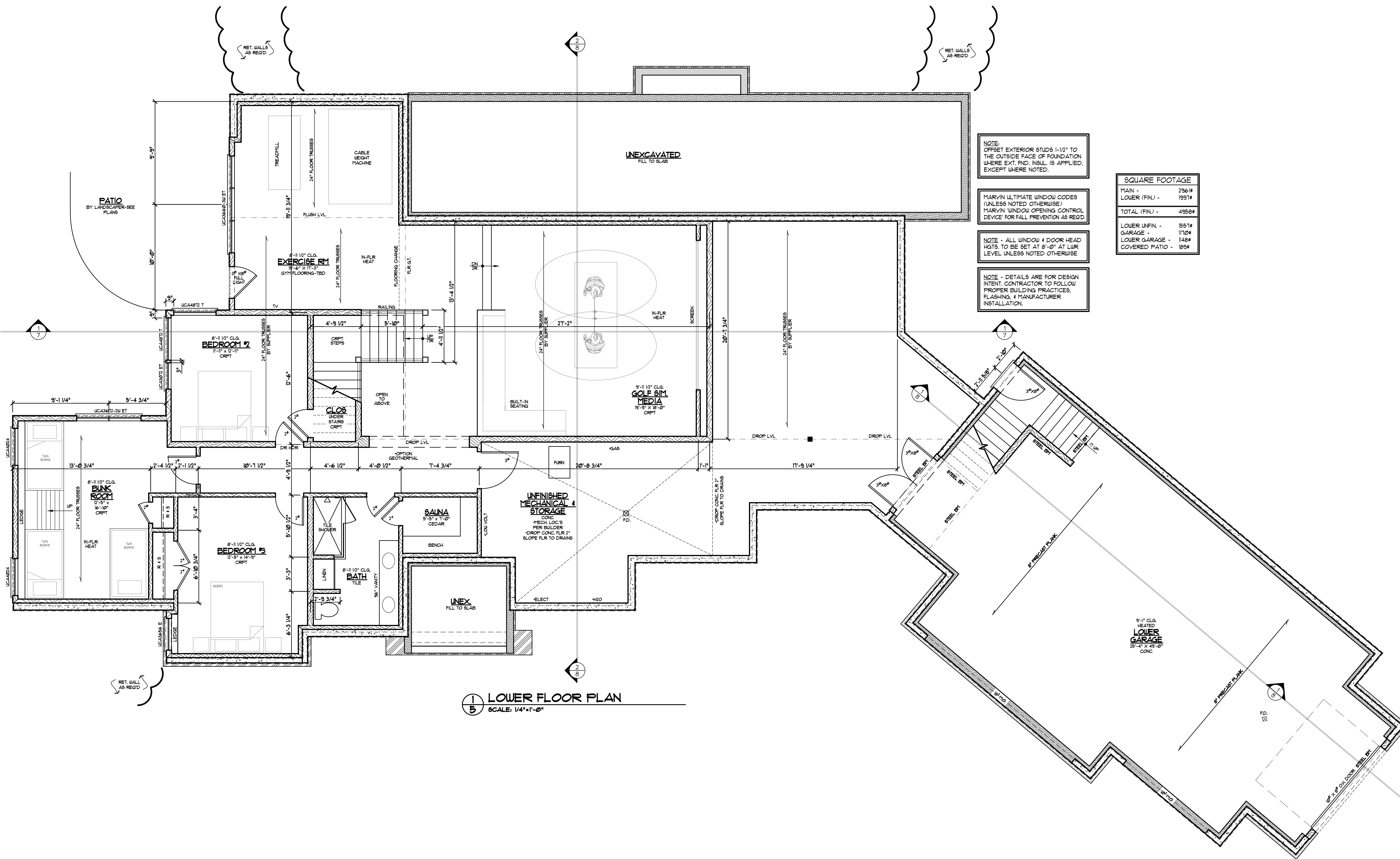




NOTE:
OFFSET EXTERIOR STUDS 1-1/2" TO
THE OUTSIDE FACE OF FOUNDATION
WHERE EXT. FND. INSUL. IS APPLIED,
EXCEPT WHERE NOTED.

NOTE - DETAILS ARE FOR DESIGN
INTENT. CONTRACTOR TO FOLLOW
PROPER BUILDING PRACTICES,
FLASHING, & MANUFACTURER
INSTALLATION.

FOUNDATION PLAN
SCALE: 1/4"=1'-0"



NOTE:
OFFSET EXTERIOR STUDS 1-1/2" TO
THE OUTSIDE FACE OF FOUNDATION
WHERE EXT. FND. INSUL. IS APPLIED,
EXCEPT WHERE NOTED.

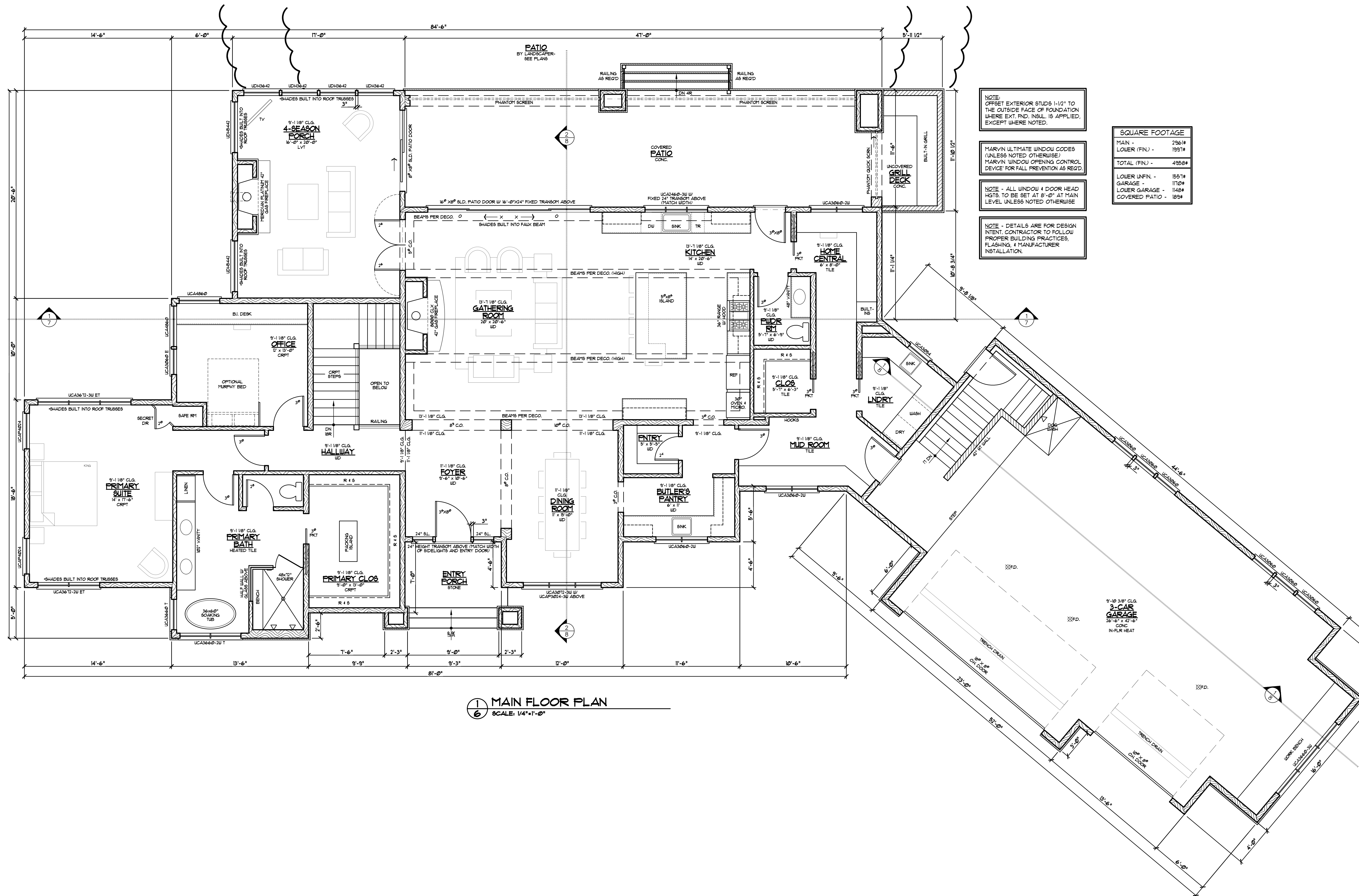
MARVIN ULTIMATE WINDOW CODES
(UNLESS NOTED OTHERWISE)
MARVIN WINDOW OPENING CONTROL
DEVICE FOR FALL PREVENTION AS REQ'D.

NOTE - ALL WINDOW & DOOR HEAD
HGT'S. TO BE SET AT 8'-0" AT LUR
LEVEL UNLESS NOTED OTHERWISE

NOTE - DETAILS ARE FOR DESIGN
INTENT. CONTRACTOR TO FOLLOW
PROPER BUILDING PRACTICES,
FLASHING, & MANUFACTURER
INSTALLATION.

SQUARE FOOTAGE	
MAIN -	2361#
LOWER (FIN) -	1991#
TOTAL (FIN) -	4352#
LOWER UNFIN. -	1551#
GARAGE -	1170#
LOWER GARAGE -	1149#
COVERED PATIO -	189#

1
5 LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



1 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

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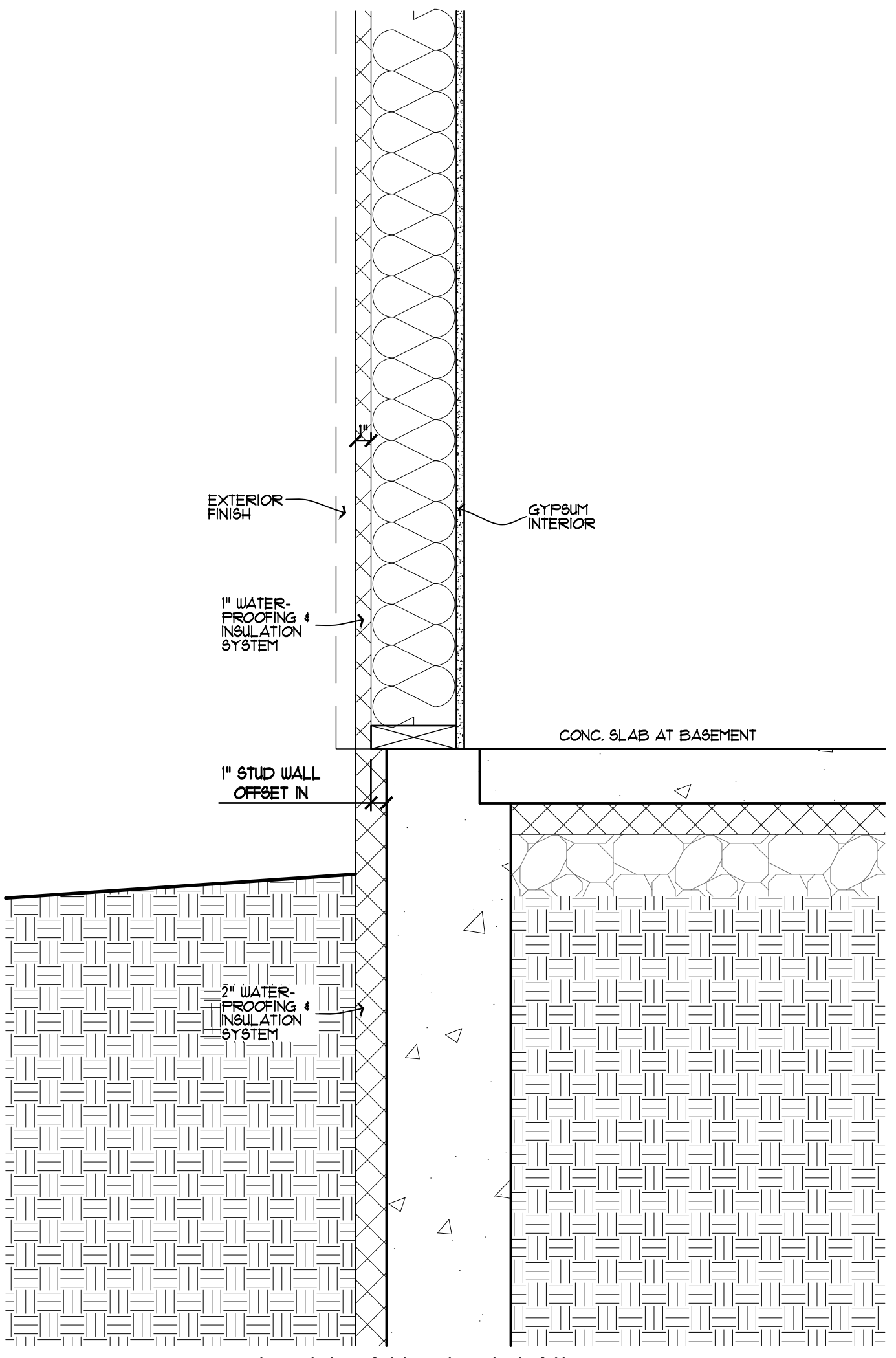
ROOF CONSTRUCTION:
ROOF VENTS AS REQ'D. - 1/300.
ASPHALT SHINGLES
FELT PAPER w/ ICE & WATER SHIELD.
FULL ICE & WATER • ROOF UNDER 4:12
5/8" OSB ROOF SHEATHING.
WOOD TRUSSES • 24" O.C. - ENGINEERED BY SUPPLIER.
BAFFLE • EACH TRUSS SPACE.
R-49 BLOW-IN INSULATION.
POLY VAPOR BARRIER - 6 MIL.
5/8" GYP. BD. CEILING.

SOFFIT/FASCIA CONSTRUCTION:
HARDIE SOFFIT w/ CONT. VENTS.
SEE DETAIL.

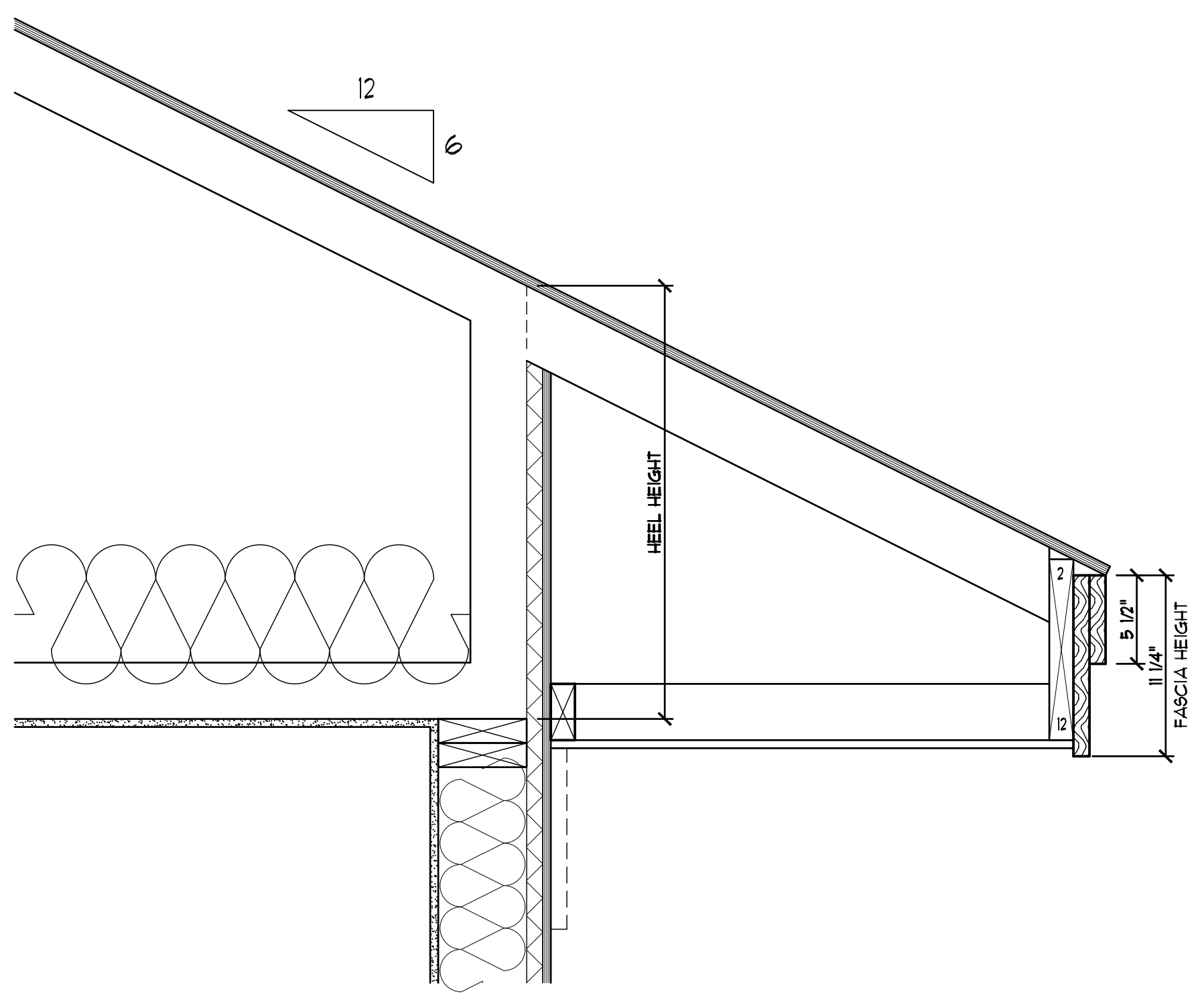
WALL CONSTRUCTION:
SIDING PER ELEVATIONS.
2 LAYERS GRADE 1" BUILDING PAPER.
R2 INSULATED ZIP SHEATHING. (1" FOAM ON 1/2" SHEATHING)
2x6 STUDS • 16" O.C.
3" SPRAY 1" FOAM INSUL & SEALER - R-30 MIN OR FIBER GLASS Batts.
CONTINUOUS POLY VAPOR BARRIER - 6 MIL. - SEAL ALL BEAMS & PENETRATIONS
5/8" GYP. BD. - TAPED, SANDED, PAINTED

FLOOR CONSTRUCTION:
FINISHED FLOOR
3/4" T. & G. PLYWOOD SUBFLOOR
24" FLOOR TRUSSES, SPACING PER SUPPLIER UNLESS OTHERWISE NOTED.
SPRAYED U-FOAM INSUL. • R11 R-21
5/8" GYP. BD. • FINISHED AREAS.

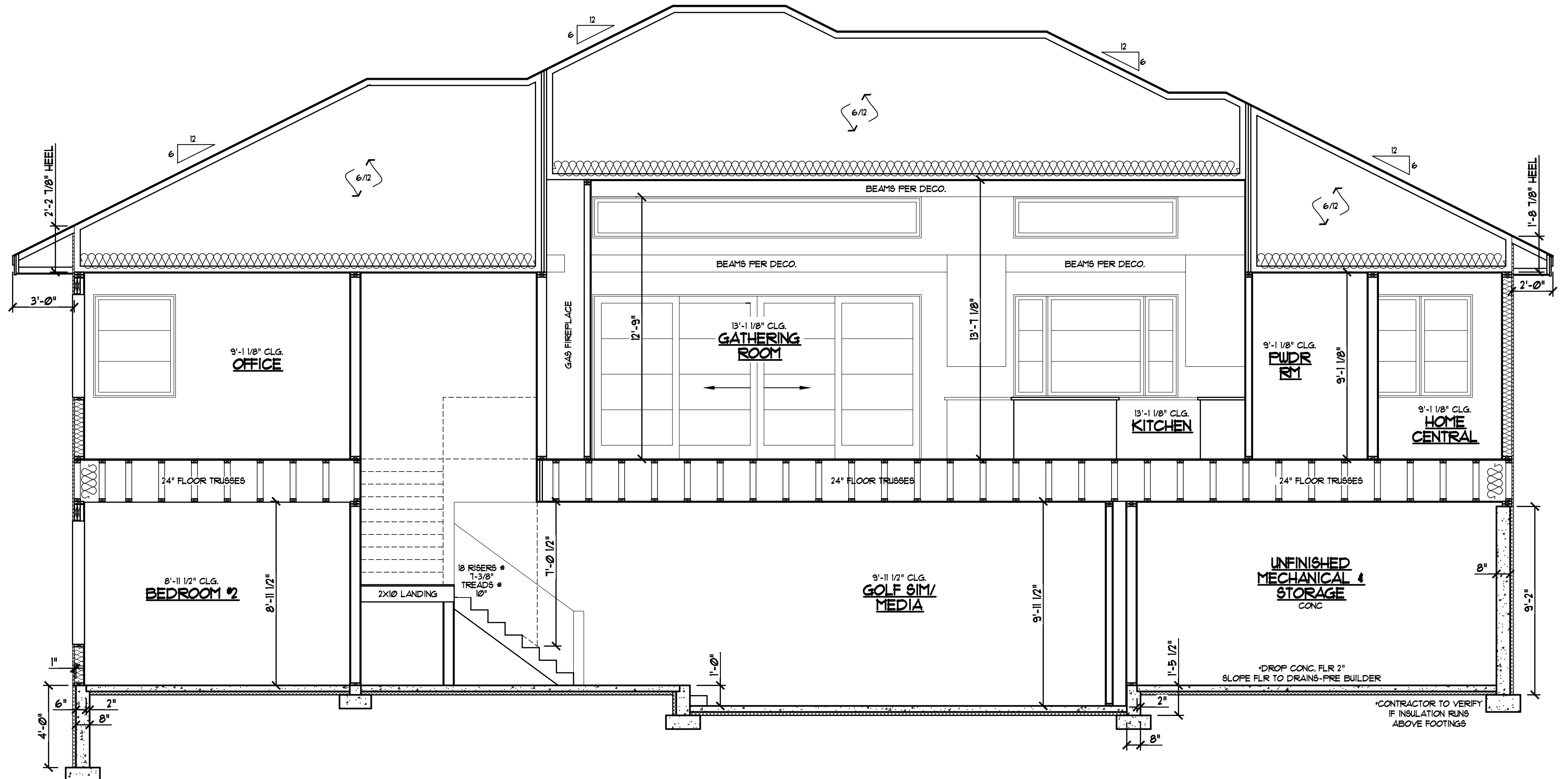
FOUNDATION:
1/2" x 14" ANCHOR BOLTS • 5' O.C.
2x6 TREATED SILL & SEALER.
8" W/ FURRED CONC. WALLS MIN. - (SEE DETAILS & PLANS)
2x4 FURRING • 16" O.C. - HOLD OUT 1/2" FROM CONC. - 2x4 TRTD SILL PLATE
R-15 INSUL w/ R-10 MIN • EXTERIOR & SEALER OR EQUAL
8" x 16" CONC. FTG. w/ 2- #4s CONT. MIN. - (SEE DETAILS & PLANS)
WATCHDOG WATERPROOFING OR EQUAL
3 1/2" CONC. SLAB
2" RIGID INSULATION
POLY VAPOR BARRIER
INTERIOR AND EXTERIOR DRAIN TILE TO SUMP BUCKET



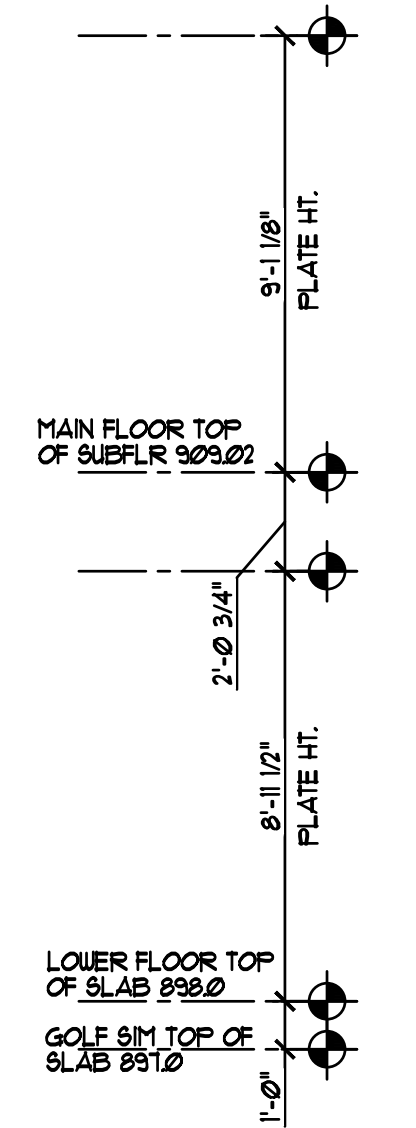
2 FOUNDATION DETAIL
SCALE: 1/2"=1'-0"

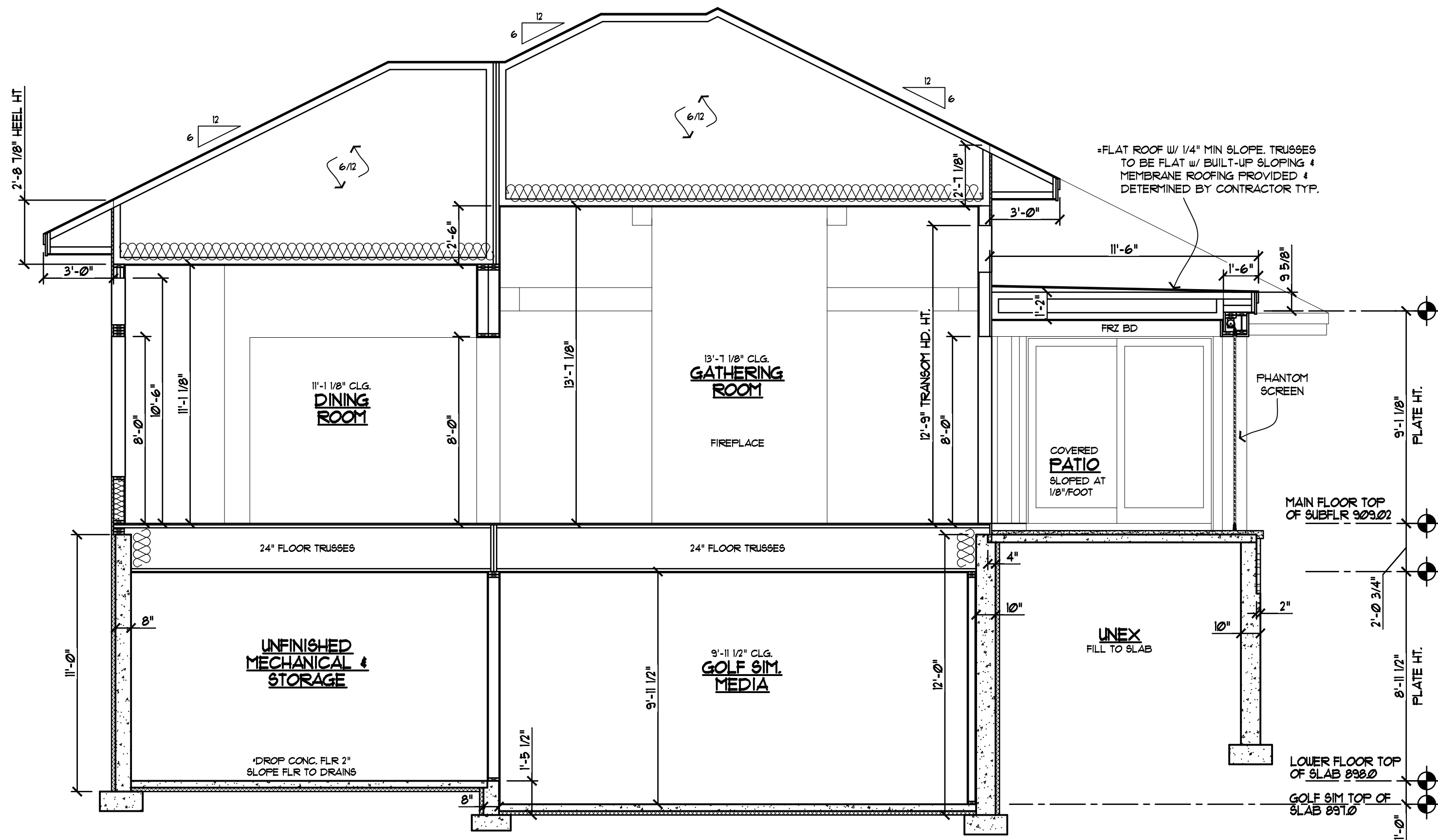


3 TYPICAL FASCIA / DIM DIAGRAM
SCALE: 1/2"=1'-0"

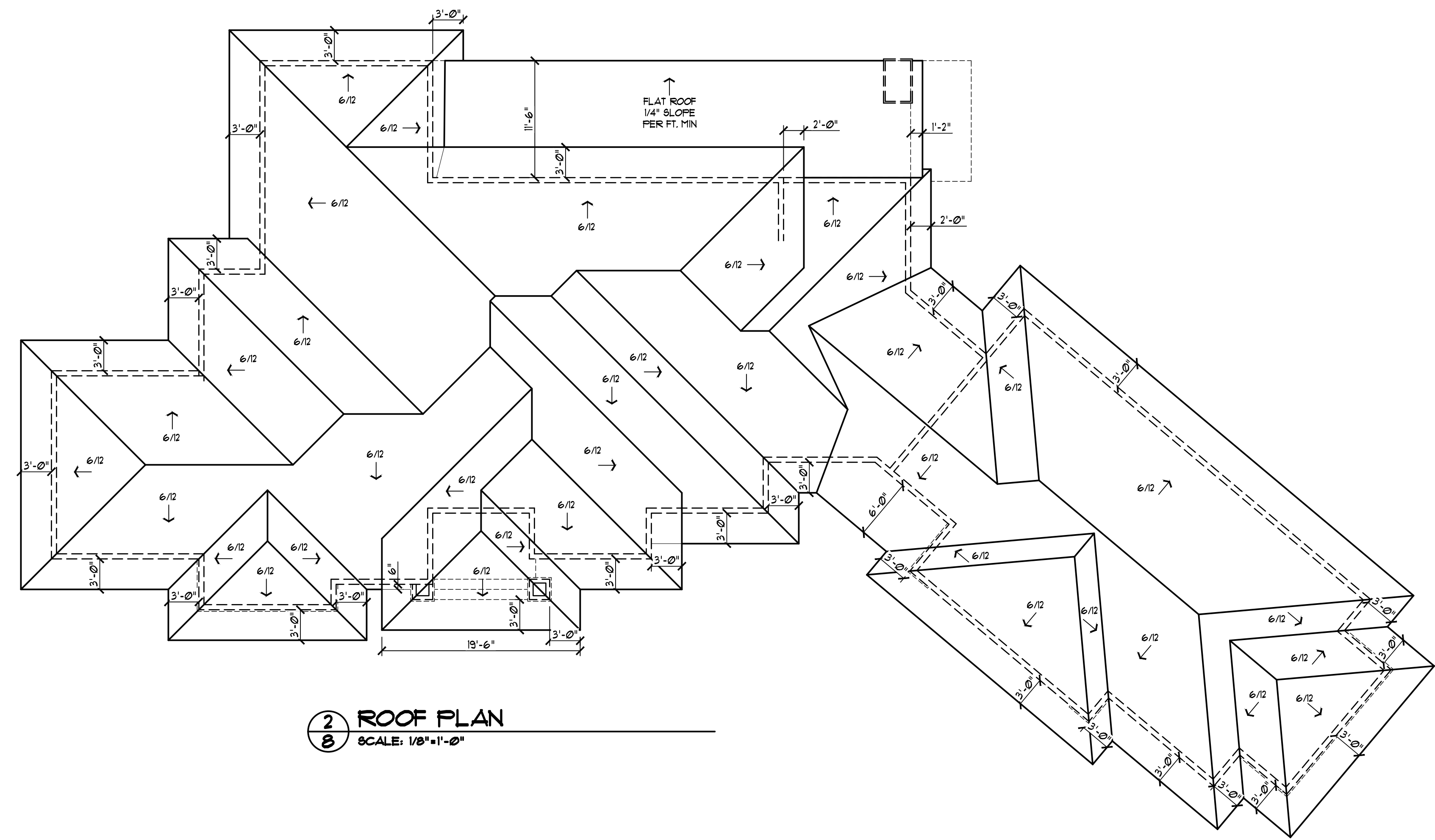


1 BUILDING SECTION
SCALE: 1/4"=1'-0"





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



2 ROOF PLAN
SCALE: 1/8"=1'-0"

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EXTERIOR STUD OFFSET FROM FOUNDATION 1/2" OF FACE OF FOUNDATION WHERE EXTERIOR FOUNDATION INSULATION IS APPLIED, EXCEPT WHERE NOTED.
ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.
ALL DIMENSIONS & CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR.
ALL STRUCTURAL COMPONENTS & CONNECTIONS TO BE ENGINEERED BY SUPPLIER.
ALL WDW HEADERS TO BE 2-2x12 UNLESS OTHERWISE NOTED.
ALL WOOD ABUTTING CONCRETE TO BE TREATED.
VERIFY ANGLES WITH FLOORPLANS (45° UNLESS OTHERWISE NOTED).
CONSTRUCTION SHOULD BE PERFORMED TO CURRENT STATE OF MINNESOTA BUILDING & ENERGY CODES AND TO LOCAL INDUSTRY STANDARDS & STANDARD INDUSTRY PRACTICES.
ALL WINDOWS AND DOORS SHOULD BE INSTALLED PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
ALL STUCCO SHALL BE INSTALLED PER MINNESOTA LATH AND PLASTER BUREAU GUIDELINES.
ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED PER IRC SEC. R1032 AS AMENDED BY THE STATE OF MINNESOTA RULES SECTION 1309.1023.

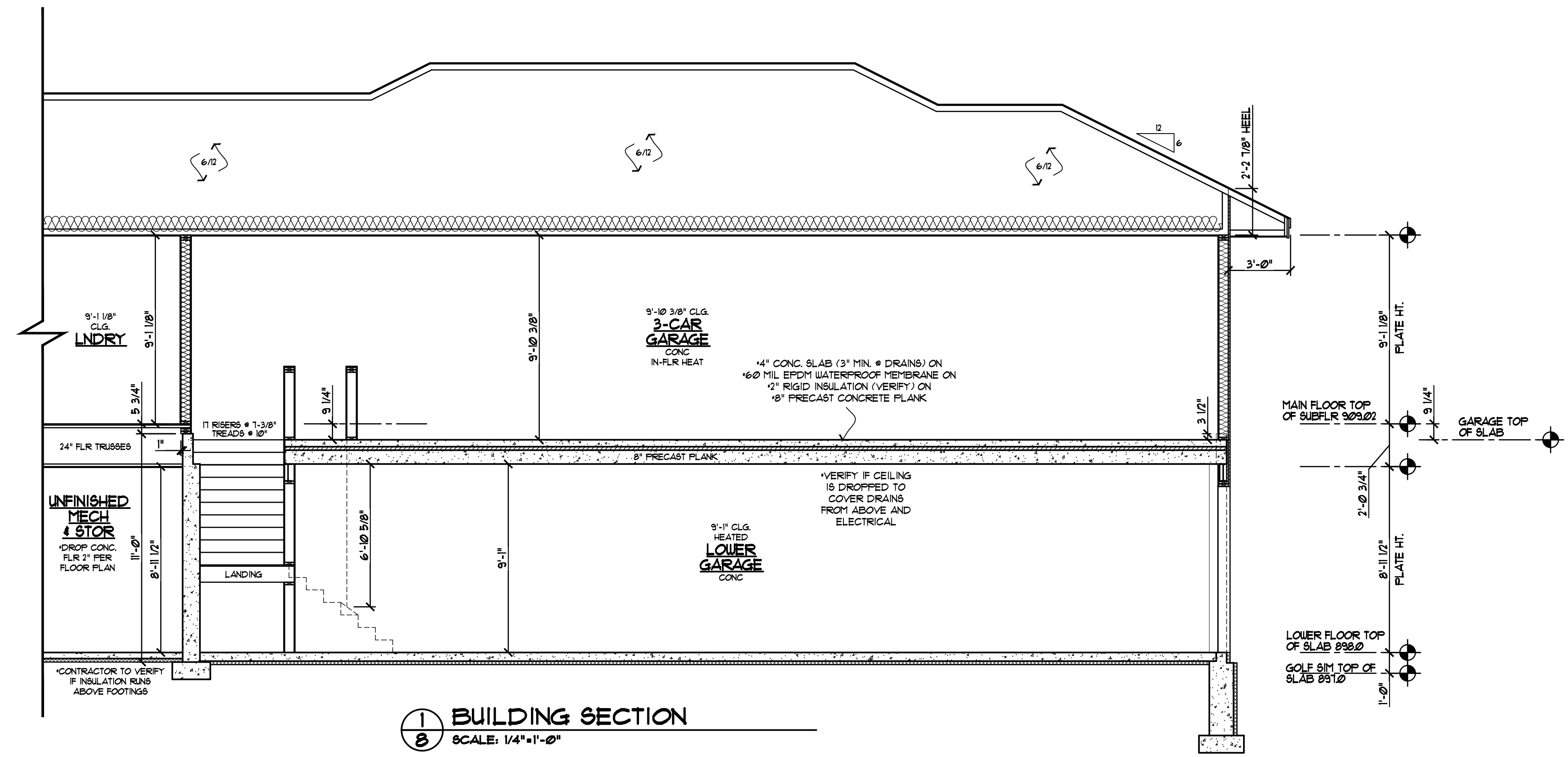
ROOF CONSTRUCTION:
ROOF VENTS AS REQ'D. - 1/300.
ASPHALT SHINGLES
FELT PAPER w/ ICE & WATER SHIELD.
FULL ICE & WATER # ROOFS UNDER 4:12
5/8" OSB ROOF SHEATHING.
WOOD TRUSSES # 24" O.C. - ENGINEERED BY SUPPLIER.
BAFFLE # EACH TRUSS SPACE.
R-49 BLOW-IN INSULATION.
POLY VAPOR BARRIER - 6 MIL.
5/8" GYP. BD. CEILING.

SOFFIT/FASCIA CONSTRUCTION:
HARDIE SOFFIT w/ CONT. VENTS.
SEE DETAIL.

WALL CONSTRUCTION:
SIDING PER ELEVATIONS.
2 LAYERS GRADE "D" BUILDING PAPER.
R2 INSULATED ZIP SHEATHING (1" FOAM ON 1/2" SHEATHING)
2x6 STUDS # 16" O.C.
3" SPRAY U-FOAM INSUL. & SEALER - R-20 MIN OR FIBER GLASS BATT.
CONTINUOUS POLY VAPOR BARRIER - 6 MIL. - SEAL ALL SEAMS & PENETRATIONS
5/8" GYP. BD. - TAPED, Banded, PAINTED

FLOOR CONSTRUCTION:
FINISHED FLOOR:
3/4" T. & G. PLYWOOD SUBFLOOR.
24" FLOOR TRUSSES, SPACING PER SUPPLIER UNLESS OTHERWISE NOTED.
8" SPRAYED U-FOAM INSUL. # RIM R-21
5/8" GYP. BD. # FINISHED AREAS.

FOUNDATION:
1/2" x 1/4" ANCHOR BOLTS # 5' O.C.
2x6 TREATED SILL & SEALER.
8"U POURED CONC. WALLS MIN. - (SEE DETAILS & PLANS)
2x4 RUSKING # 16" O.C. - HOLD OUT 1/2" FROM CONC. - 2x4 TRTD SILL PLATE
R-15 INSUL. w/ R-10 MIN. # EXTERIOR & SEALER OR EQUAL
8" x 16" CONC. FTG. w/ 2- #4's CONT. MIN. - (SEE DETAILS & PLANS)
WATCHDOG WATERPROOFING OR EQUAL
3 1/2" CONC. SLAB
2" RIGID INSULATION
POLY VAPOR BARRIER
INTERIOR AND EXTERIOR DRAIN TILE TO SUMP BUCKET



1 BUILDING SECTION
SCALE: 1/4"=1'-0"

FLOOR AREA RATIO (FAR) WORKSHEET

JOB ADDRESS: 9 Sandpiper Lane

- 1) Total Lot Area 101,894 Sq. Ft.
- 2) Total Area of Road Easement(s) 3729 Sq. Ft.
- 3) **Adjusted Total Lot Area** 98,465 Sq. Ft.
(Subtract Line 2 from Line 1)
- 4) DNR-Designated Wetland 27,030 Sq. Ft. X .66 = 17,839.8 Sq. Ft.
- 5) **Gross Lot Area** 80,625.2 Sq. Ft.
(Subtract Line 4 from Line 3)
- 6) Floor Area of Existing or Proposed House
 - A) First Floor 2961 Sq. Ft.
 - B) Second Floor — Sq. Ft.
 - C) Basement 1557 Sq. Ft.
Exposed Basement Walls 15 %
 - 1) Adjusted Basement Area 233.5 Sq. Ft.
(Multiply Line 6C by 6C1)
 - D) Garage 2318 Sq. Ft.
 - E) **Add Lines A, B, C2, D** Sub-Total: 5512.5 Sq. Ft.
- 7) Additional Floor Area
 - A) Additions — Sq. Ft.
 - B) Detached Accessory Buildings — Sq. Ft.
 - C) **Add Lines A and B** Sub-Total: — Sq. Ft.
- 8) **Total Floor Area TOTAL:** 5512.50 Sq. Ft.
(Add Lines 6E and 7C)
- 9) **FLOOR AREA RATIO** .068
(Divide Line 8 by Line 5)

Note: For Lots where the combined square footage of all Buildings thereon exceeds 4,000 square feet, then the combined total Floor Area Ratio (FAR) of all Buildings on such Lots shall not exceed 0.12

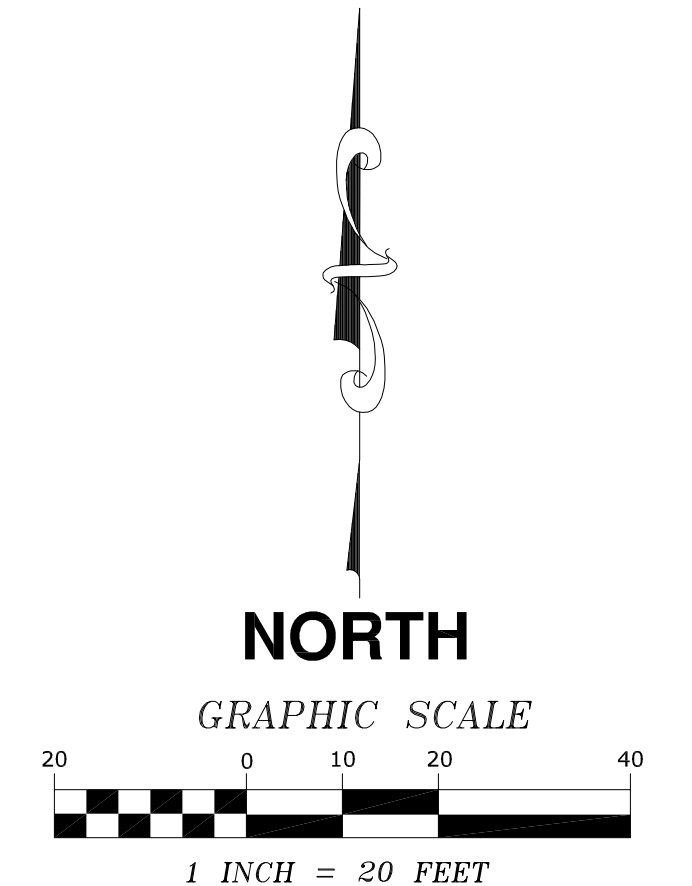
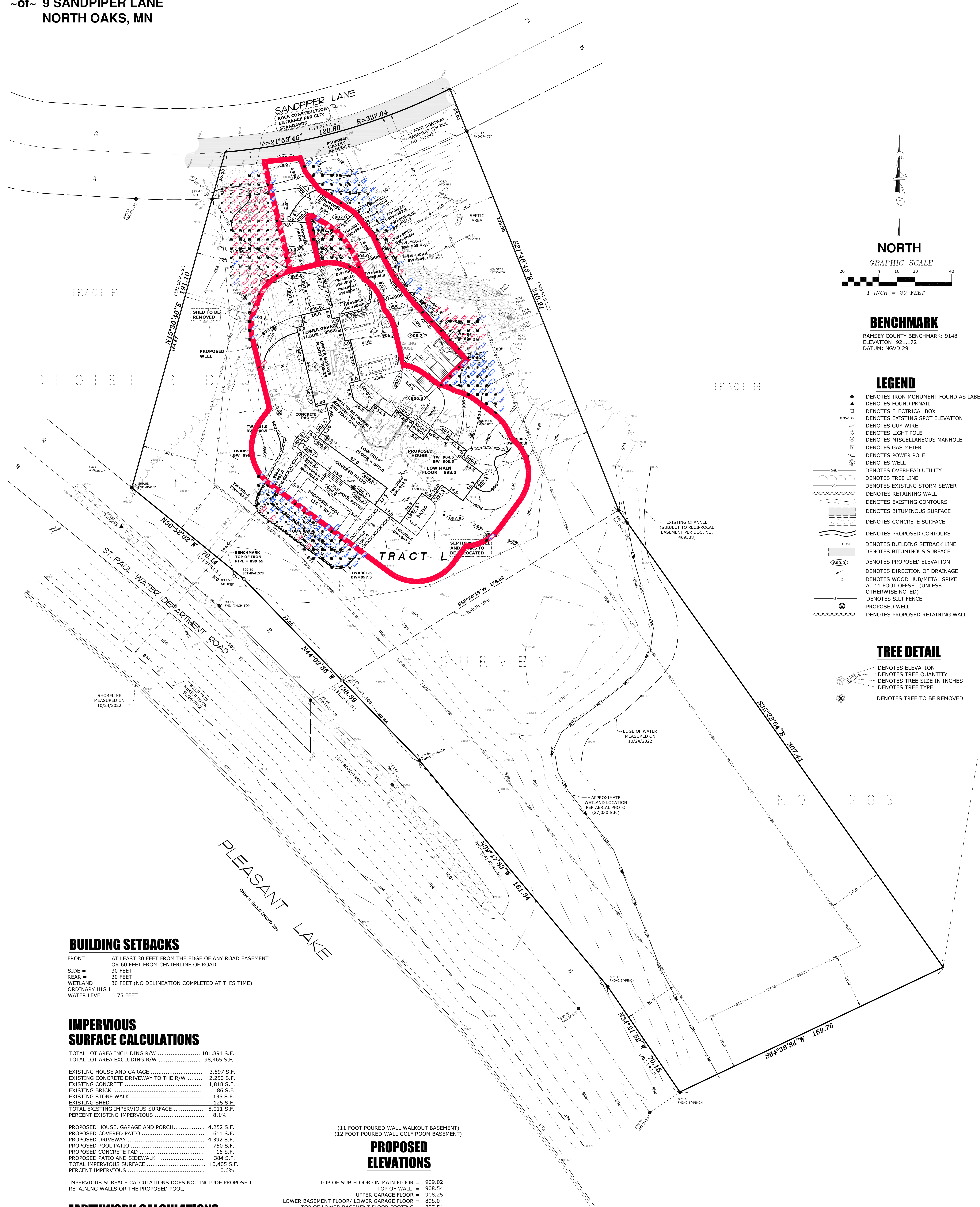
Date: 5/25/2023 Phone: 651-653-1210 Signature: [Signature]

Print Name: Andrew Michels

12/10

GRADING EXHIBIT EXCLUDING DRIVEWAY & WITHIN 25 FEET OF FOUNDATION

~for~ MICHELS HOMES
 ~of~ 9 SANDPIPER LANE
 NORTH OAKS, MN



BENCHMARK
 RAMSEY COUNTY BENCHMARK: 9148
 ELEVATION: 921.172
 DATUM: NAD83

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - ▲ DENOTES FOUND PKNAIL
 - DENOTES ELECTRICAL BOX
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES GUY WIRE
 - DENOTES LIGHT POLE
 - DENOTES MISCELLANEOUS MANHOLE
 - DENOTES GAS METER
 - DENOTES POWER POLE
 - DENOTES WELL
 - DENOTES OVERHEAD UTILITY
 - DENOTES TREE LINE
 - DENOTES EXISTING STORM SEWER
 - DENOTES RETAINING WALL
 - DENOTES EXISTING CONTOURS
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES PROPOSED CONTOURS
 - DENOTES BUILDING SETBACK LINE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES PROPOSED ELEVATION
 - DENOTES DIRECTION OF DRAINAGE
 - DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
 - DENOTES SILT FENCE
 - PROPOSED WELL
 - DENOTES PROPOSED RETAINING WALL

- TREE DETAIL**
- DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE
 - DENOTES TREE TO BE REMOVED

BUILDING SETBACKS

FRONT = AT LEAST 30 FEET FROM THE EDGE OF ANY ROAD EASEMENT OR 60 FEET FROM CENTERLINE OF ROAD
 SIDE = 30 FEET
 REAR = 30 FEET
 WETLAND = 30 FEET (NO DELINEATION COMPLETED AT THIS TIME)
 ORDINARY HIGH WATER LEVEL = 75 FEET

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA INCLUDING R/W 101,894 S.F.
 TOTAL LOT AREA EXCLUDING R/W 98,465 S.F.

EXISTING HOUSE AND GARAGE 3,597 S.F.
 EXISTING CONCRETE DRIVEWAY TO THE R/W 2,250 S.F.
 EXISTING CONCRETE 1,818 S.F.
 EXISTING BRICK 86 S.F.
 EXISTING STONE WALK 135 S.F.
 EXISTING SHED 125 S.F.
 TOTAL EXISTING IMPERVIOUS SURFACE 8,011 S.F.
 PERCENT EXISTING IMPERVIOUS 8.1%

PROPOSED HOUSE, GARAGE AND PORCH 4,252 S.F.
 PROPOSED COVERED PATIO 611 S.F.
 PROPOSED DRIVEWAY 4,392 S.F.
 PROPOSED POOL PATIO 750 S.F.
 PROPOSED CONCRETE PAD 16 S.F.
 PROPOSED PATIO AND SIDEWALK 384 S.F.
 TOTAL IMPERVIOUS SURFACE 10,405 S.F.
 PERCENT IMPERVIOUS 10.6%

EARTHWORK CALCULATIONS

TOTAL EARTHWORK CALCULATION

PROPOSED CUT = 1,645 CU. YDS.
 PROPOSED FILL WITH 10% COMPACTION = 1,659 CU. YDS.
 NET = 14 CU. YDS. (FILL)

EARTHWORK AT 25' OFFSET TO FOUNDATION

PROPOSED CUT = 200 CU. YDS.
 PROPOSED FILL WITH 10% COMPACTION = 309 CU. YDS.
 NET = 109 CU. YDS. (FILL)

PROPOSED ELEVATIONS

(11 FOOT POURED WALL WALKOUT BASEMENT)
 (12 FOOT POURED WALL GOLF ROOM BASEMENT)

TOP OF SUB FLOOR ON MAIN FLOOR = 909.02
 TOP OF WALL = 908.54
 UPPER GARAGE FLOOR = 908.25
 LOWER BASEMENT FLOOR / LOWER GARAGE FLOOR = 898.0
 TOP OF LOWER BASEMENT FLOOR FOOTING = 897.54
 LOW GOLF FLOOR = 897.0
 LOW GOLF FLOOR FOOTING = 896.54

- NOTES**
- Field survey was completed by E.G. Rud and Sons, Inc. on 10/24/22 and 10/28/22.
 - Bearings shown are on Ramsey County datum.
 - Parcel ID Numbers: 08-30-22-23-0002.
 - This survey was prepared utilizing Certificate of Title No. 648627.
 - This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
 - 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.

PROPERTY DESCRIPTION
 [DESCRIPTION PER RAMSEY COUNTY CERTIFICATE OF TITLE NO. 648627.]

Tract L, Registered Land Survey No. 203

Subject to the rights of the Board of Water Commissioners of the City of Saint Paul as set forth in the following instruments: Deed dated June 1, 1882, recorded in Book 103 of Deeds on Pages 557-558; Deed dated June 1, 1882, recorded in Book 103 of Deeds on Pages 429-430; Deed dated January 26, 1935, recorded in Book 948 of Deeds on Page 208; Deed and Agreement dated July 12, 1951 recorded in Book 1411 of Deeds on Page 46, all as set forth in Ramsey County Records.
 Subject to Restrictions and Conditions contained in Document Number 411345.

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

Jason E. Rud
 JASON E. RUD
 Date: 06/06/2023 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	03/24/23	REV. SCALE & ADD PROP. HOUSE	JEN
2	03/27/23	ADD EARTHWORK - REV. RET. WALL	JEN
3	05/05/23	MOVED HOUSE BACK FOR 8% DRIVE	JEN
4	05/23/23	REV. PER NEW HOUSE PLANS	JEN
5	05/24/23	REV. GARAGE STAIRWELL AREA	JEN
6	05/26/23	UPDATED EARTHWORK CALCS	HMD
7	06/06/23	FOUNDATION OFFSET CALCS	HMD

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

Earthwork Balance Sheet

Addition: 9 Sandpaper Lane
 Date of Earthwork: 6-6-23
 Section: 25' from foundation

Black Strip in Fill	(No. of Sq. Ft.)	(Depth of Black Dirt)	=		Cu. Yds.
		<u>÷27</u>			
Leaving Cut Areas 0.5' low	(No. of Sq. Ft.)	x 0.5	=		Cu. Yds.
For Future Placement of Black Dirt		<u>27</u>			
_____ Total No. of Lots					
_____ Basements in cut	x	_____	=	_____	Cu. Yds.
_____ Basements in fill	x	_____	=	_____	Cu. Yds.

Total Cut Figures		Total Fill Figures	
<u>200</u> Cu. Yds. Bulk Cut		<u>281</u> Cu. Yds. Bulk Fill	
_____ Cu. Yds. Black Strip in Fill		_____ Cu. Yds. Black Strip in Fill	
_____ Cu. Yds. Leaving Cut Areas 0.5' Low		_____ Cu. Yds. Leaving Cut Areas 0.5' Low	
+ _____ Cu. Yds. Leaving Roads _____' Low		- _____ Cu. Yds. Leaving Roads _____' Low	
+ _____ Basements =		- _____ Cu. Yds. Basements +	

200 Cu. Yds. Total Cut

281 Cu. Yds. Sub-Total Fill

(fill sub-total) (compaction) (total)

281 Cu. Yds. ~~x 1.1~~ = 309 Cu. Yds.

(cut or fill) 309 - (cut or fill) 200 = (shortage or surplus) 109 Cu. Yds.



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**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA**

ORDINANCE NO. ____

**AN ORDINANCE AMENDING CITY CODE TITLE III, CHAPTER 34, REGARDING
PLANNING COMMISSION COMPOSITION**

THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

Section One. Title III, Chapter 34 Amendment: Title III, Chapter, of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code and the ~~struck through~~ text shows the deletions:

CHAPTER 34: PLANNING COMMISSION

§ 34.01. ESTABLISHMENT. A Planning Commission is hereby established. The Planning Commission shall be and is the planning agency for the City of North Oaks, as authorized by M.S. 462.354, subd. 1, as it may be amended from time to time. Except as otherwise provided in the City of North Oaks ordinances, the Planning Commission shall be advisory directly to the City Council of the City of North Oaks.

§ 34.02. COMPOSITION. The Planning Commission shall consist of seven (7) voting members, who must be residents of the City of North Oaks. All members shall be appointed by the City Council. ~~One (1) of the members may be a member of the City Council. Such~~ The City Council may appoint a City Council liaison to the Planning Commission. member shall be a non-voting member of the Planning Commission and shall not be counted in determining quorum ~~The City Council liaison is not a voting member of the Planning Commission and may not vote on any matter before the Planning Commission, nor shall they be considered a member of the Planning Commission for purposes of determining a quorum.~~

§ 34.03. TERMS, OATH, AND VACANCIES. Subject to the removal provisions in this chapter, the term of each member shall be three (3) years, which shall commence on January 1 of the applicable first year, and end on December 31 of the third year. At the start of the applicable term and before exercising any authority or duties, each member shall take an oath that he or she will faithfully discharge the duties of the office. Members shall be and are automatically removed without vote of the City Council when they no longer meet the residential eligibility requirement; fail to meet the attendance requirement in § 34.07; or die. Members may also be removed during a term for cause by a supermajority vote of the City Council. Each member shall hold office until a successor is appointed and qualified. If a member of the Planning Commission subsequently becomes a member of the City Council, such individual shall automatically cease to be a member of the Planning Commission as the date he or she is sworn into the City Council. In the event of a

vacancy, the term of an appointed successor shall be for the remainder of the departing member's term.

§ 34.04 COMPENSATION. Members serve without compensation; except that the City Council may, in its discretion and by a majority vote establish compensation for the Planning Commission members.

§ 34.05. ORGANIZATION, STAFF, AND ADVISORS.

(A) Organization. The City Council shall appoint the chairperson of the Planning Commission from among the members. The chairperson may hold office for a term of one (1) year. ~~The chairperson shall not be the City Council liaison.~~ The City Council may create and fill other offices as it determines necessary.

(B) Staff. The staff of the City of North Oaks shall provide reasonable support and information as requested by the Planning Commission. The City Administrator for the City shall attend official Planning Commission meetings. City staff shall be responsible for attending the meetings and keeping the minutes and records of the Planning Commission.

(C) Advisors. The City Attorney, City Planner, City Engineer, Building Inspector and/or any other representatives that are engaged by the City of North Oaks, are available as advisors and resources to the Planning Commission. They shall attend Planning Commission meetings upon request, and may be compensated for such attendance in accordance with their contracts with the City of North Oaks.

§ 34.06 MEETINGS, MINUTES AND EXPENDITURES.

(A) Meetings. The Planning Commission shall hold regular meetings, at least once each month, at the time and place as they may fix by resolution filed with the City Clerk, and upon at least seven (7) days' written notice, unless notice is waived by all Planning Commission members. Regular meetings shall be held at least once per month, unless circumstances such as lack of agenda, severe, inclement weather or absences, prevent them. Special meetings may be called at any time by the chairperson, or in the chairperson's absence, the acting chairperson, or as directed by the City Council or Mayor, upon three (3) days' written notice, unless notice is waived by all Planning Commission members. Meetings may proceed when a quorum is present. Attendance by four (4) voting members is necessary for a quorum. ~~The City Council liaison member is not a voting member and~~ does not count in determining a quorum.

(B) Rules of Order. Subject to approval by the City Council, the Planning Commission shall adopt rules of order for the transaction of business, ordering meetings, adopting findings of fact and holding public hearings.

(C) Minutes, Records and Reports. The Planning Commission shall keep written minutes of its regular and special meetings, and shall keep a record of its motions, resolutions, transactions, and

findings. The minutes of each meeting (official or unofficial) shall be promptly filed with the city clerk prior to the next regularly scheduled City Council meeting. If the minutes are unofficial, they remain subject to approval at the next Planning Commission meeting. On or before January 1 of each year, the Planning Commission shall submit a written report of its work during the preceding calendar year, to the City Council.

~~(DE)~~ Expenditures. The Planning Commission may make expenditures subject to and only within the amounts appropriated by the City Council. The Planning Commission shall submit a written report of its expenditures for a calendar year, to the City Council, on or before January 1 of the following calendar year.

~~§ 34.07 ATTENDANCE. Planning Commission members are required to attend at least half of the Planning Commission's official regular and special meetings in each calendar year, unless specifically excused by the Planning Commission chairperson because of unforeseeable circumstances. Excused absences shall be so noted in the minutes of the applicable meeting. Failure to meet this attendance requirement in a given calendar year, shall result in automatic removal from the Planning Commission as of December 31 of that calendar year. Planning Commission member may be removed by recommendation of the Planning Commission Chair and approval by the City Council if such member has failed to attend three consecutive regularly scheduled meetings of the Planning Commission without having been excused by the Planning Commission chair.~~

§ 34.08. POWERS AND DUTIES. The Planning Commission shall have the powers and duties given to city planning agencies generally by law, including the authority to conduct public hearings as directed by City Council or city policy, including the following. ~~The Planning Commission also shall perform its duties as set forth in these City ordinances, including as set forth in Chapter 150.~~

A. To be the planning agency of the city in accordance with Minnesota statutes section 462.354 and to exercise those powers and duties assigned to it by Minnesota statutes sections 462.351 to 462.364, the municipal planning act.

B. To conduct activities in accordance with duties assigned in this code, council adopted procedures and resolutions and Minnesota statutes.

C. To prepare an outline of types of procedure necessary to make the city comprehensive plan effective.

D. To review the comprehensive plan every two (2) years or when requested to do so by the council, making recommendations for updating.

E. To prepare zoning regulations for the city which shall be reviewed every two (2) years, or when requested to do so by the council, making recommendations for updating.

F. To study applications and proposals for amendments to the zoning regulations and applications for special permits and to advise the council of its recommendations thereon.

G. To study preliminary plats and to advise the council of its recommendations thereof.

H. To act in an advisory capacity to the council in all matters wherein powers are assigned by state law concerning the comprehensive planning, zoning, platting and other matters of a general planning nature.

~~§ 34.09. EFFECTIVE DATE. This ordinance, Chapter 34, is effective on the date it is published (or a summary of the ordinance is published pursuant to M.S. § 412.191, subd. 4) in a manner that meets the requirements of Minnesota Statutes § 331A.01, subd. 10. (Ord. 34, passed 6-13-2019)~~

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2023.

CITY OF NORTH OAKS

By: _____

Krista Wolter, Mayor

Attested:

By: _____

Kevin Kress
City Administrator/City Clerk

(Published in the Shoreview Press on _____, 2023)

**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA**

ORDINANCE NO. ____

**AN ORDINANCE AMENDING CITY CODE TITLE XV, CHAPTER 151, REGARDING
COMPREHENSIVE PLAN AMENDMENTS**

THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

Section One. Title XV, Chapter 152, Amendment: Title XV, Chapter 151, of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code:

151.01 COMPREHENSIVE PLAN

(A) The city has to date adopted a series of Comprehensive Plans as required by Minnesota statutes. It shall be the function and duty of the Planning Commission to consider and propose amendments to any existing Comprehensive Plan and to and to act as the planning agency of the City for purposes of Minn. Stat. Cha. 462.

(B) The Comprehensive Plans may address themselves to such subjects as proposed public buildings, public utility services, all forms of recreational facilities and other matters related to the development of the city.

(C) Such Comprehensive Plans may go beyond the subjects listed herein so long as the Comprehensive Plans relate to the general statement of policy contained in M.S. Sec. 462.351 as it may be amended from time to time.

(D) Each Comprehensive Plan may be prepared in Sections, each of which shall relate to a major subject of the Comprehensive Plan or to a major geographical section of the city.

(E) The Planning Commission may from time to time propose amendments or additions to the Comprehensive Plan or any section thereof under the same procedures applicable to adoption of each Comprehensive Plan whenever changed conditions or evaluation by the Planning Commission indicate that amendment or addition is necessary or appropriate.

(F) Each proposed Comprehensive Plan or amendment thereof or addition thereto shall be subject to approval by the City Council

**151.02 PROCEDURE FOR ADOPTION OR AMENDMENT OF COMPREHENSIVE
PLAN**

(A) Before adopting a Comprehensive Plan or any section of it or any amendment thereof, the Planning Commission shall hold at least one public hearing thereon, notice of the time, place and purpose of which shall be given by publication in the official city newspaper at least ten days before the hearing. Following the hearing, the Planning Commission shall make a recommendation to the City Council regarding the proposed comprehensive plan or comprehensive plan amendment. If no recommendation is made

(B) Except as otherwise provided in Minn. Stat. Sec. 462.355, adoption by the City Council shall be by resolution of the Council passed by a vote of a majority of the members of the Council.

151.03 PROCEDURE FOR PLAN EFFECTUATION

(A) Upon the adoption of a Comprehensive Plan or any section thereof, it shall be the duty of the Planning Commission to recommend to the City Council reasonable and practicable means for putting into effect the Comprehensive Plan or section thereof in order that the same will serve as a pattern and guide for the orderly physical, economic, and social development of the city and as a basis for the efficient expenditure of funds relating to the subjects of the Comprehensive Plan.

(B) The recommended means may include, at the discretion of the Planning Commission, but are not limited to, zoning regulations, regulations for the control of subdivision plats, an official map, coordination of the normal public improvements of the city, a long-term program of capital expenditures, and any other means that reasonably relate to the purposes of this section.

151.075 ZONING ORDINANCE

(A) No zoning ordinance or amendment thereto shall hereafter be adopted by the Council until a public hearing has been held thereon by the Planning Commission upon notice as provided in M.S. Section 462.357, subdivision 3, as it may be amended from time to time.

(B) (1) The City Council shall act as the Board of Appeals and Adjustments as provided in M.S. 462.352, subdivision 2, as it may be amended from time to time.

(2) The Board of Appeals and Adjustments shall function as an appellate forum for any person who believes that they have been adversely affected by a zoning ordinance of the city.

(3) Decisions of the Board of Appeals and Adjustments on matters within its jurisdiction shall be final, subject to the right of judicial review.

(4) Hearings by the Board of Appeals and Adjustments shall be upon written notice to the interested parties no less than ten days prior to the hearing date.

152.022 PLATS.

(A) (1) Every proposed plat of land within the city shall be submitted to the City Council before being filed and no plat of land shall be filed until the same shall first have been approved by the City Council.

(2) The City Council shall constitute the platting authority for purposes of M.S. Section 462.358 and M.S. Ch. 505, as the same may be amended from time to time.

(B) Any person who violates this provision or who sells land or offers land for sale or contracts for the sale of land by reference to or by other use of any plat before the plat has been approved by the City Council in accordance with this subsection shall be guilty of a misdemeanor and is subject to Ordinance Section 10.99.

(C) Before approving a plat, the City Council shall submit the same to the Planning Commission for its review and recommendations. The Planning Commission, within sixty days after such plat has been referred to it by the City Council, shall act on the same and shall make its recommendation with respect thereto. The recommendation may consist of:

- (1) Recommendation that the City Council approve the plat;
- (2) Recommendation that the City Council disapprove the plat, in which case the recommendation shall include a statement of the specific reasons for disapproval; or
- (3) Recommendation that the City Council approve the plat after specified changes or revisions are made thereto, which recommendation may include the condition that a revised plat containing the changes or revisions be submitted to the Planning Commission, in which case the revised plat shall be so submitted to the Planning Commission for its further consideration and recommendations before action thereon by the City Council.

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2023.

CITY OF NORTH OAKS

By: _____

Krista Wolter

Its: Mayor

Attested:

By: _____

Kevin Kress

Its: City Administrator/City Clerk

(Published in the Shoreview Press on _____, 2023)