



**CITY OF NORTH OAKS**

**Regular Planning Commission Meeting  
Thursday, June 24, 2021  
7 PM, Via Teleconference or Other Electronic Means Only  
MEETING AGENDA**

**Remote Access** - *Planning Commission members will 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: 857 5607 6592 or by joining the meeting via the following link: <https://us02web.zoom.us/j/85756076592>. 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**

a. Approval of April 29 2021 Planning Commission Meeting Minutes  
[Planning Commission Minutes 04.29.2021.pdf](#)

**7. Business Action Items**

a. Public Hearing on Conditional Use Permit for a home in excess of 35 feet in height for property located at 16 Cherrywood Circle

b. Discussion and possible action on Conditional Use Permit for a home in excess of 35 feet in height located at 16

Cherrywood Circle

[Staff report 16 Cherrywoodkk.pdf](#)

[CUP Cover Letter - 16 Cherrywood Circle.pdf](#)

[cup - variance application.pdf](#)

[GH1298 Highcroft Spec - Riley Elev F.pdf](#)

[TRACT D,RLS 629-REDWAY FOREST-16 CHERRYWOOD-COS 040721.pdf](#)

**8. Commissioner Report(s)**

**9. Adjourn** - *The next meeting will be held Thursday, July 29, 2021.*

**North Oaks Planning Commission  
Meeting Minutes  
City of North Oaks Community Meeting Room and Via Teleconference  
April 29, 2021**

**CALL TO ORDER**

Chair Azman called the meeting of April 29, 2021, to order at 7:00 p.m.

Pursuant to Minnesota Statute 13D.021, the meeting was conducted via Zoom, with Chair Azman and Administrator Kress present in the Council Chambers.

**ROLL CALL**

Present: Chair Mark Azman, Commissioners David Cremons, Stig Hauge, Nick Sandell, Grover Sayre III, Joyce Yoshimura-Rank.

Absent: Anne Conroy

Staff Present: Administrator Kevin Kress, City Attorney Bridget Nason.

Others Present: City Councilmember Tom Watson.

A quorum was declared present.

**PLEDGE OF ALLEGIANCE**

Chair Azman led the Pledge of Allegiance.

**CITIZEN COMMENTS**

There were no citizen comments.

**APPROVAL OF AGENDA**

Cremons asked about the completeness review based upon what the Council has just done and whether that affects how the Planning Commission will function going forward.

Kress replied no, for any preliminary application it would still go to Planning Commission for formal completeness review as has been done before. That is followed by compliance review by City Staff and consultants during preliminary approvals. Kress stated the Council wants to weigh in on the completeness factor for the final application series, which is what they saw at the special meeting.

Azman said in terms of the Planning Commission, they do not become involved in completeness review and final plan applications.

Kress replied that is right; the only time that would happen is if the Council chose to send it down to Planning Commission for review.

Cremons clarified the Planning Commission continues to do their part at the beginning and the Council is at the end.

Kress answered yes, the Planning Commission does the preliminary review, passes it to Council, and the final approval is deemed complete by Kress and the Council then acts on the application to determine if it fulfills all the requirements of the preliminary plan, final plan, and plat.

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

### **APPROVAL OF PREVIOUS MONTH'S MINUTES**

#### **a. Approval of February 25, 2021 Planning Commission Meeting Minutes**

**MOTION by Yoshimura-Rank, seconded by Hauge, to approve the agenda. Motion carried by roll call with Chair Azman and Councilmembers Hauge, Sandell, Sayre, Yoshimura-Rank voting for; Councilmember Cremons abstained as he was not present at the meeting.**

### **BUSINESS ACTION ITEMS**

#### **a. Public Hearing Conditional Use Permit for property located at 17 Evergreen Road**

Azman opened the public hearing at 7:07 p.m. and read the notice posted in the newspaper. The Conditional Use Permit (CUP) is for a garage space greater than 1,500 square feet, pursuant to City Code Section 151.050 sub D9 of the zoning ordinance. Notice was also provided to neighboring properties.

Attorney Nason said a CUP is a permit issued by the City for use identified within the City code as a use that would be permitted within a particular zoning district provided certain conditions are met. If the conditions are met and if conditions can be imposed on the CUP application, which address any particular concerns raised by the application, generally they are granted. Since it is a CUP application it is guided by the applicable City code provisions. In the packet this evening, there are some proposed Staff conditions; the report indicates that Staff recommends approval. She noted there are some additional considerations at the end of the Staff memo which may require discussion regarding calculation of the floor area ratio (FAR).

Kress gave a high-level overview. The subject property is a 1.12 acre site zoned in Residential Single Family Low-Density (RSL). The applicant is looking to get a CUP over 1,500 square feet for a garage totaling 1,809 square feet. Included in the packet is the site location, applicant narrative, grading drainage, and erosion control, site plan, building elevations, and engineering comments. Throughout the Staff report it is stated the garage cannot exceed 3,000 square feet and that condition has been satisfied. The garage shall be constructed in the same architectural style, and the standard is also met. Currently they meet the floor area ratio (FAR) at .1199 as illustrated in the chart. No use of the garage shall be permitted other than private residential non-commercial. Factors set forth in 151.076 CUP's shall be considered and there are some criteria such as relationship to the proposed conditional use to the Comprehensive Plan. Kress noted they found the site to be guided and zoned to accommodate single family dwellings. This property is a legally non-conforming lot established in 1959 which is why it is 1.12 instead of 1.45 acres. The subject site is in the RSL zoning district to accommodate large homes on large lots and is similar

in size and character to other lots in the neighborhood. The proposed home will have 5, 584 square feet of floor area; it is not expected to depreciate the area in which it is proposed. Traffic is within the capabilities of Evergreen Road; Staff has provided certain conditions to minimize potential impacts to not disrupt reasonable use and enjoyment of other properties. The property is private well and septic. Home plans will be required to comply with applicable provisions of the zoning ordinance as well as State building code. Grading, drainage, and erosion control plans will be subject to review and approval by the City Engineer as part of the building permit application. The proposed use is not anticipated to endanger the public health, safety, comfort, convenience, or general welfare. The proposed use will not be detrimental to any person's land or the general welfare because of the excess production of traffic, smoke, noise, fumes, waste, toxins, glare, or odors. Lighting must be consistent with 151.031 and the setback is outside of the 30 foot setback. Staff recommendation incorporates that in accordance with the square footage referenced in the applicant's narrative, a total of 1,809 square feet of accessory structure or garage space shall be allowed upon the subject property. Garage shall be used for private residential, non-commercial use.

- Attorney Nason said regarding the floor area ratio (FAR), for both the RSL zoning district requirements as well as the specific garage size CUP, the FAR cannot exceed 0.12. As defined in the zoning ordinance, FAR is the total floor area of all buildings to the gross lot area excluding two-thirds of any wetland. The total floor area is defined as the area of all stories, including garages, that are not part of the basement. The gross lot area is the total area of a platted lot excluding road easements. She noted the tricky piece here comes with the definition of building. In the plans, there is a proposed deck attached to the house. In the City zoning ordinance, a building is defined as including a deck and a deck is defined as a horizontal unenclosed platform with or without attached railings attached or functionally related to a principal use or site at any point extending more than 3 feet above ground. The definition of a building in the North Oaks zoning ordinance includes a deck. The calculations are right at the maximum for the FAR without including the deck square footage – they do not know what the exact size of the deck will be – so there is a concern that if they build a deck it would then push the FAR over the maximum of 0.12. Attorney Nason's understanding is that the City's building official indicated that past practice has not included deck square footage in those calculations despite being defined as part of a building in the zoning ordinance. They have not been treated as part of a building for these types of calculations.
- Kress reached out to both the previous and current building officials and a few Councilmembers. They were all of the impression that decks were not included in the FAR calculation. It is illustrated in the zoning code; from his understanding, the intention is that decks are not to be included within the FAR. Kress thinks if they were included the City would run into issues on other properties where they would then exceed the FAR.
- Bob Moser, Moser Homes Inc., said specific to the deck question they have constructed homes in North Oaks previously and based on past experience a deck has not been included in the calculations. He noted there is an application form on the North Oaks website that specifically talks about submittal requirements and one is specified as a FAR worksheet

calculation and on that form it says “excluding decks.” Mr. Moser did notice decks are referenced in two sections of the description and one refers to “covered porches and decks” – which seems if a deck or porch is covered it would count toward the FAR – he noted it is confusing.

- Azman asked to hear about the desire for having a larger garage.
- Chad Wojtowick, Applicant, would like to have a garage big enough to store the things they have so they do not need to keep vehicles on the driveway. He thinks it is better aesthetically and as he stated in the letter, if it was not allowed, they would then put the 300 square foot back into the FAR so the house would not be smaller. Essentially they are using some of the square footage they could normally use for house and would like a little bit larger garage to keep as many vehicles off the driveway as possible.
- Azman noted in the plans, the garage is integrated into the design of the home.
- Mr. Wojtowick noted they tried to build it so when looking at the front of the house one does not see all garage; it is as subtle as possible off to the side.
- Azman noted the application mentions a garage door at the back so they can drive through and there could be access to the back of the home where the well is located for servicing.
- Mr. Wojtowick replied that is correct, they would not want to drive on the other side as that is where the septic field would be. There would essentially be no other way to access the backyard if they did not have the back access. He stated they want to keep as many trees as possible on the side of the house.
- Yoshimura-Rank appreciates the letter from Mr. Wojtowick and said it was well thought out that he would be putting his RV and boats in a garage. She noted there is an ordinance about RV’s and boats sitting in a driveway, which believes it is 30 days. She also appreciates the whole design and trying to save as many trees as possible during construction. She thinks it looks really nice.
- Mr. Wojtowick noted Kress helped with some of the rules and design. They definitely do not want to store those things in the driveway and that is really the goal.
- Azman noted the Applicant has been interacting with him, and he believes Kress, since early December and has been very cooperative and inquisitive about what can and needs to be done, as well as ironing out issues as early as possible. That was a very positive way to start the process. Azman said in looking at the report on page 7, he saw the definition of building and total floor area. What threw him is on the FAR which includes a series of items separated by commas, and then has “covered porches and decks.” That signaled to Azman that porches and decks would both be covered. In combination with the past practice that Kress and Bob Kirmis has explained to Azman, decks have not been included. He sees the concern, but it would be his belief and recommendation that they not change the practice as it has been applied in the City for quite some time with this particular applicant. Should there be an approval, they should include with the recommendation a suggestion to the Council that there be a modest clarification in the ordinance so applicants in the future do not have to deal with this confusion.
- Sayre noted it says covered porches and decks. In his mind that is a covered deck, which looks like it is part of the structure from a distance. If they do not want structures getting too big for the land area, he can see if it is covered it looks like it is too big. He noted a deck is

hardly visible. Of course, water can pass through decks so impervious surface is not really being impacted. He said perhaps a clarification is needed and he can understand why they have been interpreting things the way they have over the years.

**MOTION by Sayre, seconded by Cremons, to open the public hearing/public comment portion at 7:32 p.m. Motion carried unanimously by roll call.**

**MOTION by Yoshimura-Rank, seconded by Sayre, to close the public hearing/public comment time at 7:34 p.m. Motion carried unanimously by roll call.**

**b. Discussion and possible action on Conditional Use Permit for property located at 17 Evergreen Road**

**MOTION by Cremons to approve the Conditional Use Permit application for 17 Evergreen Road with conditions as listed by Staff.**

- Azman suggested that includes a recommendation that the Council address the need for clarification on the deck issue.
- Sayre suggested having that as a separate motion.
- Cremons agreed.
- Kress stated they can list it as a separate discussion item. Right now it does not impact the CUP but rather would impact the building permit.
- Azman agreed they should do it separately and that was his intent.

**Motion seconded by Yoshimura-Rank. Motion carried unanimously by roll call.**

Azman said the recommendation will go before the Council at their next meeting on May 13, 2021.

**c. Discussion and possible action on minute taking**

Azman said some time ago the Council decided they wanted to have a separate company prepare a transcript of the meeting minutes. That has gotten to be quite expensive, and the Council is giving consideration to moving away from that method of minute taking to a more efficient, less costly method. The Council has asked the Planning Commission to review what they think they would like to do in terms of minute taking. From Azman's standpoint, having a transcript of meeting minutes that are 13-14 pages long is unnecessary and, he believes, inconsistent with traditional practice of what minutes are supposed to be. He agrees with some of the concerns of the Council that there is not a need to expend significant amounts on the preparation of a transcript. The next question is, what should the Planning Commission do? Under the new ordinance for the Planning Commission in chapter 34, it requires the Commission to maintain minutes and records of its proceedings and another section requires City Staff to maintain the minutes and records for the Commission. There is a suggestion to consider having one of the

Commission members keep minutes; Azman does not think that is a prudent way to proceed as Commissioners have enough to do without the distraction of trying to take minutes on what is happening. He recommends the Commission simply follow the ordinance as written and have Staff take appropriate minutes.

- Yoshimura-Rank asked what the bill is for the transcription service?
- Kress replied it depends on how long the meeting is, but some of those minute taking procedures can be anywhere from \$500 to over \$1,000 depending on what is happening at the meeting. It is based on the number of pages, the font, whether it is verbatim or not. He noted there are lots of different options and right now it is straight verbatim, which is the lengthiest version they can get, and that is why the cost is so high.
- Azman asked what the general cost would be per month if they have one Commission Meeting and one Council Meeting per month.
- Kress stated if it was verbatim, if tonight's meeting is one hour, probably \$300-\$400. A Council meeting that was 2-3 hours would probably be upwards of \$500.
- Cremons made a suggestion. He thinks the minutes are probably more detailed than the Commission needs the way they have been prepared to date. He noted they are superbly accurate but much of the content may not be absolutely necessary, especially as every meeting is recorded so they have the ability to go back and find what was said at a meeting or the verbiage on a motion. He wonders if they can have Staff do it with the direction to not necessarily quote every comment by every Commissioner but condense it down to a general sense of the discussion.
- Sayre has observed on other Boards he is part of, the best practice is to have the shortest minutes possible: what happened, something was brought before the Commission, Staff gave a report, they heard from the public, and then what was decided in the resolution itself. That way, the motion and resolution stands on its own and they are not tempted to go back and look at all the discussion to try to interpret what the resolution says and means. The discussion is just that – people trying to understand what they are being asked to decide – and that is not really appropriate verbiage or conversation for interpreting what was finally decided.
- Yoshimura-Rank thinks it is a good point that it is all recorded and if they need detail they can reference that recording.
- Azman thinks the general recommendation from the League of Minnesota Cities is more or less what Sayre was saying, the minutes are an abbreviated description of what happened. He asked Attorney Nason's thoughts.
- Attorney Nason replied the Council itself is required by statute to keep meeting minutes. The Planning Commission by ordinance is required to keep meeting minutes and a record of decisions, as well. Some cities do rely on the verbatim process, it does cost more, and it does lead reading multiple pages for typos or what exactly was said. Generally speaking in the past, more cities relied on the abbreviated minutes because they are designed to provide a record of what went on at the meeting. With the recording of meetings, the broadcast on television, and the ability to watch those later, she finds that the majority of her clients do not



use the verbatim method of keeping minutes – although some of them do. It is just a matter of what the Council or Commission wants to see for that record balanced against the cost.

- Councilmember Watson said this particular matter only becomes germane to the last 18-24 months. For the prior 50 years of North Oaks, the minutes are as Sayre described. Some have been in the City long enough to remember Nancy and her electric typewriter and she couldn't possibly take minutes any faster than abbreviated versions. This current method came about because of all the friction the last two years where people could not remember from one meeting to the next what they said or what they repeated. Consequently, this became the solution. The Council has asked Kress to look at staffing for the City Council, Planning Commission, and Natural Resources Commission; they have two part-time people who do not qualify for benefits and the City would like to keep it that way. During Watson's time of 18 years, they always offered a position as secretary to the Planning Commission and he can name two that did the job. He noted it was the length of the meeting plus transcribing minutes, and doing things the administrator wanted done and probably cost 8-10 hours per month and probably \$150-\$250. Frankly, Watson is interested in finding out if there are people in the community that want to be assistants to the Planning Commission. One of the assistants was a 50 year old and the other was a widowed retiree who was looking for something to do and lived in one of the senior apartments nearby, she loved getting out and she did a good job. He is interested in exploring all of those options so the appointed people can spend their time worrying about the action items before them. He said there is really no reason to spend the kind of money they have spent, particularly where they get into protracted meetings. He said he will end that really fast; they are not having any 5-, 6-, or 7-hour meetings while he is around. They will look at the option of doing abbreviated sessions with TimeSavers as that may be another option. He still thinks there may be some people interested in that limited appointment as Staff Assistant to the Planning Commission.
- Azman thinks it is a great idea to investigate. He does not think TimeSavers is a money saver, or a time saver as a practical matter because they are producing minutes that are too long. He thinks they should go back to the abbreviated minutes and having an assistant like Watson mentioned is fine. He defers to Kress and the Council on how that administratively happens, but it would be his preference that a Staff member take and prepare minutes.
- Kress noted they will present the different models to the Council on May 13, 2021.
- Watson reminded the Commission they have been through a transition where one of Kress's assistants left and the second part-time position was vacant until just recently. They will examine that piece and view Kress's plans at the next meeting. If anyone has a grandma or a good friend that would like to get out and socialize 1-2 times per month, perhaps they will ask for some help in that regard.

### **COMMISSIONER REPORTS**

- Azman asked Kress about the plan or schedule for discussion is to bring the Commission back together in person.
- Attorney Nason noted the legislative session is fast and furious and there are some changes related to the Open Meeting Law that have been put into legislative form. These would allow some increased participation remotely by Councilmembers and Planning Commission

members following the termination of the emergency declaration. She noted at the State level they are still under an emergency declaration and at the City level are still at a peacetime emergency. Some cities never moved to virtual, others moved to virtual and are now back in session. It is really a matter of the comfort level of the body and whether it wants to meet in person or remotely. To meet remotely, someone has said that it is not practical or prudent for everyone to meet in person in that meeting space. At the time the Administrator, Attorney, Mayor, or Chair of the Planning Commission determine that it would be practical and prudent to meet within the confines of the City Hall meeting space, that would be the time to move back into the in person meetings. Once the emergency declaration is lifted – unless there is a legislative change – there is limited ability to meet in a hybrid model as the Commission is doing right now.

- Azman noted a decision that came out about a school board that was meeting hybrid and a Commissioner determined that was a violation of the Open Meeting Law as they were not satisfying one of the elements of 13D.021. They cannot limit the public from attending the meeting and that got the school board in a bit of trouble.
- Watson added that was a school district on the iron range where they play by a different set of rules and Watson grew up out there in St. Louis County schools. They did not announce how they were conducting business and consequently, people that wanted to attend in person or otherwise were excluded. It was a complaint brought by the local newspaper editor.
- Azman said they had not satisfied one element because they were meeting in person and excluding the public. He asked if the Council has anything on the agenda to talk about this matter.
- Kress noted there is nothing currently from the Mayor and there has not been a lot of discussion at the Council level.
- Watson said some know he had a major surgery a few months ago. There is a fact that there may be some people who will still be limited for health reasons, or because of their choice. The question is, would they still meet in some type of a mixed, hybrid fashion with some in the Council chambers and others who are not in the short term. He thinks they will see some of that.
- Attorney Nason said it sounds like the school board was acting a bit rogue in this situation. The difference between North Oaks and that situation is that North Oaks is allowing members of the public; they are just limited based on room capacity. In the situation, the majority of the body was meeting in the space but the public was excluded in its entirety from the space. Provided that the City is allowing the public to attend, both in person and remotely, it appears that this opinion and the fact pattern is not identical to what is occurring within the City.
- Azman noted Attorney Nason's last day is tomorrow and thanked her for her dedicated service.
- Cremons has heard from several people on the Natural Resources Commission (NRC) and some on the Council and one issue with various projects in North Oaks is a lack of coordination and effective communication between the various groups. He asked what if the NRC, Council, and Commission, North Oaks Home Owners' Association (NOHOA), and North Oaks Company each picked a person to have an informal working group that might meet periodically to communicate. This might short-circuit some of the problems, avoid surprises, and provide the Company with guidance.

- Sayre noted North Oaks is different from many cities because of the different bodies, the Company, NOHOA, and the City. Any time they can improve communication it avoids all kinds of problems.
- Watson asked to give a moment to reestablish some relationships that have been severely damaged in the recent past. He thinks that is changing a bit. Some of the relationship with NOHOA is changing, and he submits that some recent communication initiated in working with Kress, the Attorney, the Engineer, in making sure that with a development of any kind, they have the materials to make appropriate decisions. He is embarrassed at the way North Oaks functioned over the past 2-4 years and noted that is not the way they do business in this community. He does not know his comfort in creating another venue to establish that, as candidly he would rather five members of the Council sit down and have a conversation with the Company, and then also with NOHOA.
- Cremons clarified he is not suggesting a new Commission with power to make decisions. Back in the past, people could sit down with one another over a cup of coffee and talk through problems which produced positive outcomes. His thought is 5-6 people in a room talking about what is going on. He thinks they have a communication problem and would like to start to address it in a practical way.
- Watson does not disagree. Having observed things over the last two years, there needs to be five Council members sitting face-to-face with NOHOA, and five Council members sitting face-to-face with the Company. In January, his first Council meeting in 11 years, he asked NOHOA and the Company to sit down and work through their issues relative to Nord. In the last 120 days they have met zero times.
- Cremons noted that makes his point; right now the bodies are not meshing or communicating with each other. It is a dysfunctional situation and some people might be able to move things forward. He also watched that meeting and was hopeful there would be progress between those bodies on Nord and there has been nothing.
- Watson said those are two bodies out of the five that were mentioned: Planning Commission, NRC, Council, NOHOA, and the Company. Those two bodies have not been able to get together and agree on anything in the last year and a half. There is one way to change that, which is called an election (coming up in December), and the Council does not have any authority to tell NOHOA to agree or meet with the Company. He does not think there is an issue with NRC and is hopeful there aren't issues between the Planning Commission and the Council. They are trying to make things clear and be supportive of each other. He does not reject what Cremons is suggesting and asked people to keep the faith as they will get it back on the right track.

**ADJOURN**

**MOTION by Yoshimura-Rank, seconded by Sayre, to adjourn the Planning Commission meeting at 8:14 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 Thomsen, City Attorney, Tim Korby,  
City Engineer, Bob Kirmis, City Planner  
DATE: June 15, 2021  
RE: 16 Cherrywood Circle - Conditional Use Permit  
Home in excess of 35 feet in height

Date Application Submitted	June 2, 2021
Date Application Determined Complete:	June 2, 2021
Planning Commission Meeting Date:	June 24, 2021
City Council Meeting Date:	July 8, 2021
60-day review Date:	August 1, 2021
120-day Review Date:	September 30, 2021

## BACKGROUND

The Scott family has requested the approval of a conditional use permit to allow the construction of a home at 16 Cherrywood Circle which is in excess of 35 feet.

The subject 2.22-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 43 feet and 4 ½ inches at the highest elevation.

Attached for reference:

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



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North Oaks, MN 55127

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 D RLS 629. 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 34 feet 8 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 43 feet 4 and ½ 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 43 feet 4 and ½ inches. The current home setbacks on the side are 82 feet and 101 feet 6 inches which is well within the requirement. The current rear setback is 191 feet and 6 inches. 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 16 Cherrywood Circle in excess of 35 feet subject to the following conditions:

1. The home shall be constructed in accordance to plan sets received 5-27-21.
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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**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 proposed accessory garages, 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: Ted and Stacie Scott, Home Owner  
Mikeya Griffin, NOHOA Executive Director



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



northoaks@northoaksmn.gov  
www.northoaksmn.gov



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

## Conditional Use Permit Cover Letter – Tract D, RLS No. 629 16 Cherrywood Circle

---

May 28<sup>th</sup>, 2021

To Whom it may concern:

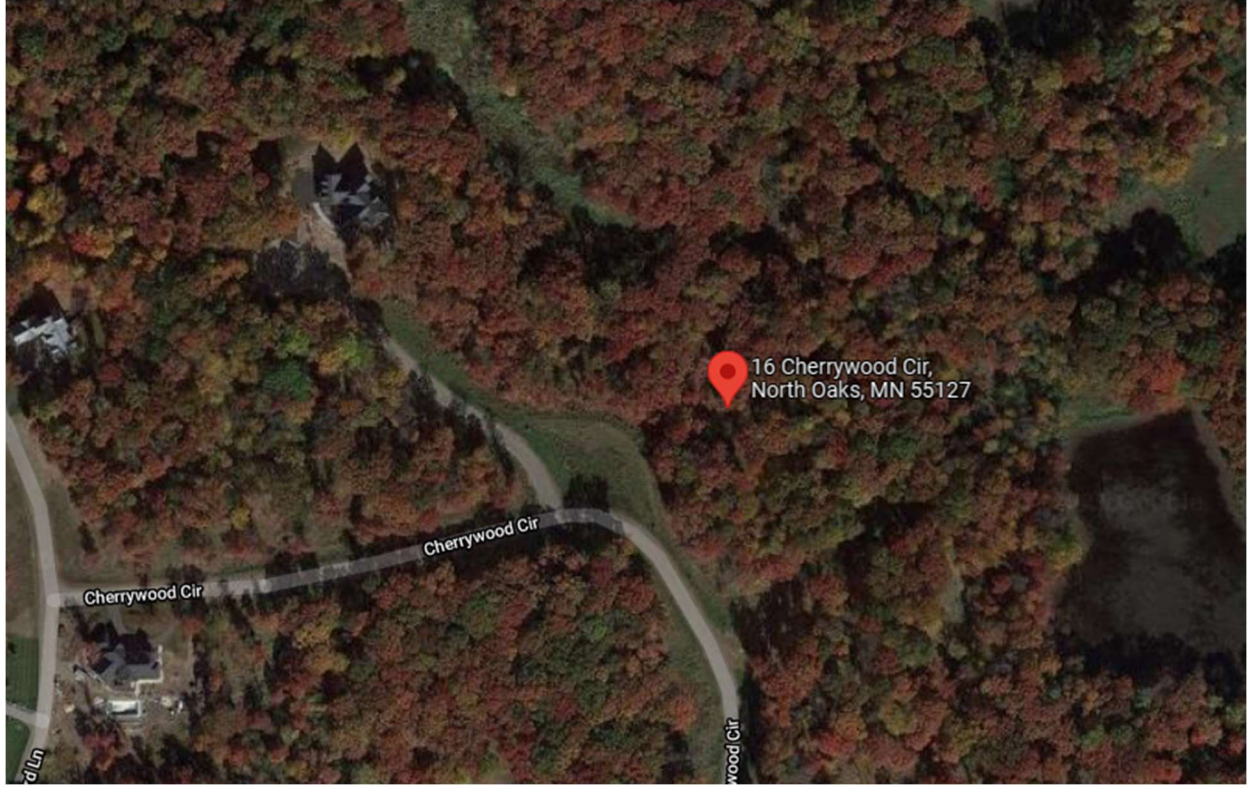
Gonyea Homes, Inc., builder representative of Ted and Stacie Scott, respectfully request a Conditional Use Permit as it relates to the maximum allowable building height in the Low-Density Residential district of North Oaks. The current ordinance as written allows for a maximum building height of 35 feet and be limited to a basement (a floor level that has less than 50% of the perimeter walls exposed above the lowest grade) and 2 full stories. Finished areas within the roof structure will be considered a full story. With this lot naturally being a walk-out, we are unable to comply with the ordinance as written from the side and rear elevations. We meet the requirement from the front elevation with a building height of 34'-8" from grade. We are requesting a conditional use permit for an increase above the 35' at the side and rear elevations, with a total building height of 43'-4 1/2" from the rear elevation grade, which would be the highest elevation. This is an increase of 8'-4 1/2" over the maximum allowable. We feel this is a reasonable request as today's home buyers in this price range have very high expectations architecturally. They have come to expect 10-foot ceilings on the main level, 9-foot ceilings on the basement level, 20" floor truss systems to accommodate the HVAC system and preferred steeper roof pitches. We also meet the requirement of the CUP that requires two feet of additional setback for every one foot of house height above 35 feet. The minimum side setback is 30 feet and with our increased height of 8'-4 1/2", we would need to be an additional 16'-9" for a total of 46'-9" from each side property line. As you can see in the attached/submitted survey, the side yard setbacks are 82' from the left and 101.5' from the right. With the lot being heavily wooded and no one building to the rear of the home, this slight variation to the ordinance will go virtually unnoticed and should be unperceivable to the public.

Thank you for your consideration,



Jennifer Otto  
Architectural Designer  
Gonyea Homes Representative





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

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

Location of Property: (address) 16 Cherrywood Circle

Legal Description of Property: Tract D RLS 629

**Fee Owner:** Ted and Stacie Scott 4435 Holm Oak Lane  
Name Address

Oakdale MN 55128 858-886-6794  
City State Zip Contact Number/s

Signature of Fee Owner: \_\_\_\_\_ Date \_\_\_\_\_

**Applicant:** Gonyea Homes 1000 Boone Ave N., Suite 400  
(if different from owner) Name Address

Golden Valley MN 55427 763-452-6235  
City State Zip Contact Numbers/s

Signature of Applicant: Jennifer Otto Gonyea Homes Representative Date 5-27-21

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**

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 fee 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 \_\_\_\_\_

**CITY REIMBURSEMENT POLICY**

In connection with your request and submittal of material to be reviewed by the City of North Oaks, please be informed that if the City incurs any additional expense in the course of this application review beyond the normal processing fee, the cost will be assessed to the applicant. 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.)

Your initial application fee of **\$450.00** covers the processing of a typical zoning action. A typical process for reviewing a zoning action may include some or all of 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.

If the scope of your application goes beyond a typical review process, you will be asked for an additional escrow deposit. At that time, you will be advised of the additional review necessary to complete your zoning action request and the potential cost for completing said review. You will be provided written documentation for your acknowledgement that outlines the above two items.

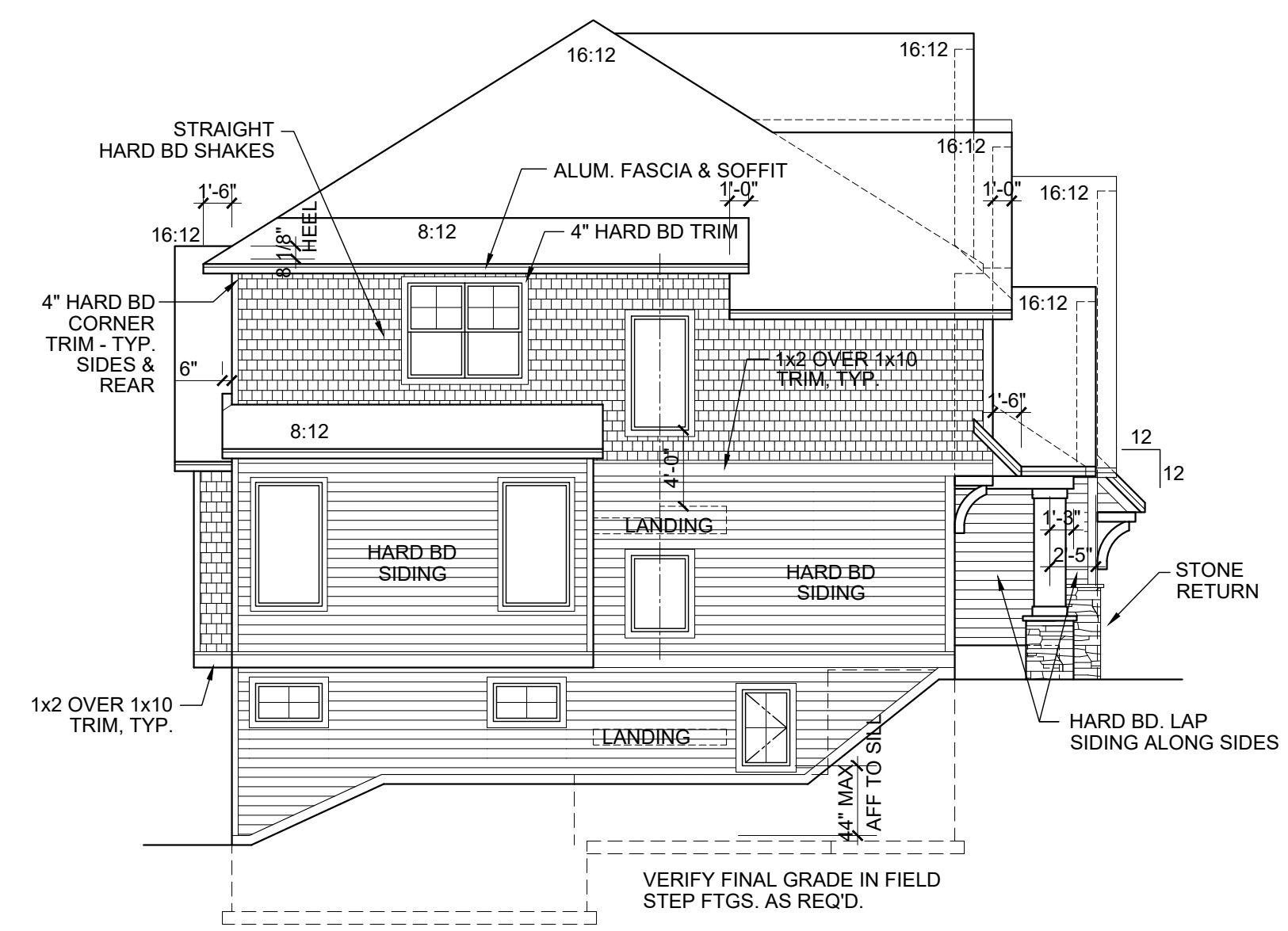
An applicant will be allowed to remove their request at any time during said further review process. Any remaining escrow deposit that is not needed to pay incurred costs to the date of application removal will be refunded to the applicant within sixty days.

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

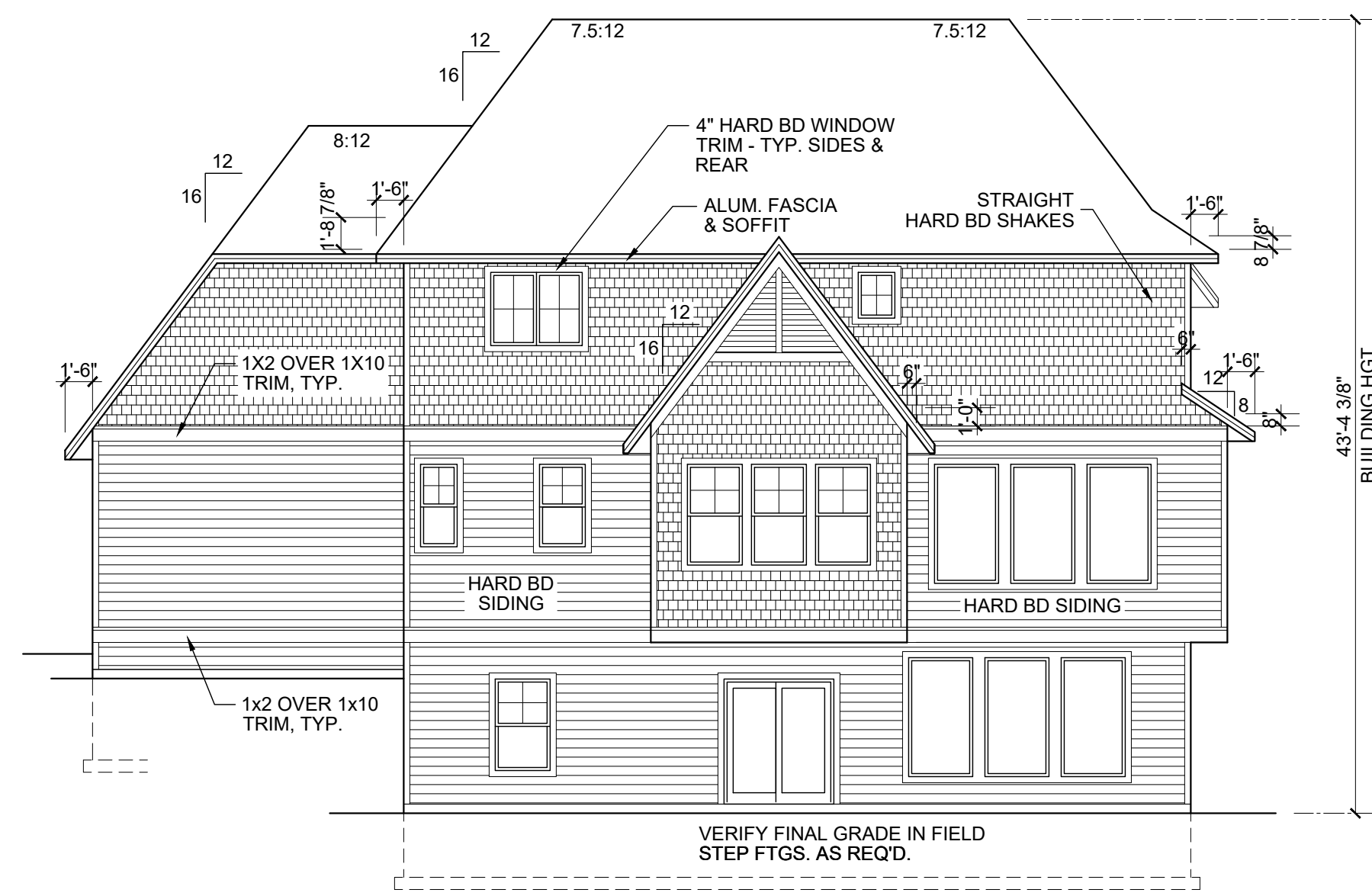
*Jennifer Otto*  
Applicant’s Signature

Gonyea Homes Representative

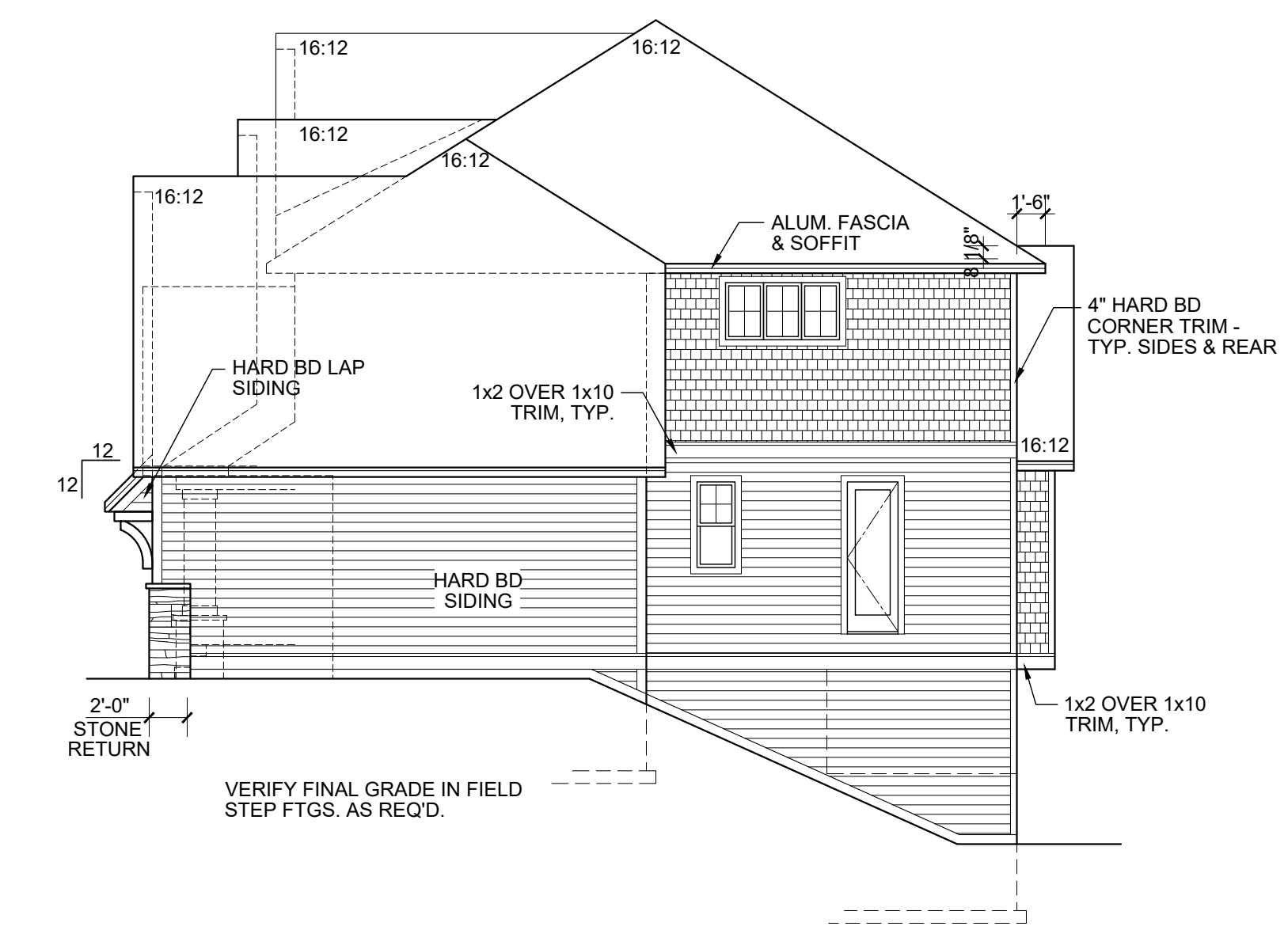
Date 5-27-21



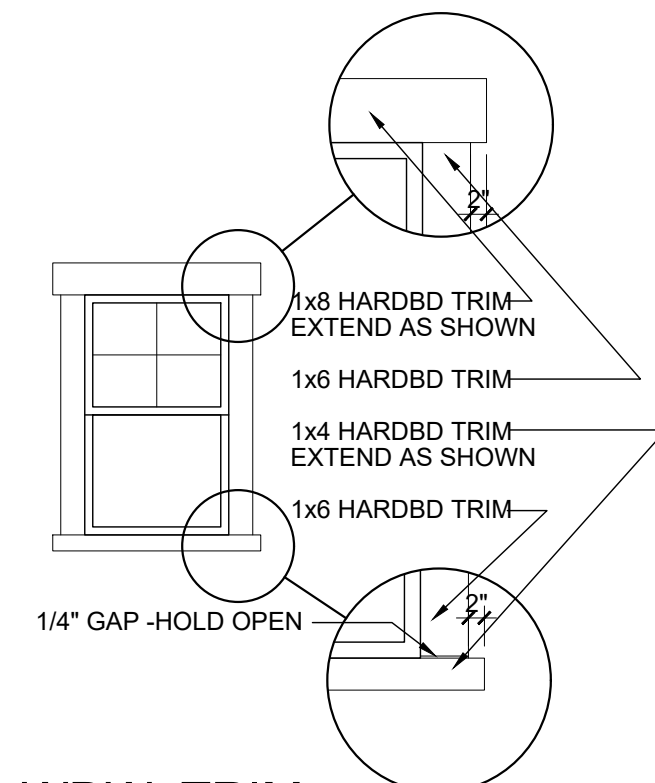
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



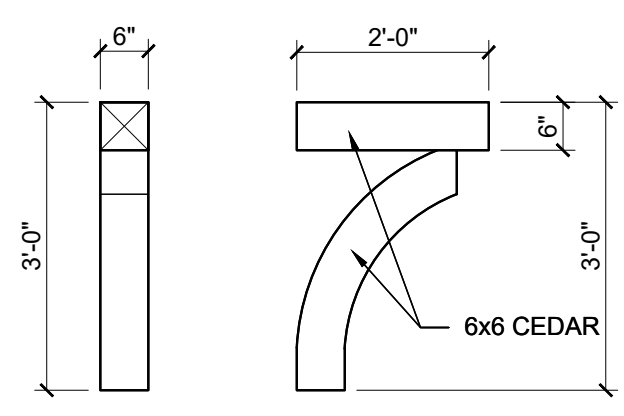
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



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

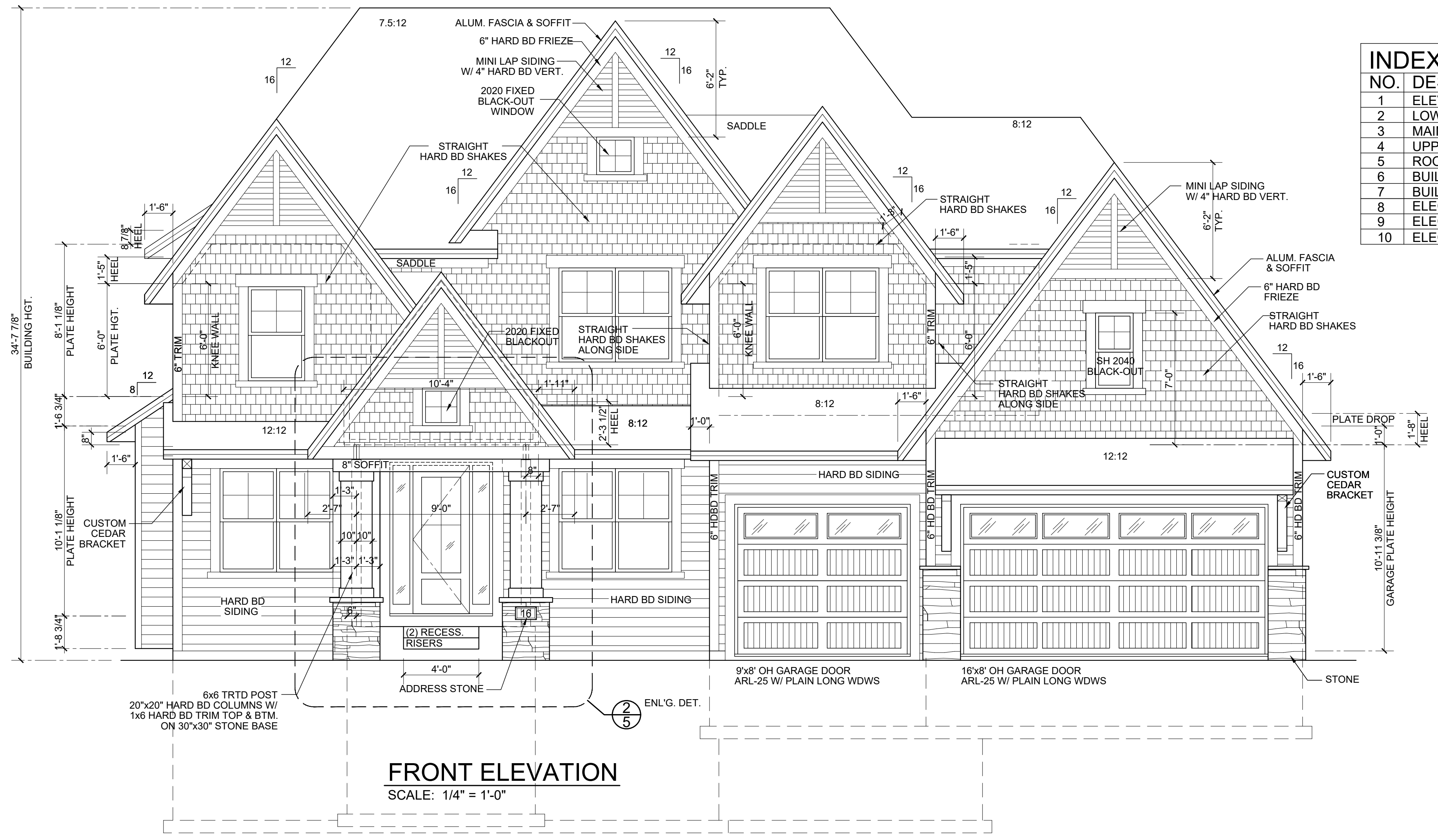


**TYP. WDW. TRIM**  
SCALE: 1/4" = 1'-0"



**CEDAR BRACKET**  
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 OR AS INDICATED. HARD BOARD SIDING ELSEWHERE
  - FINAL GRADE TO BE DETERMINED ON SITE BY OTHERS
  - ALL EXTERIOR GLAZING TO BE LOW - E
  - WINDOW MANUFACTURER: ANDERSEN 100 SERIES
  - O.S.B. ENTIRE EXTERIOR OF HOUSE



**FRONT ELEVATION**  
SCALE: 1/4" = 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	ELECTRICAL - LOWER
9	ELECTRICAL - MAIN
10	ELECTRICAL - UPPER

NOKOMIS - ELEV. D

**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**

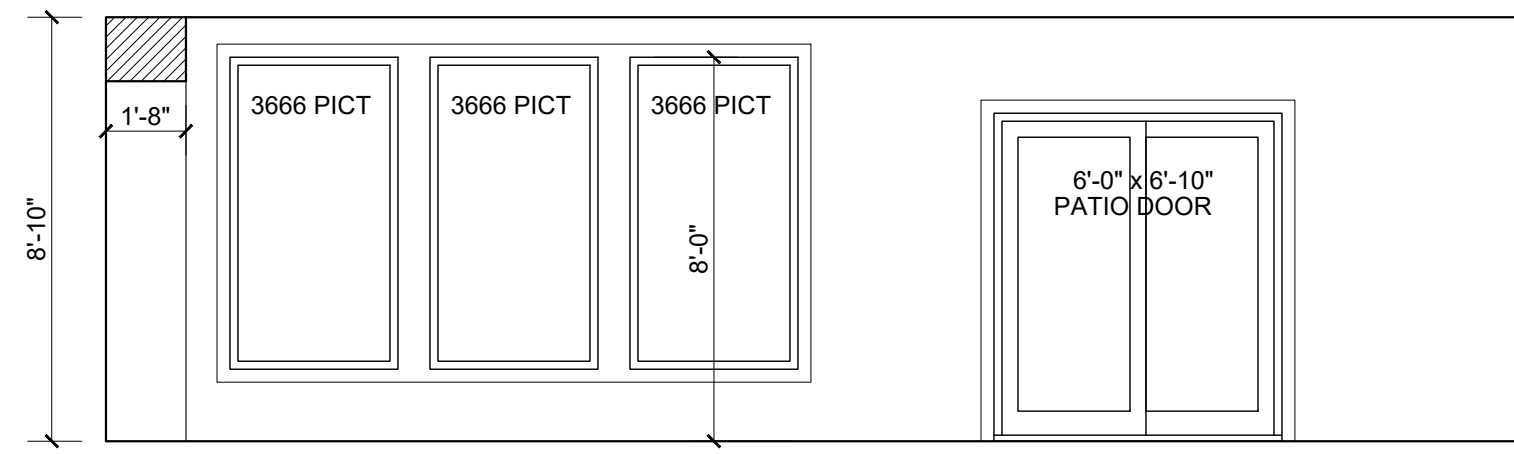
1	2-23-21
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4	3-29-21 jb
5	4-1-21 FINAL STRUCT
6	4-6-21 jb
7	4-19-21 yz
8	4-27-21 yz
9	5-12-21 jo
10	5-18-21 mbk

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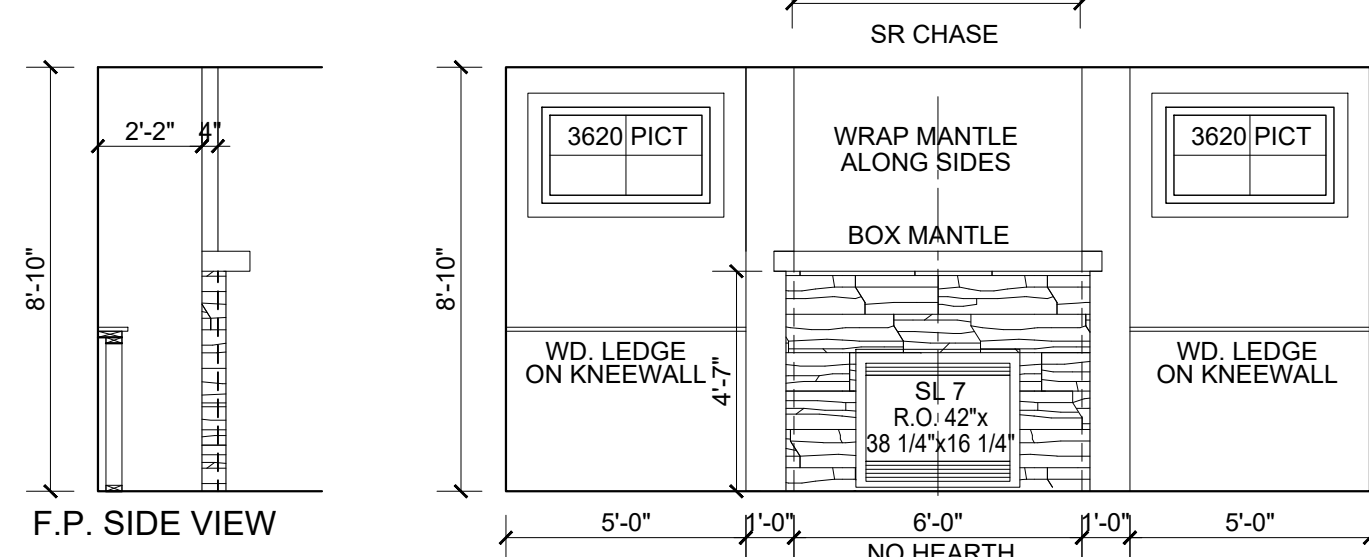
**SCOTT RESIDENCE**  
TRACT D - RLS 629 - REDWAY FOREST  
16 CHERRYWOOD CIRCLE  
NORTH OAKS, MN 55127

**PROJECT**

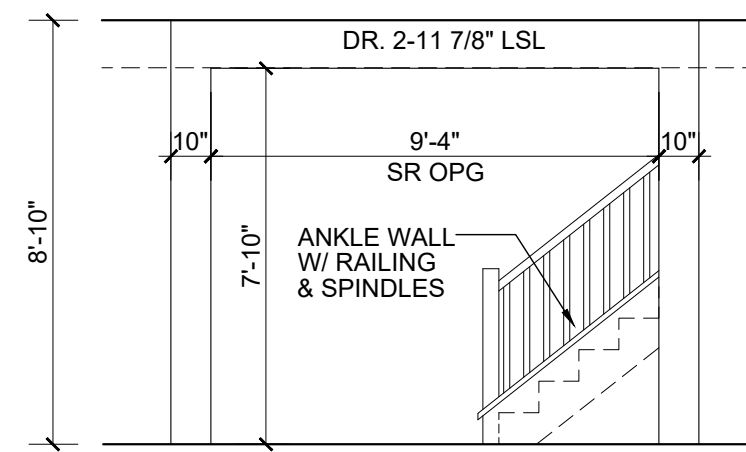
FOUNDATION	1346
FINISHED SQUARE FEET	
BASEMENT	1224
FIRST	1412
SECOND	1736
TOTAL	4372
PROJECT NO.	GH1231
SHEET	1 OF 10



1 REC ROOM WINDOW  
SCALE: 1/4" = 1'-0"



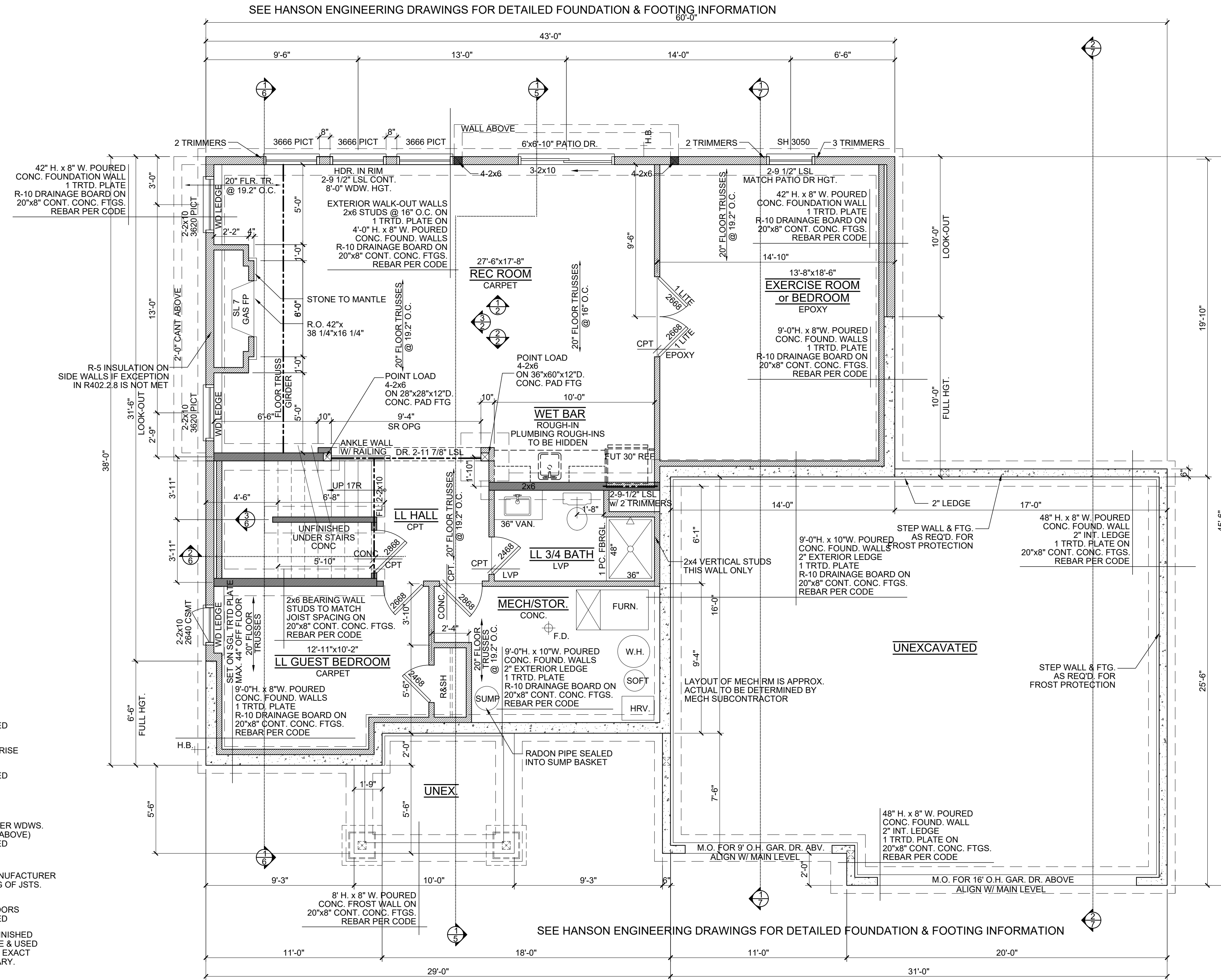
2 ENTERTAINMENT WALL FIREPLACE  
SCALE: 1/4" = 1'-0"



3 REC ROOM STAIRS  
SCALE: 1/4" = 1'-0"

NOTES:

- 1) ALL INTERIOR & EXTERIOR HEADERS TO BE 2-2x10 UNLESS OTHERWISE NOTED
- 2) STAIR TREAD CUT SHOWN @ 10° - 7 3/4" MAX RISE
- 3) ALL ANGLED WALLS AT 45° UNLESS OTHERWISE NOTED
- 4) ALL EXTERIOR DIMENSIONS TO OUTSIDE OF SHEATHING
- 5) MAIN WDWs. @ 7'-10" / UPPER WDWs. @ 8'-10" HGT. (TRANSOMS ABOVE) UNLESS OTHERWISE NOTED
- 6) GARAGE WALL 2x6
- 7) TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY SIZE & SPACING OF JSTS. & TRUSSES
- 8) 4 1/2" RETURNS ON ALL DOORS UNLESS OTHERWISE NOTED
- 9) ROOM DIMENSIONS FOR FINISHED ROOMS ARE APPROXIMATE & USED FOR GENERAL PLANNING. EXACT ROOM DIMENSION WILL VARY.
- 10) O.S.B. ENTIRE EXTERIOR OF HOUSE
- 11) HEADER TRIMMER REQ'NTS: UP TO 4'-11" SPAN = 1 TRIMMER 5'-0" SPAN OR LARGER = 2 TRIMMERS UNLESS NOTED OTHERWISE



LOWER FLOOR PLAN

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

NOTE: DRAFT STOPPING AS REQ'D. @ 1000 SF MAX.

NO INTERIOR INSULATION REQ'D. WHERE EXCEPTION IN SECTION R 402.2.8 IS MET (R-5 INSULATION ADDED WHERE EXCEPTION IS NOT MET)

NOTE: ALL PERIMETER BASEMENT ENERGY WALLS TO BE 2x3 VERTICALS W/ TRTD 2x4 BTM PLATE & 2x4 TOP PLATE.

NOKOMIS - ELEV. D

**G**  
**GONYEA COMPANIES**  
1000 BOONE AVENUE N. SUITE 400  
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BUILDER LICENSE #2459

**S**  
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REVISION RECORD	
1	2-23-20
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**SCOTT RESIDENCE**  
TRACT D - RLS 629 - REDWAY FOREST  
16 CHERRYWOOD CIRCLE  
NORTH OAKS, MN 55127

PROJECT	
FOUNDATION	1346
FINISHED SQUARE FEET	
BASEMENT	1224
FIRST	1412
SECOND	1736
TOTAL	4372
PROJECT NO.	
GH1231	
SHEET	
2 OF 10	







**GONYEA COMPANIES**  
 1000 BOONE AVENUE N. SUITE 400  
 GOLDEN VALLEY, MN 55427  
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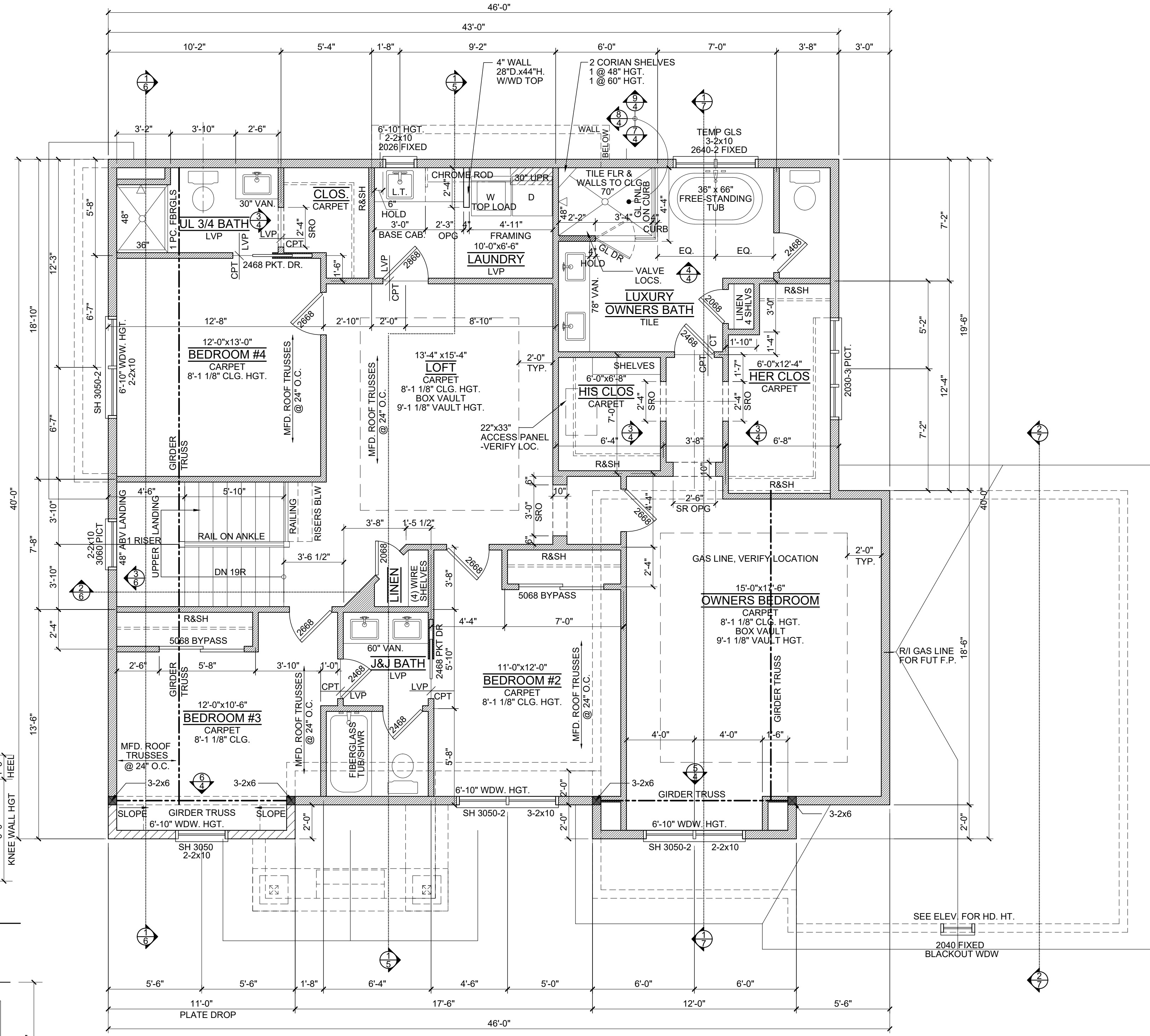
**SCOTT RESIDENCE**  
 TRACT D - RLS 629 - REDWAY FOREST  
 16 CHERRYWOOD CIRCLE  
 NORTH OAKS, MN 55127

**PROJECT**

FOUNDATION	1346
FINISHED SQUARE FEET	
BASEMENT	1224
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SECOND	1736
TOTAL	4372
PROJECT NO.	GH1231
SHEET	4 OF 10

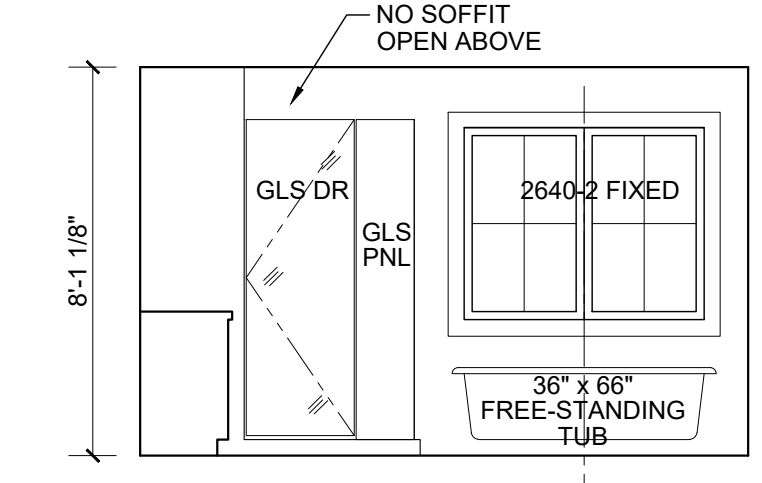
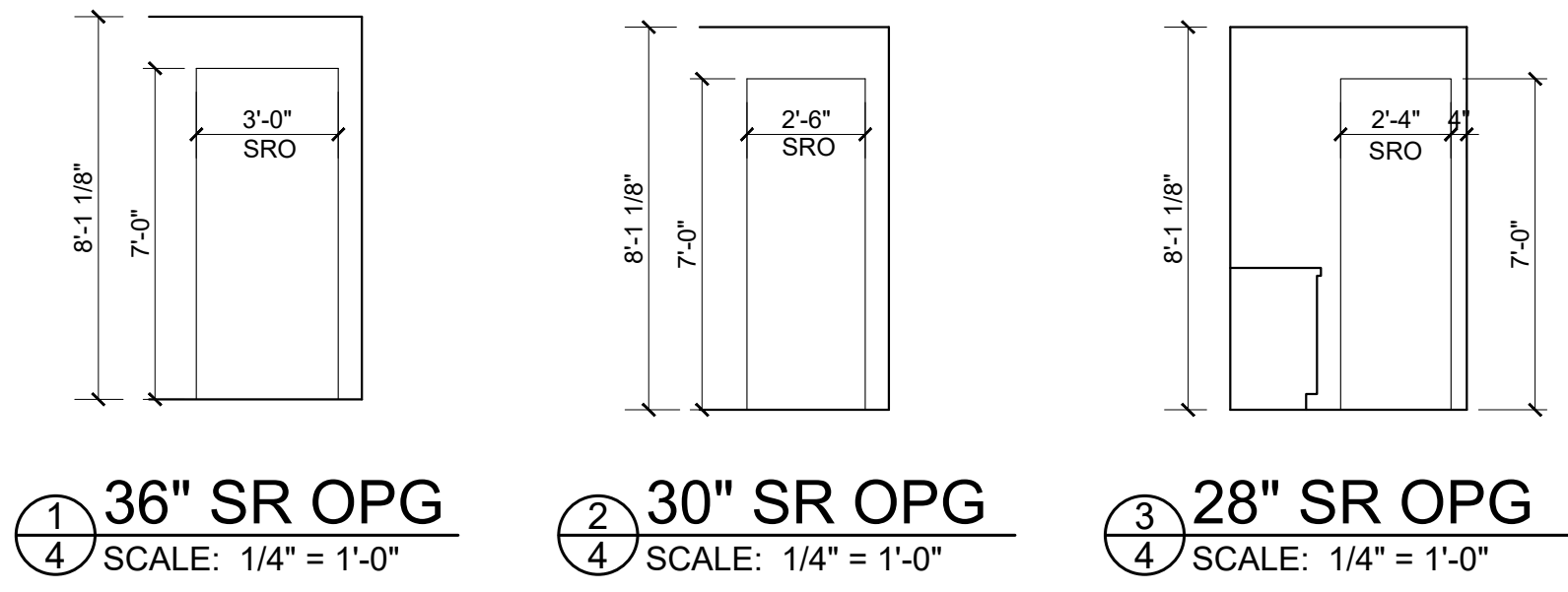
NOKOMIS - ELEV. D

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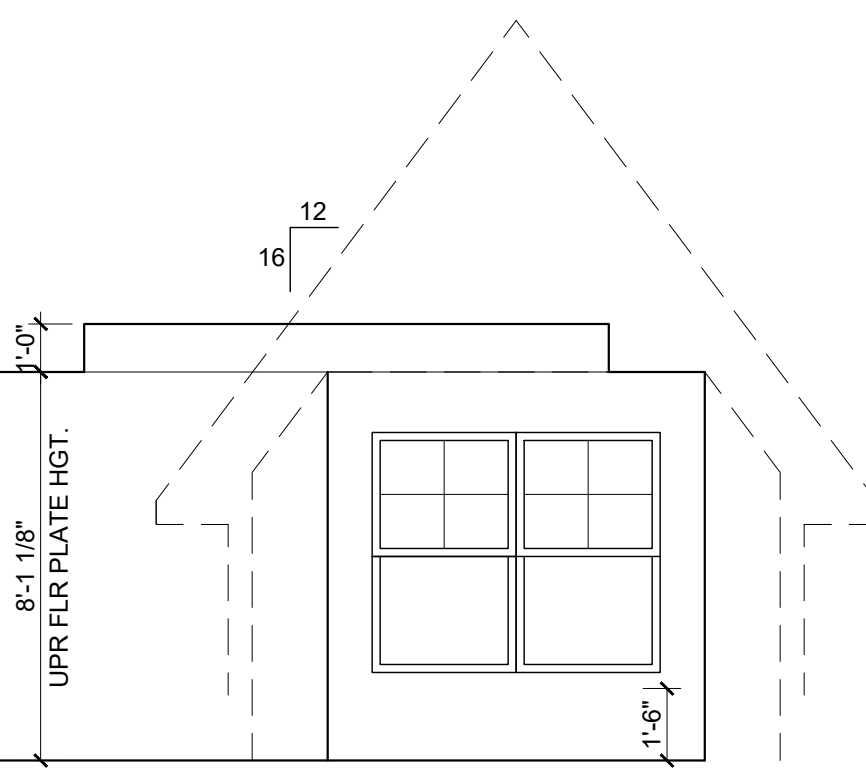


UPPER FLOOR PLAN

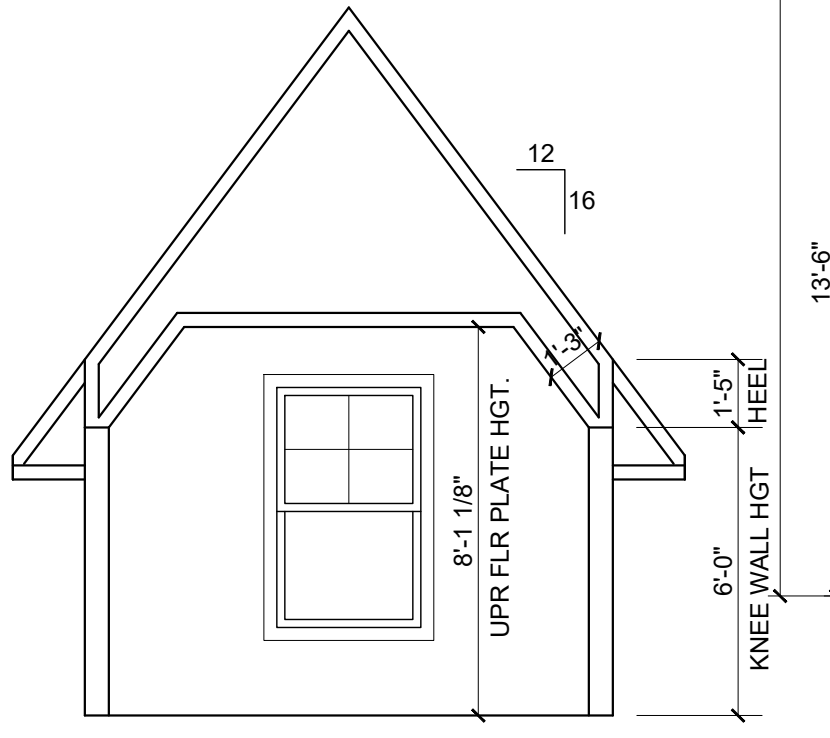
SCALE: 1/4" = 1'-0"



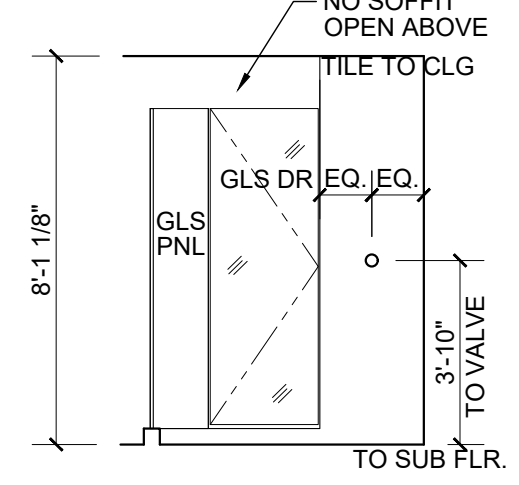
OWNER SHWR. SCALE: 1/4" = 1'-0"



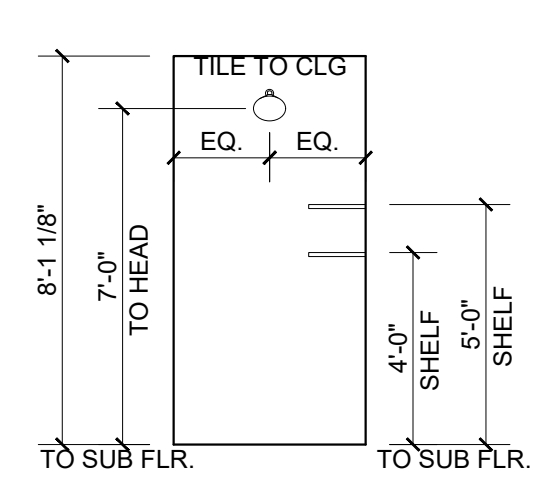
OWNER BED WDW. SCALE: 1/4" = 1'-0"



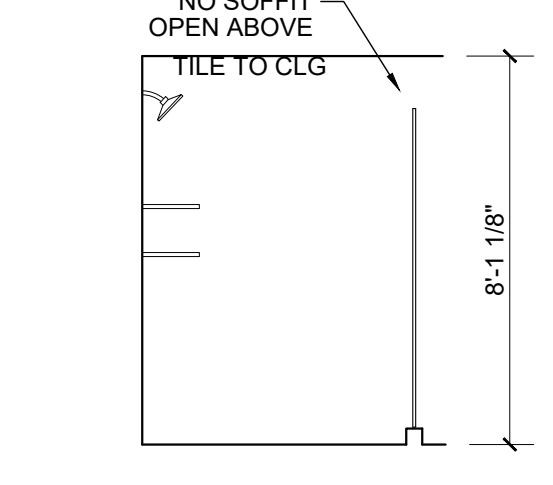
BR#3 SLOPED CLG. SCALE: 1/4" = 1'-0"



OWNERS SHWR. SCALE: 1/4" = 1'-0"



OWNERS SHWR. SCALE: 1/4" = 1'-0"



OWNERS SHWR. SCALE: 1/4" = 1'-0"

NO INTERIOR INSULATION REQ'D. WHERE EXCEPTION IN SECTION R 402.2.8 IS MET (R-5 INSULATION ADDED WHERE EXCEPTION IS NOT MET)

**GENERAL NOTE:**

1. INSTALL TWO - MEMBRANE TAR PAPER BACKING UNDER ALL ROCK, STONE AND STUCCO PRODUCTS
2. INSTALL KICK OUT FLASHING FOR STONE EXTERIOR
3. SLOPE GRADE DOWNWARD AWAY FROM THE STRUCTURE A MINIMUM OF 5" WITHIN THE FIRST TEN FEET UNLESS ADEQUATE DRAINS OR SWALES ARE PROVIDED
4. BOTH MATERIALS AND INSTALLATION OF DRAIN TILE, WATERPROOFING, CONTROL JOINTS, FLASHING, AND INSULATION ARE TO BE IN ACCORDANCE WITH THE CODE BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE
5. SILL PLATES ARE TO BE ANCHORED WITH A MINIMUM OF TWO ANCHORS PER SILL SECTION. ALL SECTIONS ARE TO HAVE AN ANCHOR WITHIN 4" TO 12" OF EACH END. AN ANCHOR IS TO BE PLACED AT ALL WALL CORNERS AND INTERSECTIONS ON WALLS MORE THAN TWO FEET IN LENGTH. WALLS TWO FEET OR LESS IN LENGTH REQUIRE A MINIMUM OF ONE ANCHOR. REQUIREMENTS FOR SHEAR WALLS AND BRACED PANELS MAY BE IN EXCESS OF THESE REQUIREMENTS. TWO INCH WASHERS ARE ONLY REQUIRED AT FULL HEIGHT FOUNDATION WALLS. BUILDING DESIGNER IS TO ACCOMMODATE LOAD PATH FOR ANY VERTICAL LOAD TRANSFER OVER A SILL PLATE OVERHANG CONDITION.
6. ANCHOR BOLTS 1/2" DIAMETER OR LARGER ARE NOT REQUIRED TO BE TO BE CORROSION PROTECTED IN ACCORDANCE WITH IRC SECTION R317.3.1 EXCEPTION 1.
7. ALL PRE-MANUFACTURED FASTENERS AND CONNECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

**MATERIALS:**

CONCRETE: MIX TO BE DESIGNED AND PROPORTIONED BY THE CONCRETE SUPPLIER  
F<sub>c</sub> = 5,000 PSI MIN AT 28 DAYS

STEEL: #4 BARS - F<sub>y</sub> = 40 KSI (ASTM A615)  
#5 BARS & GREATER - F<sub>y</sub> = 60 KSI (ASTM A615)

TREATED SILL PLATE: SYP GRADE #2 OR BETTER

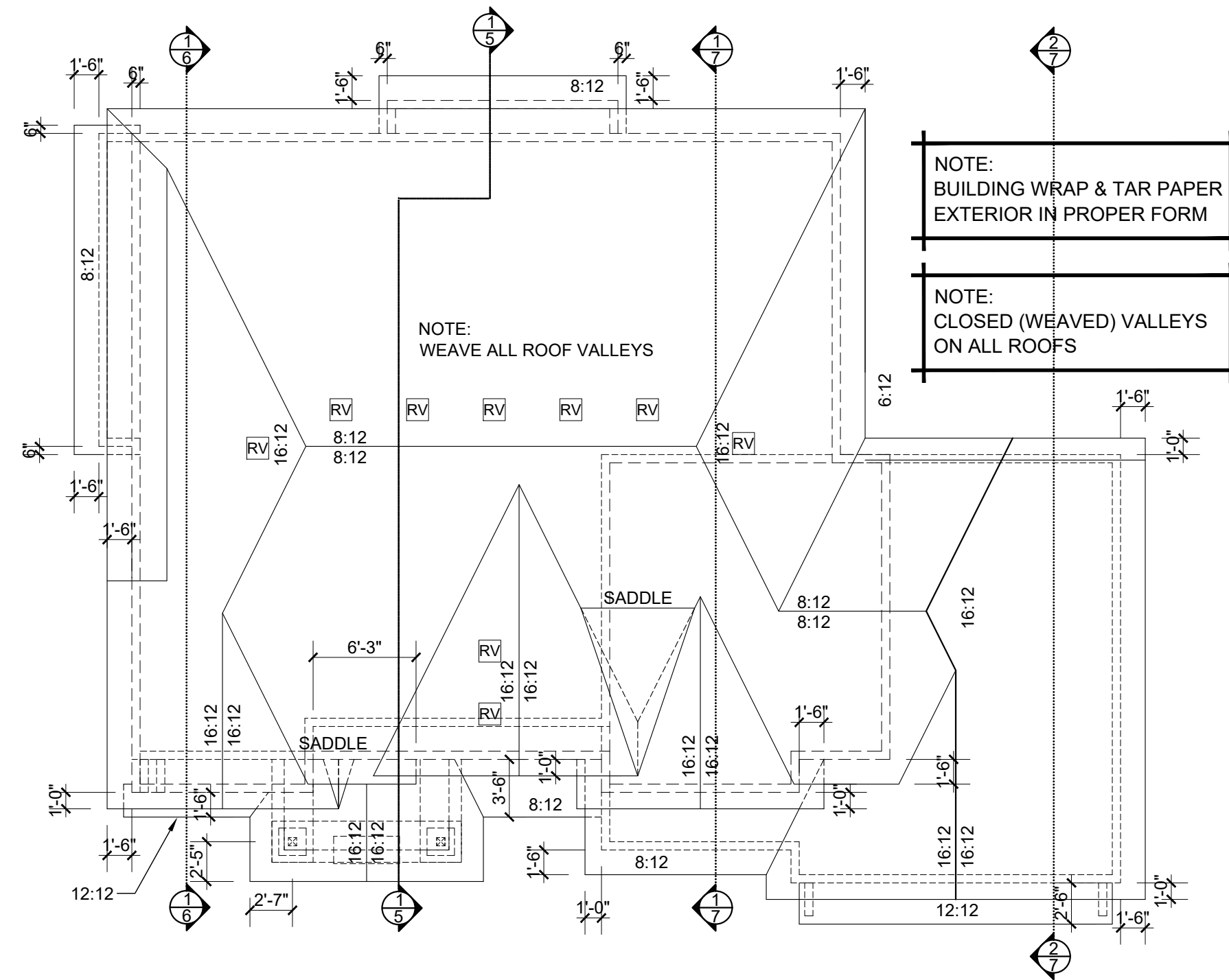
SOIL: 1500 PSI MIN

**NOTES:**

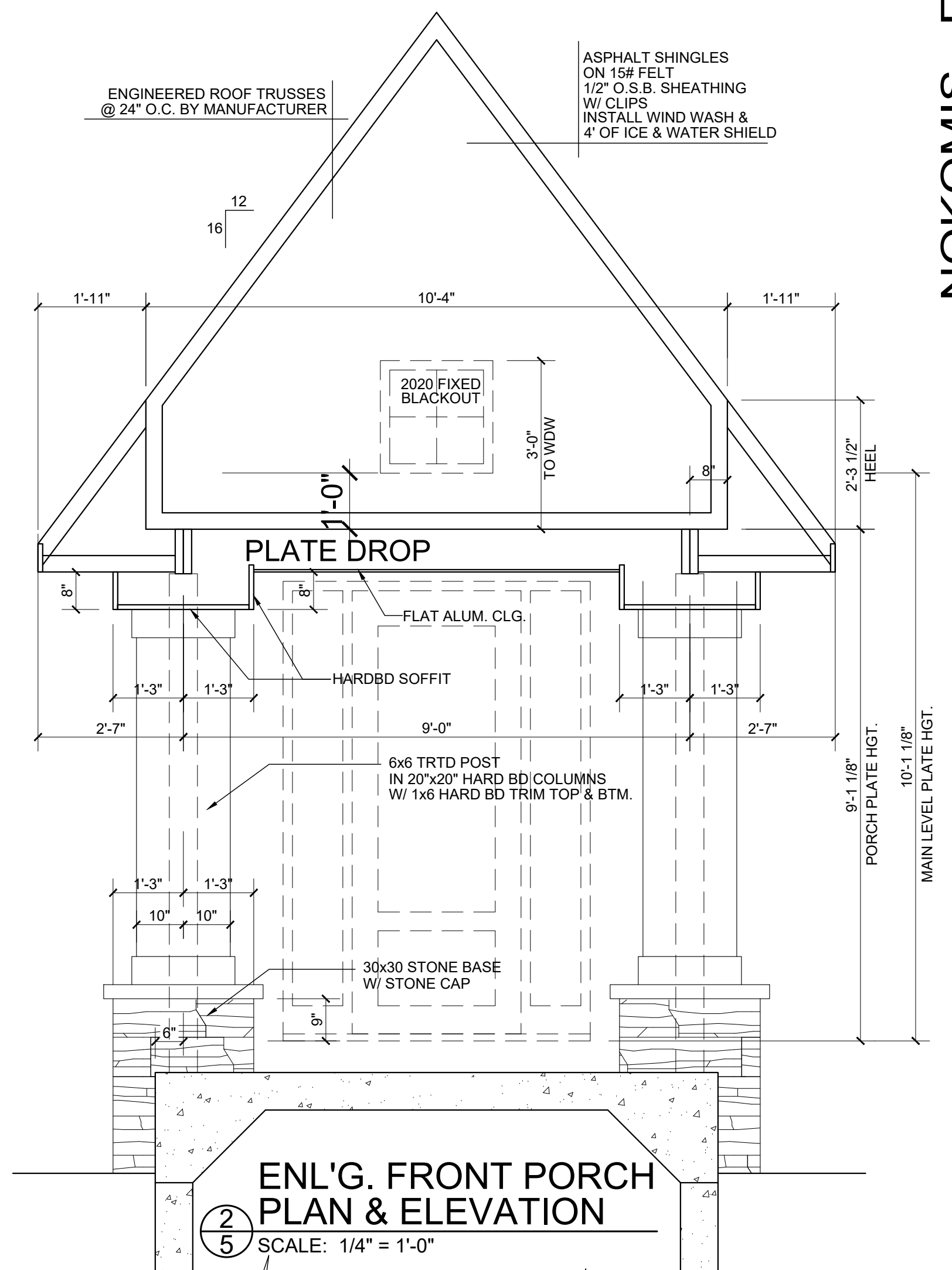
1. MAIN LEVEL FLOOR SHEATHING TO BE 3/4" PLYWOOD/OSB PLACED IN STAGGERED PATTERN NAILED W/ 0.131 Ø x 3" LONG NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT PANEL INTERIOR SUPPORTS OR EQUIVALENT.
2. NAILS IN BLOCKING ARE TO BE PLACED SUCH THAT THE WOOD DOES NOT SPLIT.
3. BLOCKING MEMBERS SHOWN MAY BE REPLACED WITH PRE-MANUFACTURED TRUSS STYLE BLOCKING, DESIGNED FOR 1500 LB LATERAL COMPRESSION LOAD. NAILING SHOWN IS TO BE USED AT MIN.
4. BLOCKING DOES NOT HAVE TO BE PLACED IN ADJACENT BAYS, IF REQUIRED, USE ADDITIONAL 2X4 SPACERS AS SHOWN IN FIRST SPACE.
5. HOLES MAY BE INSTALLED IN BLOCKING IF REQUIRED UP TO 4" IN DIAMETER, MAINTAIN 3" MIN. EDGE DISTANCE

**GENERAL STRUCTURAL NOTES:**

- SHEATH THE ENTIRE EXTERIOR OF THE BUILDING WITH OSB (METHOD 3) INDICATING THE USE OF R602.10.5 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING
- CONSTRUCTION MUST COMPLY WITH FIGURE R602.10.5 TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS STRUCTURAL PANEL SHEATHING, SHOWING REQUIRED STUD TO STUD NAILING REQUIRED FOR THE CONTINUOUS METHOD. ALL EXTERIOR WALLS ARE BRACED WALL LINES.
- CONSTRUCTION MUST COMPLY WITH IRC TABLE R602.3 (1). FASTENING SCHEDULE FOR STRUCTURAL MEMBERS FOR BRACED WALL LINES. IT NOTES THAT THE CONNECTION AT THE SOLE PLATE TO JOIST OR JOIST BLOCKING AT BRACED WALL PANELS BE 3 - 16D NAILS EVERY 16" O.C.
- BRACED WALL SEGMENTS MAY BE SHIFTED TO ACCOMMODATE UTILITIES +/- 1 FOOT. IF MORE SHIFT IS REQUIRED CONTACT ENGINEER.



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

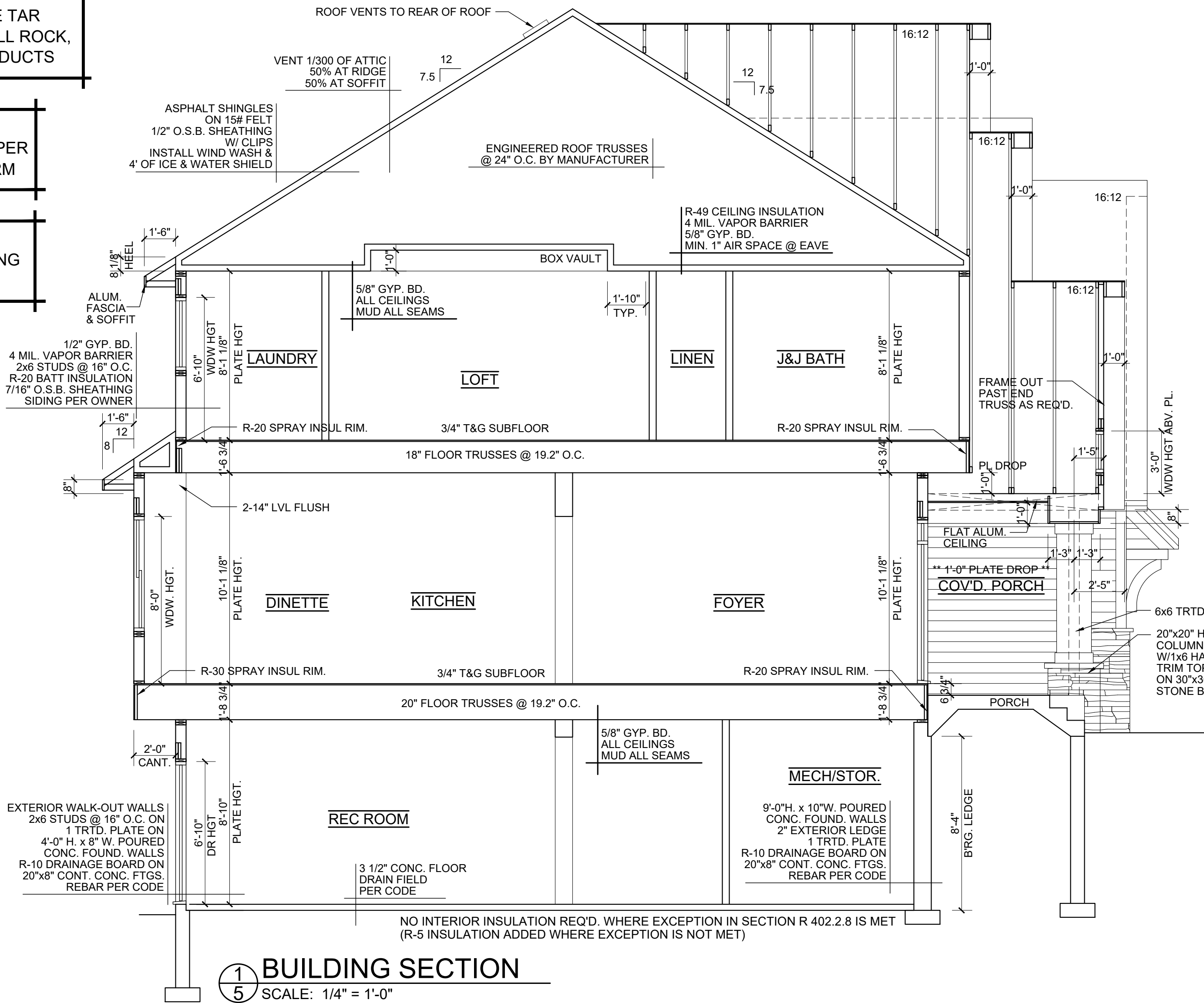


**ENL'G. FRONT PORCH PLAN & ELEVATION**  
SCALE: 1/4" = 1'-0"

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

NOTE:  
BUILDING WRAP & TAR PAPER EXTERIOR IN PROPER FORM

NOTE:  
INSTALL KICK-OUT FLASHING FOR STONE EXTERIOR



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

NO INTERIOR INSULATION REQ'D. WHERE EXCEPTION IN SECTION R 402.2.8 IS MET (R-5 INSULATION ADDED WHERE EXCEPTION IS NOT MET)

NOKOMIS - ELEV. D

**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

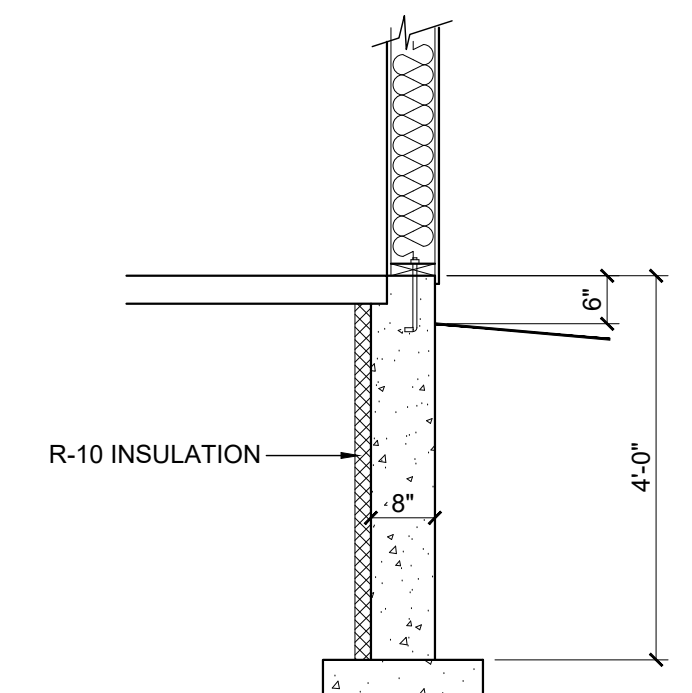
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**SCOTT RESIDENCE**  
TRACT D - RLS 629 - REDWAY FOREST  
16 CHERRYWOOD CIRCLE  
NORTH OAKS, MN 55127

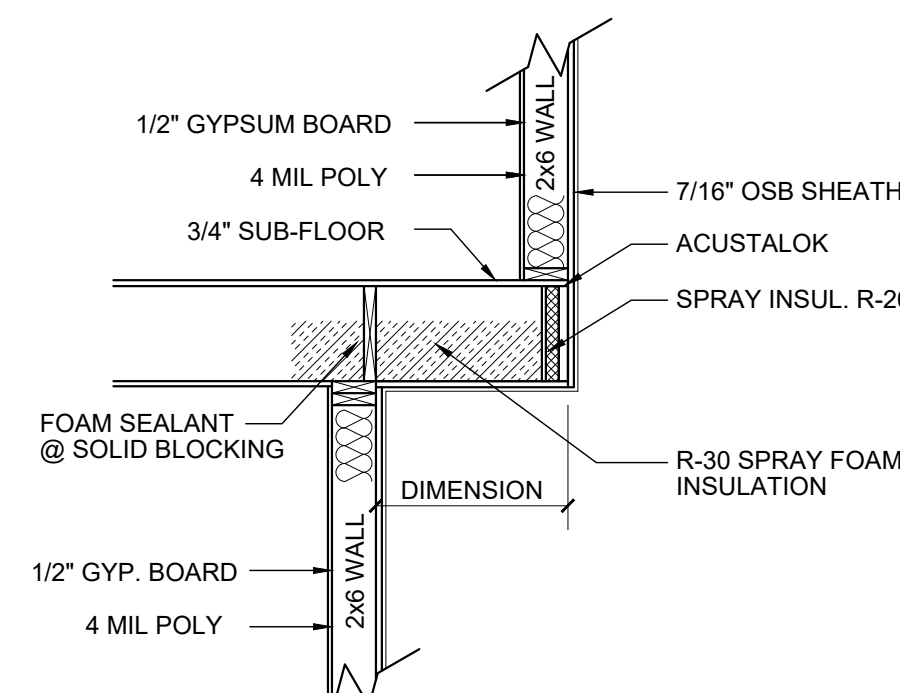
PROJECT	
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FINISHED SQUARE FEET	
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TOTAL	4372
PROJECT NO.	GH1231
SHEET	5 OF 10

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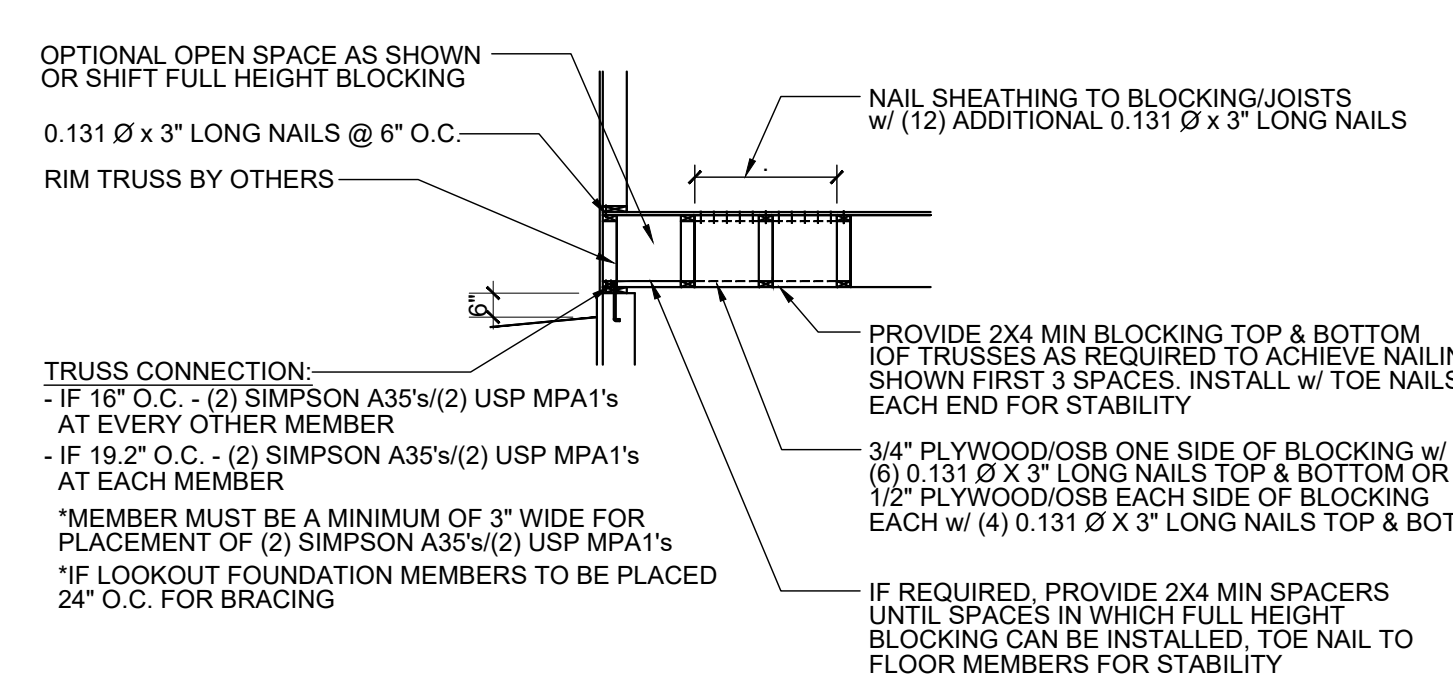




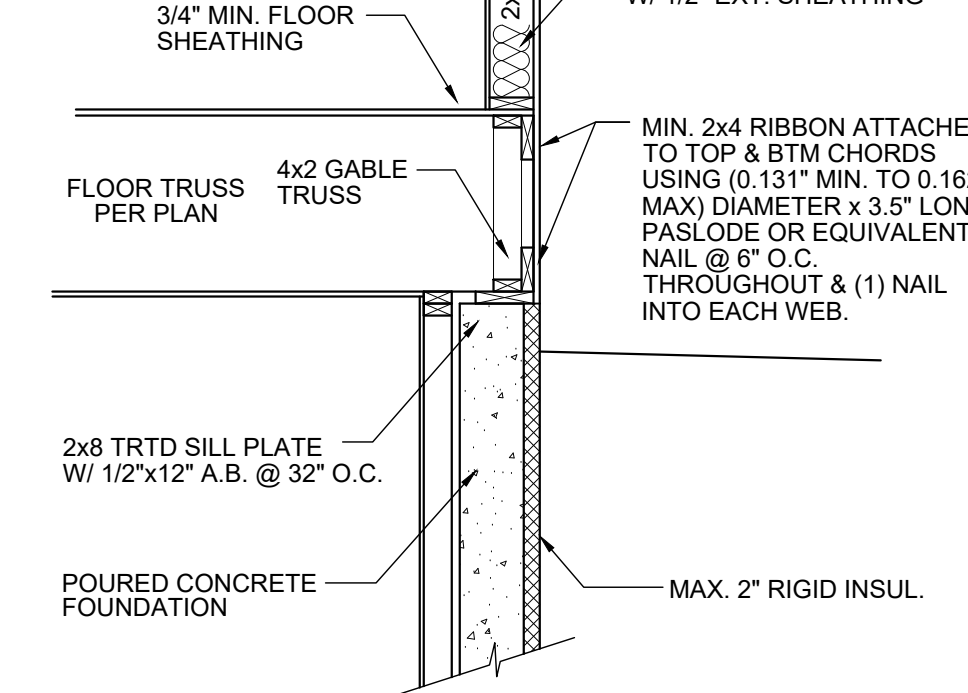
**WALK-OUT PLATE DTL.**  
SCALE: 1/2" = 1'-0"



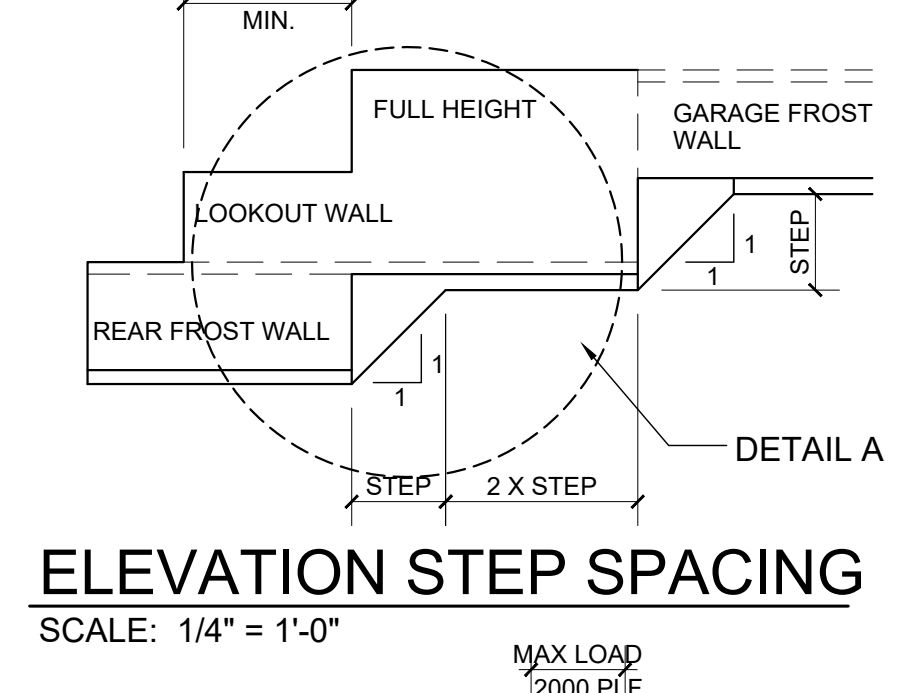
**INSULATION DTL. @ CANT**  
SCALE: 1/2" = 1'-0"



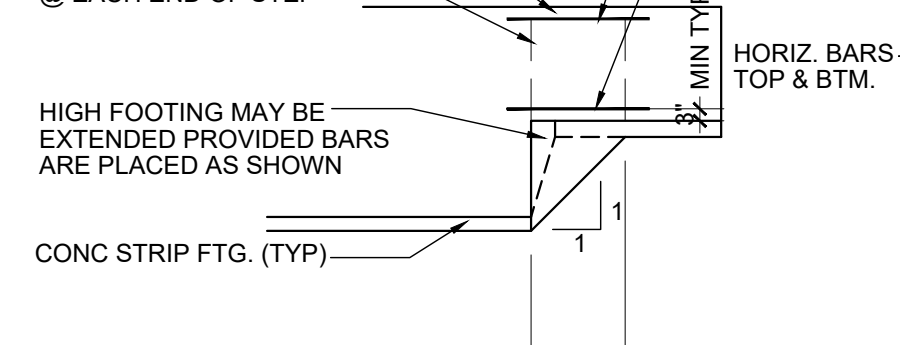
**NON BEARING WALL TRUSS BLOCKING DETAIL**  
SCALE: 1/4" = 1'-0"



**FLOOR TRUSS RIM DETAIL**  
SCALE: 1/2" = 1'-0"



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

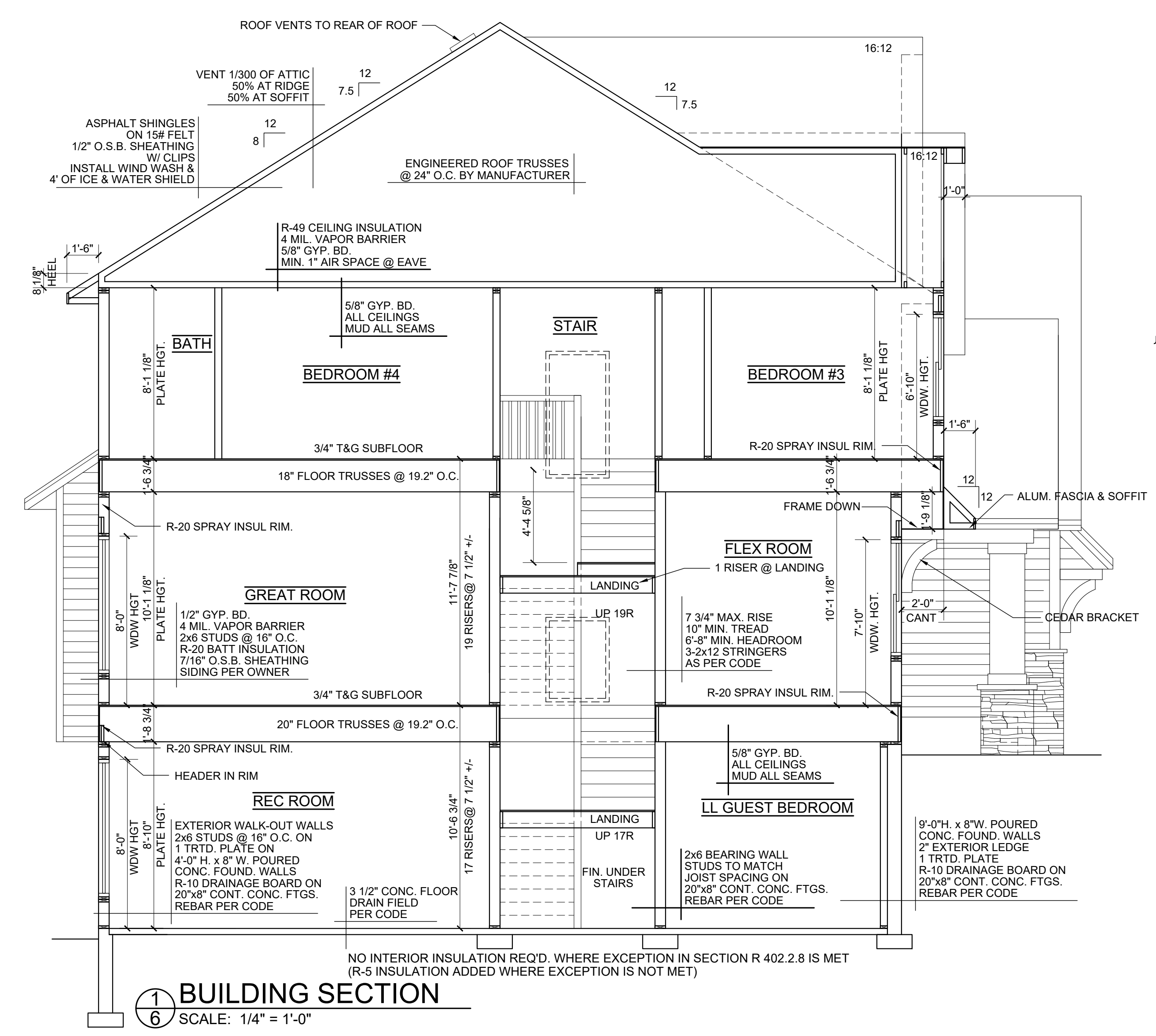


**DETAIL A**  
SCALE: 1/4" = 1'-0"

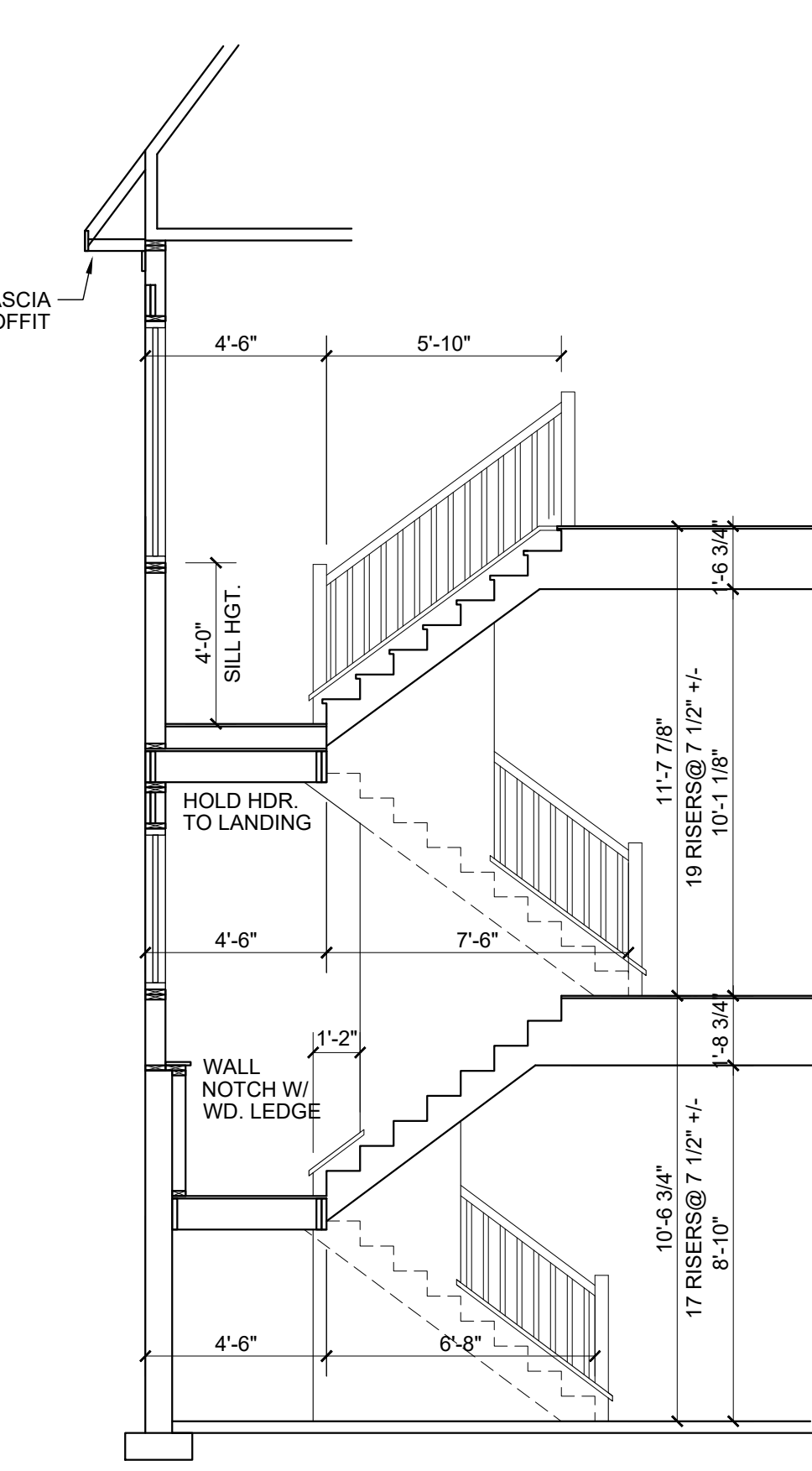
**NOTE:** INSTALL TWO - MEMBRANE TAR PAPER BACKING UNDER ALL ROCK, STONE, AND STUCCO PRODUCTS

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

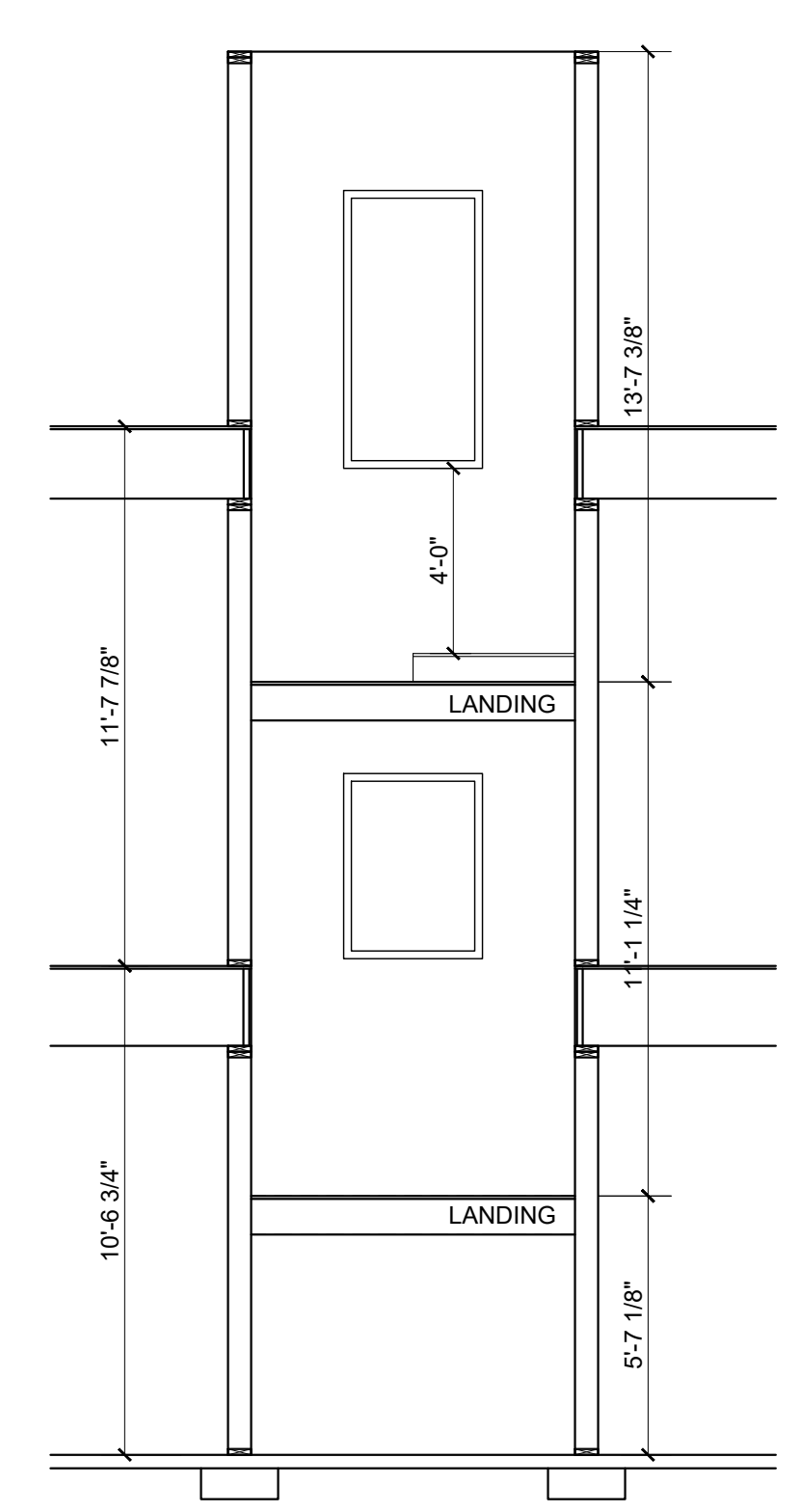
**NOTE:** INSTALL KICK-OUT FLASHING FOR STONE EXTERIOR



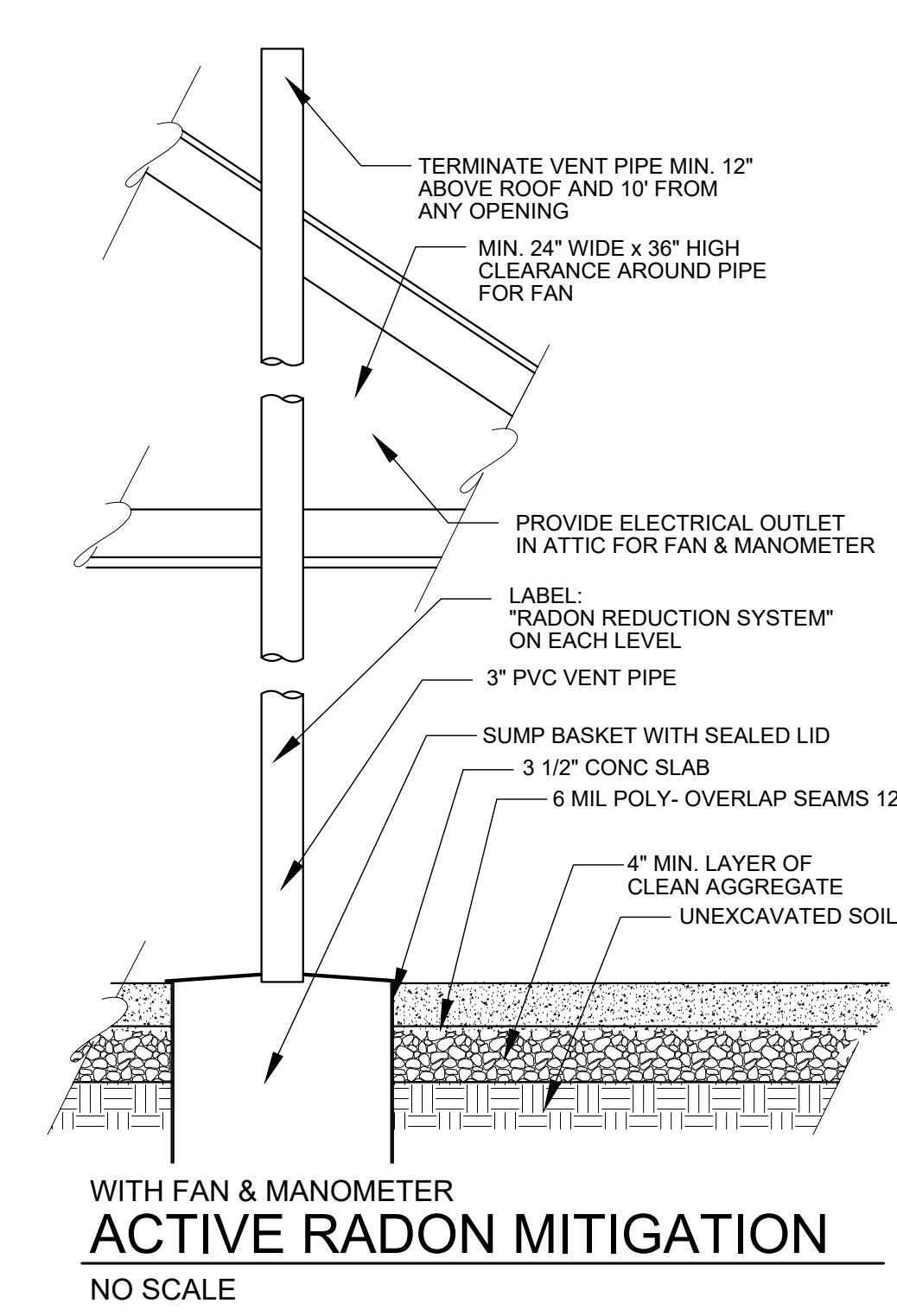
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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



**3 STAIR TALL WALL**  
SCALE: 1/4" = 1'-0"



**WITH FAN & MANOMETER ACTIVE RADON MITIGATION**  
NO SCALE

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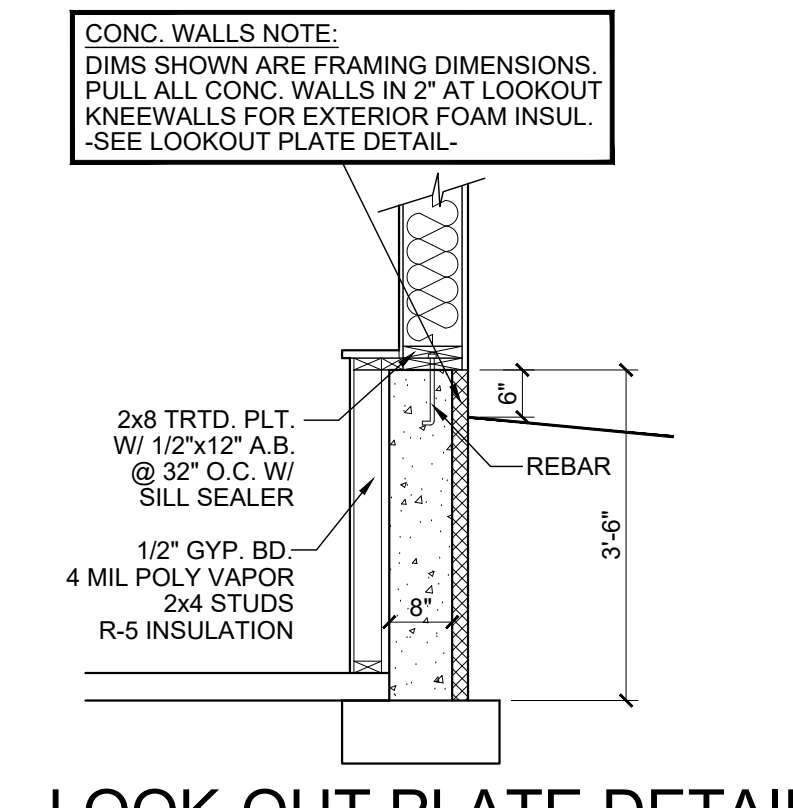
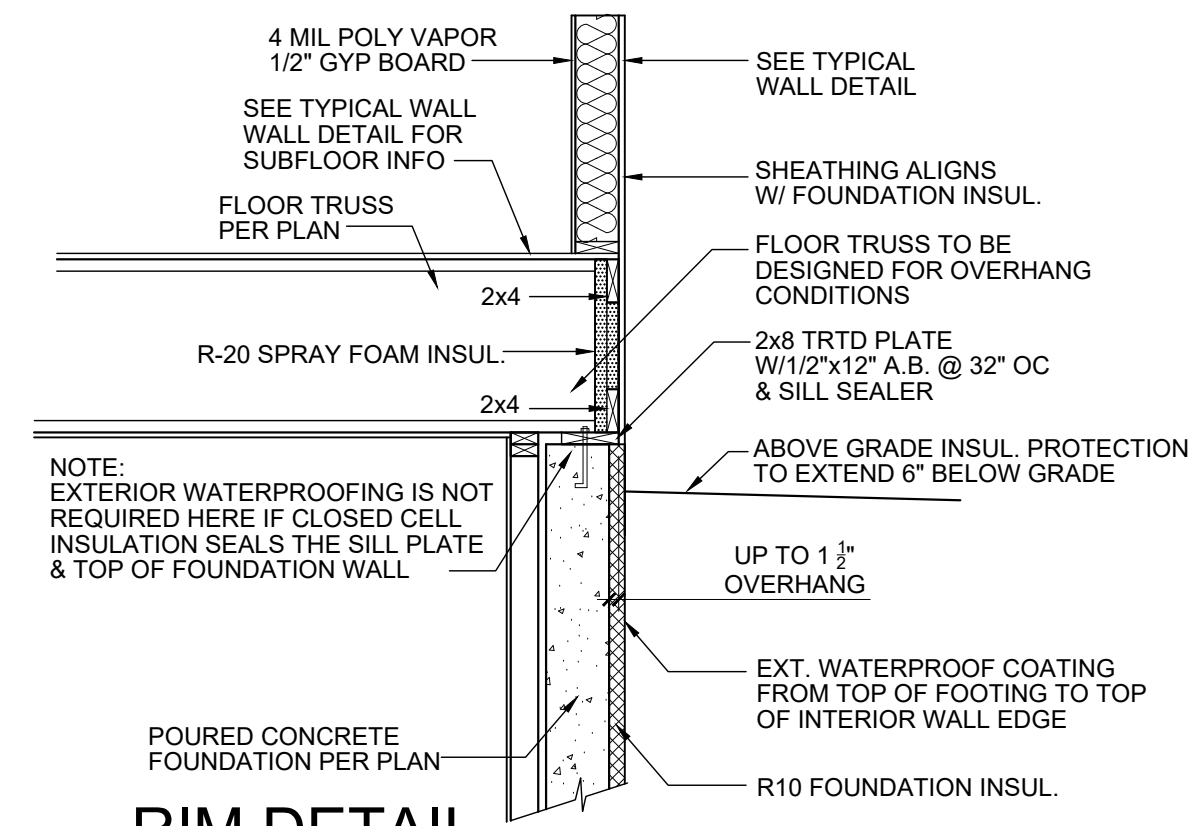
**G**  
**GONYEA COMPANIES**  
1000 BOONE AVENUE N. SUITE 400  
GOLDEN VALLEY, MN 55427  
OFFICE: 763-432-4500  
FAX: 763-432-4501  
BUILDER LICENSE #2459

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

REVISION RECORD	
1	2-23-21
2	3-8-21 PERMIT
3	3-18-21 mbk
4	3-29-21 jb
5	4-1-21 FINAL STRUCT
6	4-6-21 jb
7	4-19-21 yz
8	4-27-21 yz
9	5-12-21 jo
10	5-18-21 mbk

**SCOTT RESIDENCE**  
TRACT D - RLS 629 - REDWAY FOREST  
16 CHERRYWOOD CIRCLE  
NORTH OAKS, MN 55127

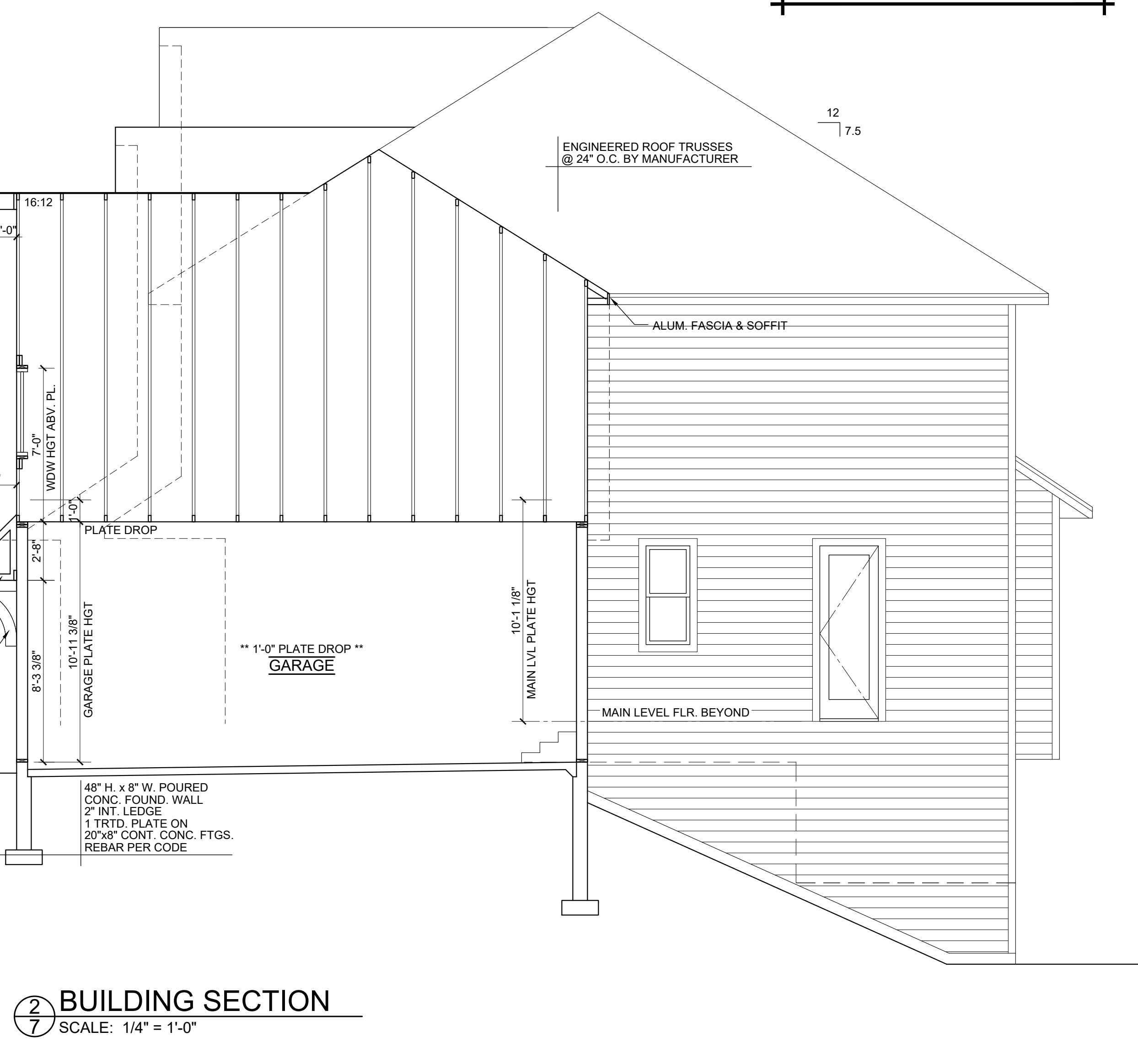
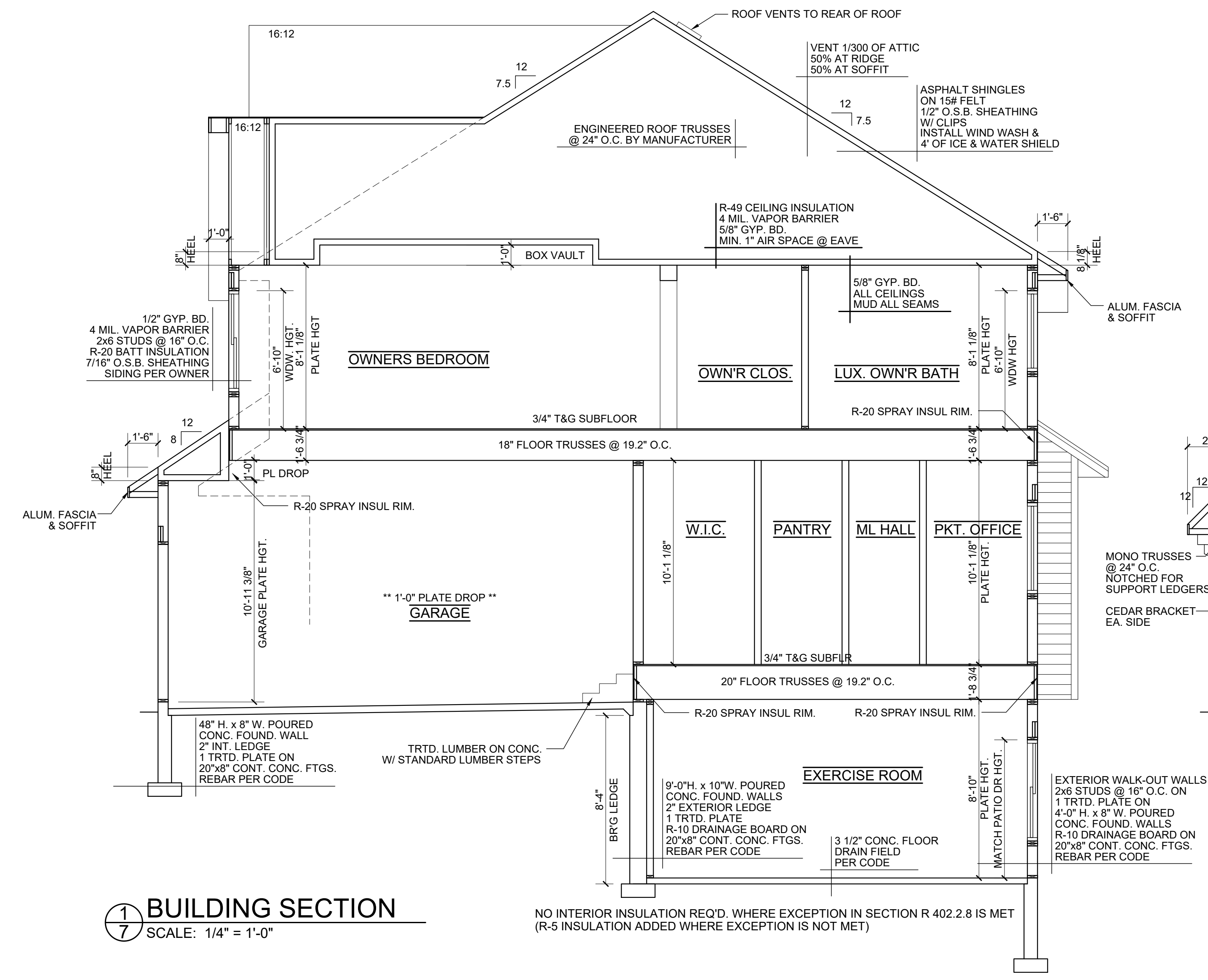
PROJECT	
FOUNDATION	1346
FINISHED SQUARE FEET	
BASEMENT	1224
FIRST	1412
SECOND	1736
TOTAL	4372
PROJECT NO.	GH1231
SHEET	6 OF 10



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



NOKOMIS - ELEV. D

**G**  
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GOLDEN VALLEY, MN 55427  
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A DIVISION OF GONYEA COMPANIES

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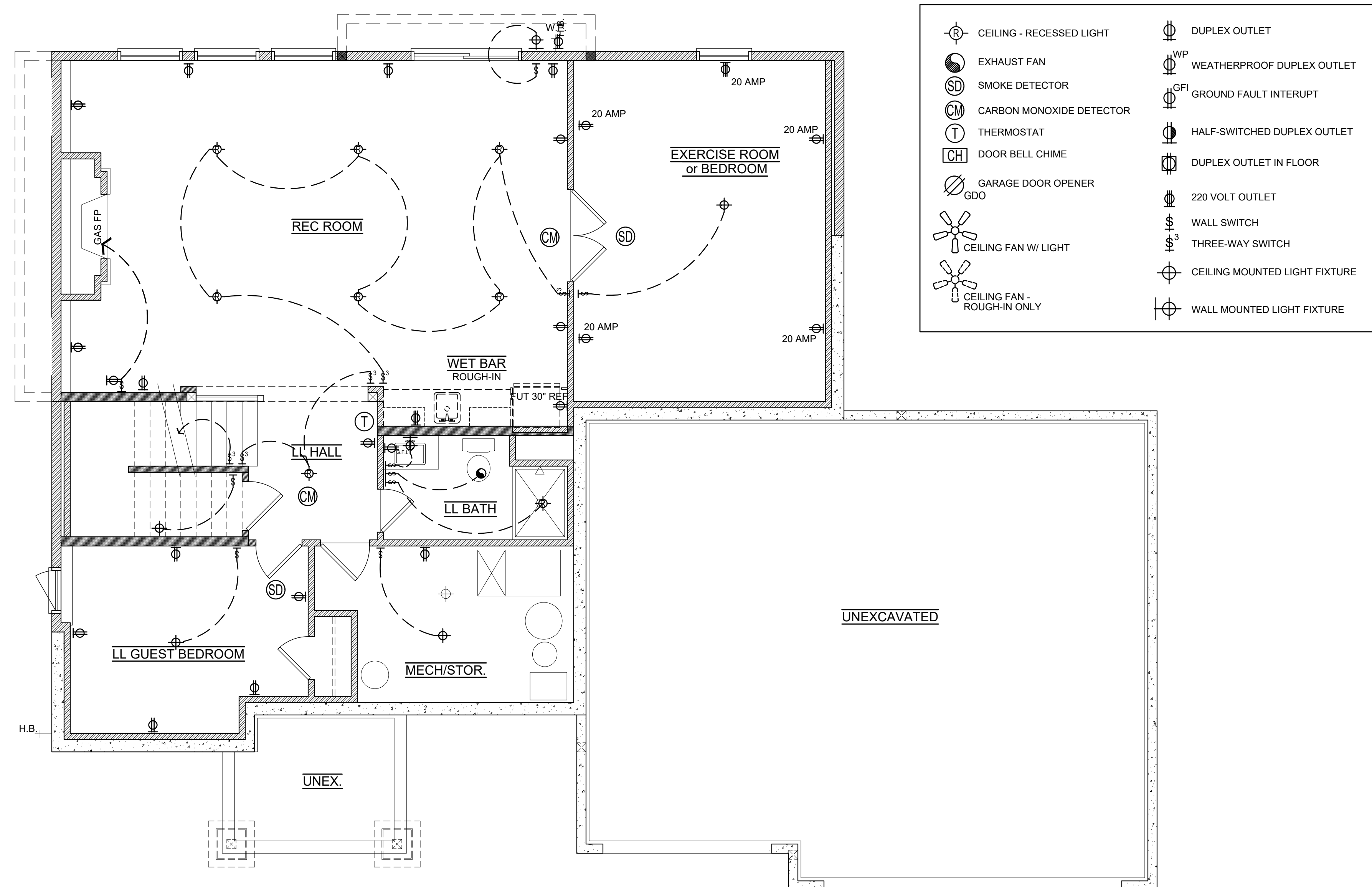
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**SCOTT RESIDENCE**  
TRACT D - RLS 629 - REDWAY FOREST  
16 CHERRYWOOD CIRCLE  
NORTH OAKS, MN 55127

PROJECT

FOUNDATION	1346
FINISHED SQUARE FEET	
BASEMENT	1224
FIRST	1412
SECOND	1736
TOTAL	4372
PROJECT NO.	GH1231
SHEET	7 OF 10

# DO NOT USE - CUSTOM ELEC SUPERCEEDS THIS ONE BASE ELEC. ONLY



BASE PLAN FOR NOKOMIS D  
LOWER LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

NOKOMIS - ELEV. D

**G**  
**GONYEA**  
 COMPANIES  
 1000 BOONE AVENUE N.  
 SUITE 400  
 GOLDEN VALLEY, MN 55427  
 OFFICE: 763-432-4500  
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**STONEGATE BUILDERS**  
 A DIVISION OF GONYEA COMPANIES

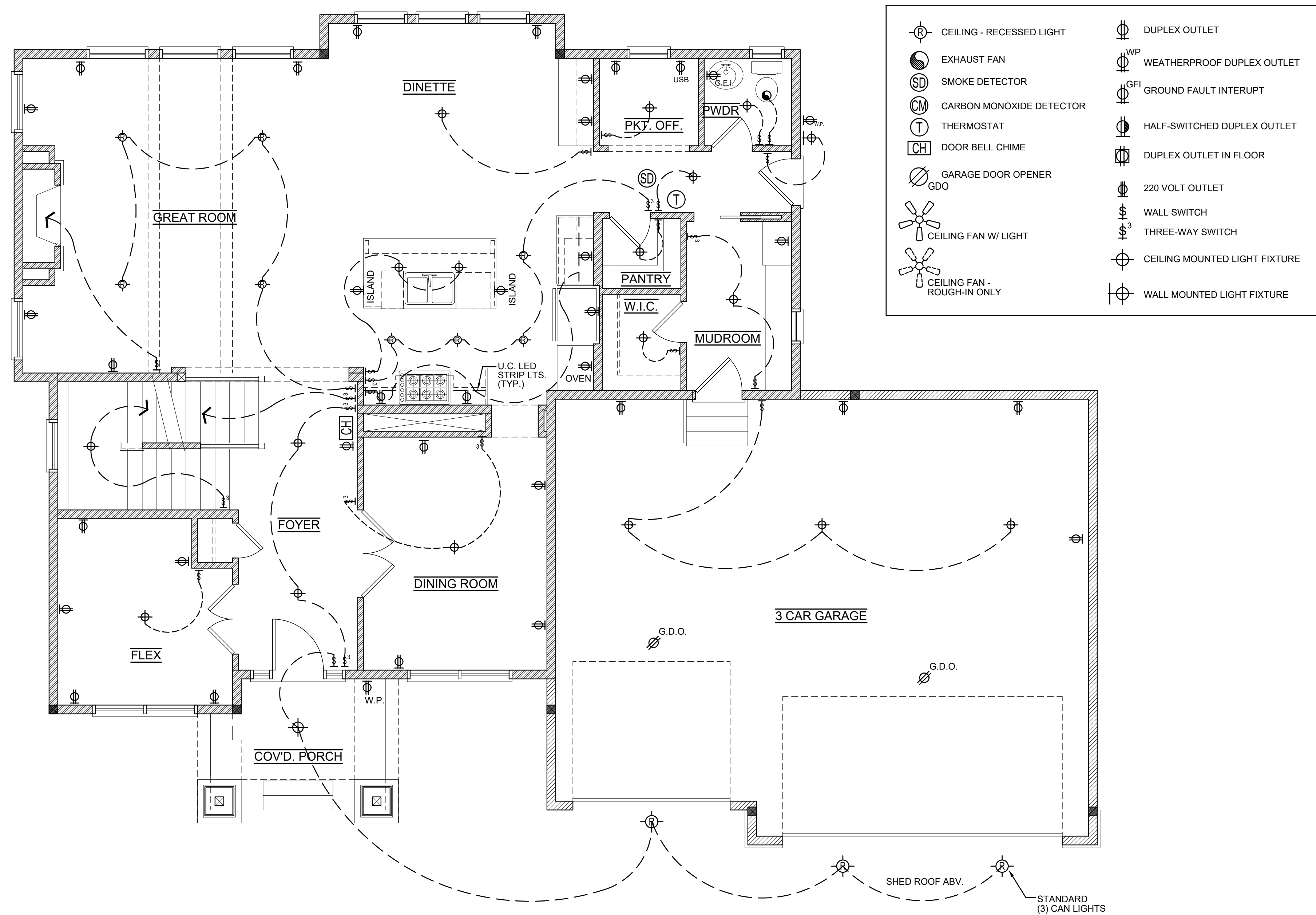
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**SCOTT RESIDENCE**  
 TRACT D - RLS 629 - REDWAY FOREST  
 16 CHERRYWOOD CIRCLE  
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PROJECT	
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TOTAL	4372
PROJECT NO.	
GH1231	
SHEET	
8	OF 10

# DO NOT USE - CUSTOM ELEC SUPERCEEDS THIS ONE BASE ELEC. ONLY



BASE PLAN FOR NOKOMIS D  
MAIN LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

NOKOMIS - ELEV. D

**G**  
**GONYEA COMPANIES**  
 1000 BOONE AVENUE N.  
 SUITE 400  
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 A DIVISION OF GONYEA COMPANIES

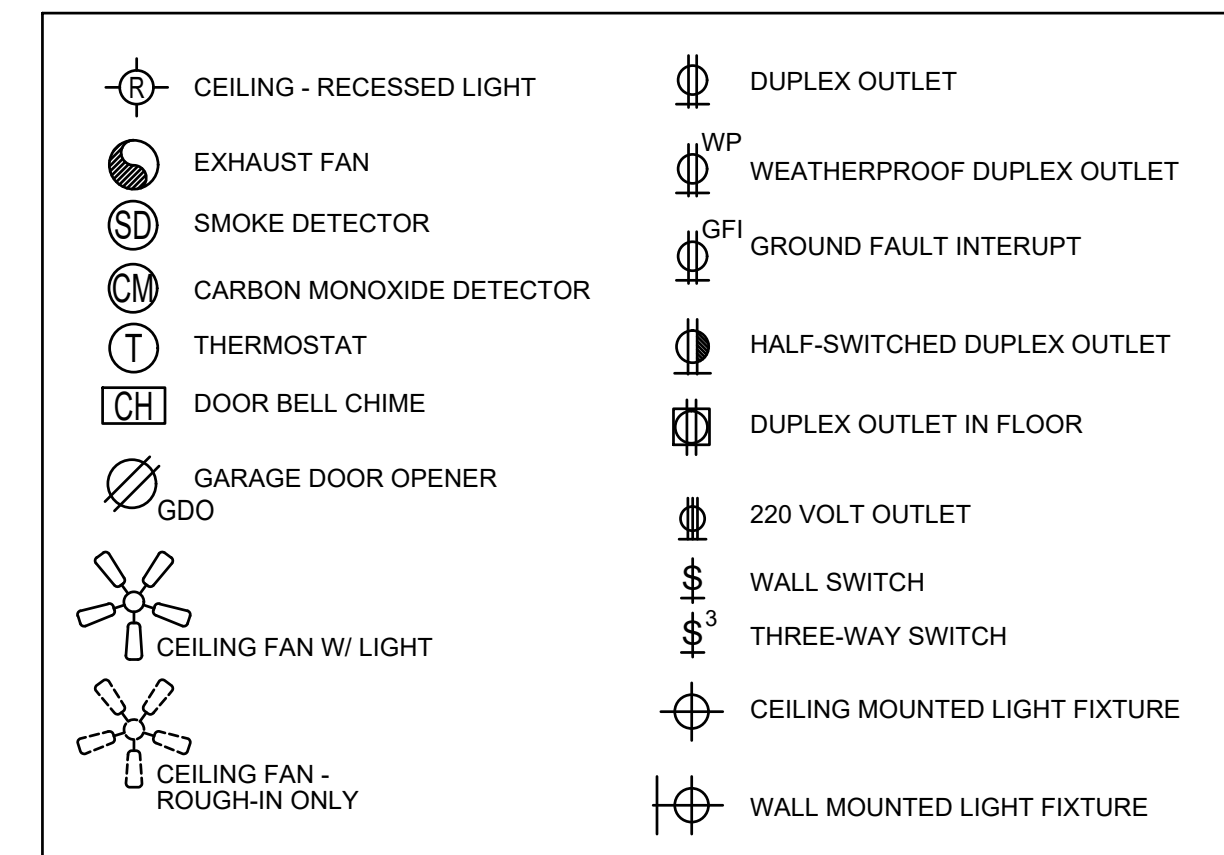
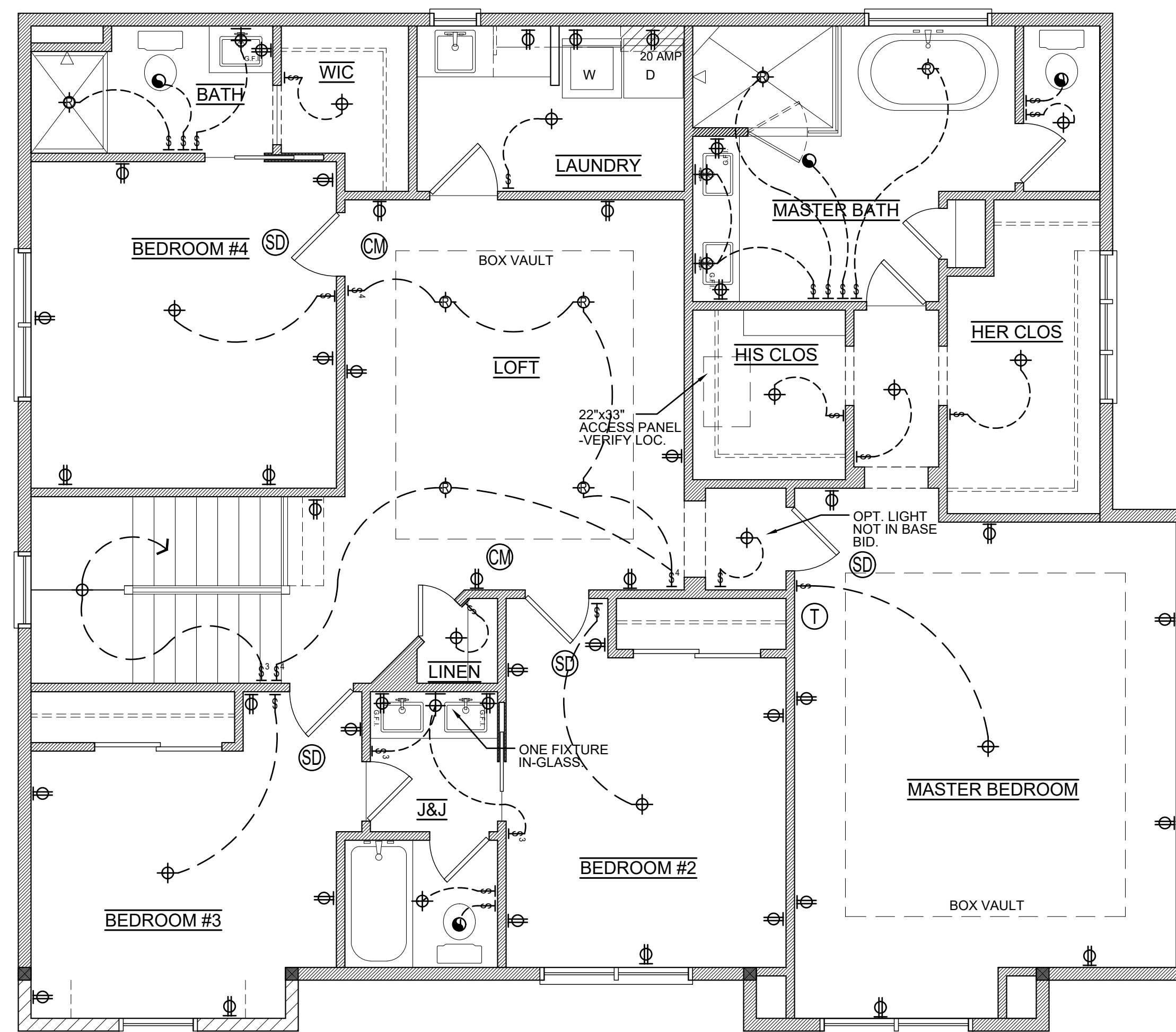
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GH1231	
SHEET	
9 OF 10	

# DO NOT USE - CUSTOM ELEC SUPERCEEDS THIS ONE BASE ELEC. ONLY



BASE PLAN FOR NOKOMIS D  
UPPER LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

NOKOMIS - ELEV. D

**G**  
**GONYEA**  
 • COMPANIES •  
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SHEET	
10 OF 10	



**DESCRIPTION OF PROPERTY SURVEYED**

Tract D, REGISTERED LAND SURVEY NO. 629, according to the recorded plat thereof, Ramsey County, Minnesota.

**GENERAL NOTES**

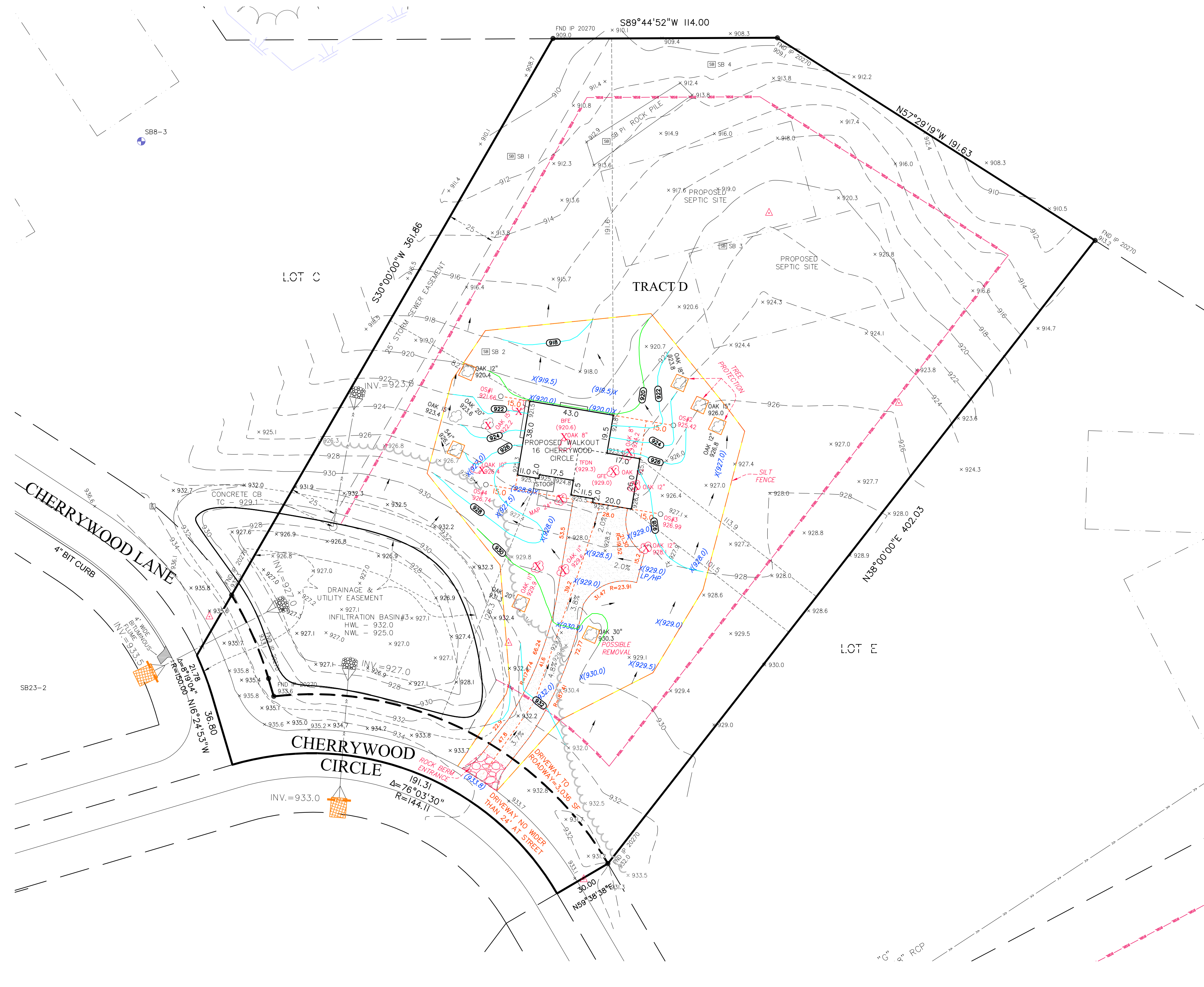
- 1) **Site Address:** 16 Cherrywood Circle, North Oaks, Minnesota 55127
  - 2) **Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% 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.
  - 3) **Parcel Area Information:** Gross Area: 107,836 s.f. ~ 2.48 acres
  - 4) **Site Elevation:** Elevations are based on
  - 5) **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.
- 6) **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**

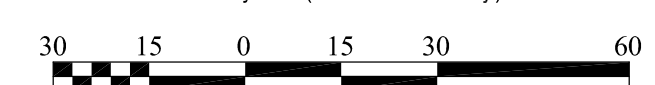
- Proposed Garage Floor Elevation = 931.4
- Proposed Top of Foundation Elevation = 931.7
- Proposed Basement Floor Elevation = 923.0

**Hardcover**

- Lot Area = 107,836 S.F.
- House Area = 2,127 S.F.
- Driveway Area = 3,036 S.F.
- Stoop Area = 72 S.F.
- Front Walk Area = 87 S.F.
- Roadway Area = 3,175 S.F.
- Total Area = 8,497 S.F.
- Coverage = 7.9%



Bearings are based on the Ramsey County Coordinate System (NAD 83 - 1986 adj.)



**SURVEY LEGEND**

○ CAST IRON MONUMENT	⊙ PIEZOMETER	W/O 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	TOF TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT SET	⊙ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "Y" 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
⊙ A/C UNIT	⊙ TREE CONIFEROUS	— CONTOUR PROPOSED
⊙ CABLE TV PEDESTAL	⊙ TREE DECIDUOUS	— GUARD RAIL
⊙ ELECTRIC TRANSFORMER	✕ TREE CONIFEROUS REMOVED	— DRAIN TILE
⊙ ELECTRIC MANHOLE	✕ TREE DECIDUOUS REMOVED	— ELEC UNDERGROUND
⊙ ELECTRIC METER	⊙ TELEPHONE MANHOLE	— FENCE
⊙ ELECTRIC OUTLET	⊙ TELEPHONE PEDESTAL	— FO FIBER OPTIC UNDERGROUND
⊙ YARD LIGHT	⊙ UTILITY MANHOLE	— GAS UNDERGROUND
⊙ LIGHT POLE	⊙ UTILITY PEDESTAL	— OVERHEAD UTILITY
⊙ FIBER OPTIC MANHOLE	⊙ UTILITY VAULT	— TREE LINE
⊙ FIRE DEPT. HOOK UP	⊙ WATERMAIN MANHOLE	— SANITARY SEWER
⊙ FLAG POLE	⊙ WATER METER	— STORM SEWER
⊙ FUEL PUMP	⊙ WATER SPIGOT	— TELEPHONE UNDERGROUND
⊙ FUEL TANK	⊙ WELL	— RETAINING WALL
⊙ PROPANE TANK	⊙ MONITORING WELL	— UTILITY UNDERGROUND
⊙ GAS METER	⊙ CURB STOP	— WATERMAIN
⊙ GAS VALVE	⊙ GATE VALVE	— TRAFFIC SIGNAL
⊙ GAS MANHOLE	⊙ HYDRANT	— RAILROAD TRACKS
⊙ GENERATOR	⊙ IRRIGATION VALVE	— RAILROAD SIGNAL
⊙ GUARD POST	⊙ POST INDICATOR VALVE	— RAILROAD SWITCH
⊙ HAND HOLE	⊙ SIGN	— SATELLITE DISH
⊙ MAIL BOX	⊙ SOIL BORING	— WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
AT				
DRAWN				
BRV				
CHECKED				
DLS				
DATE				
03/21/20				

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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 26th day of March, 2021.  
  
 Daniel L. Schmidt, PLS  
 schmidt@sathre.com  
 Minnesota License No. 26147

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

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

FILE NO.  
 31202-726  
**1**  
**1**