

January 4, 2005

On the above date New Scandia Planning Commission held their regular monthly meeting. The following New Scandia Town Board were also in attendance: Chairman Dennis Seefeldt, Vice Chairman Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden.

NATURES WALK FINAL PLAT APPROVAL

Planning Commission recommends to the Town Board to approve the Landscape Plan for Natures Walk including the change to add deciduous trees to the conifers on the north side screening of the eastern part of the plat.

Planning Commission recommends to the Town Board to grant final plat approval for plat of Natures Walk with the following conditions. 1) The completed Landscape Plan is approved by the Town Board; 2) A Development Agreement is approved by the Town Board; 3) Submit an Opinion of title within 30 days of submission of the final plat to the County Board for approval; 4) Submit a Letter of Credit for Landscaping Plan to be 125% of cost of landscaping and written in Development Agreement; 5) Approval is received from Carnelian-Marine Watershed District; 6) Soil testing be approved by Washington County for the installation of an on-site sewage disposal system for each buildable lot; 7) Road Easements and Wetland Easements are delineated on the survey and dedicated to the Township; 8) Park fees are paid in lieu of land; 9) The rural Landscape Preservation Committee has reviewed the plat; and 10) Drainage, grading and erosion control plans are reviewed and approved by Township Engineer.

Michael Hinz made a motion to approve the Planning Commission recommendation for the approval of the Landscape Plan for the plat of Natures Walk. Blair Joselyn seconded the motion and motion adopted unanimously.

Nancy Madden made a motion to approve the Planning Commission recommendation to approve the final plat for Natures Walk. Michael Hinz seconded the motion and motion adopted unanimously.

ROBERT TAYLOR-CONDITIONAL USE PERMIT

Planning Commission recommends to the Town Board to approve the Conditional Use Permit for applicant Robert Taylor, 22077 Peabody Trail North, Scandia, MN and owner Peter Nora, 21060 Olinda Trail. Lot 6, Block 1 in Scandia Addition. The Conditional Use Permit shall be for one year to operate R & B Auto Repair with no fuel sales on a lot 150 feet by 53 feet on the grounds that it is a permitted use in the Retail Business District. Conditions are (1 there will be no tow truck stored on site; 2) customers or applicant may not park cars on the sidewalk, which should remain unobstructed at all times; 3) the County Engineer must verify distance from the overhead door entrance to the stop sign for safety and approve; 4) the security lights be replaced and the boards be removed from the window within 6 months; 5) applicant must demonstrate compliance with Section 10.20 of New Scandia Development Code; 6) signage must be approved by the Town Board. 7) up to two vehicles may be parked overnight in parking lot; this does not include any salvage autos; 8) must be inspected annually by the EPA and all applicable licenses and permits are obtained from the State and County; 9) the dumpster is screened; 10) no outside storage is permitted; 11) no auto body work is allowed; and 12) the main floor drain must be permanently capped. Findings are there is adequate parking available and the building is adequate for the proposed use.

Nancy Madden made a motion to approve the Planning Commission recommendation for the operation of R & B Auto at 21060 Olinda Trail. Michael Hinz seconded the motion and motion adopted unanimously.

WILD BUSH ACRES

The Washington County Plat Commission recommended the Township review the possibility of an Urban Section Road (curb & gutter) being located through the wooded area in order to preserve as many trees as possible. There was a question as to the exact location to which the County was referring. It was decided to review the area with a site visit by two Planning Commission and two Town Board members, the Township Engineer, the Developer and Dennis O'Donnell from Washington County.

Dolores Peterson



New Scandia Township Clerk