

May 3, 2005

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

JAMES AND MARY ANN WENNBERG-MINOR SUBDIVISION

Planning Commission recommends to the Town Board to approve the Minor Subdivision for James and Mary Ann Wennberg, 13680 240th Street, Scandia, MN 55073. The NW ¼ of the NE ¼ of Section 4, Township 32. PID: 04-032-20-12-0002. To divide 20.06 acre parcel into two parcels. Parcel A 8.09 acres and Parcel B 11.97 acres. On the grounds that the subdivision is consistent with the New Scandia Township Development Code. Conditions are: 1) Park fees are paid; 2) Wetlands be delineated and approved by Washington County; 3) That the subdivision occur according to survey presented; 4) Thirty-three feet from the centerline of Morgan Avenue and 240th Street be dedicated to the town for road easements; 5) If Washington County determines there are wetlands, connecting easements must be established between property owners and not the township. Findings are the lot was created before June 4, 1998 (prior to April 3, 1999) and therefore is allowed to be split into two lots of any size.

Nancy Madden made a motion to approve the Planning Commission recommendations for the Minor Subdivision for James and Mary Wennberg. Blair Joselyn seconded the motion and motion adopted unanimously.

SCOTT KAISER AND HOLLY BEYL-MINOR SUBDIVISION

Planning Commission recommends to the Town Board to approve the Minor Subdivision for Scott Kaiser and Holly Beyl, 18989 Olinda Trail, Marine, MN 55047. Lot 1 Block 1, Anderson Meadows. PID: 34-032-20-12-0002. To divide a 21.46 acre parcel into Parcel A of 6.76 acres and Parcel B 14.70 acres be approved on the grounds that the existing parcel of 21.46 acres was a parcel of record prior to April 3, 1999. Such parcels in AG zones are thus divisible into two lots of any size. Under the following conditions: 1) Septic location and soil borings on Parcel B be identified and approved by Washington County; 2) Fees in lieu of park land per current Township regulations; 3) The driveway for Parcel B be located off Oakgreen Avenue with a variance from Road Frontage requirements of 300 feet to 180 feet as the road already exists as a dead-end and serves only one residence on a large parcel and the Township does not want additional road frontage in this area. Findings are this appears to be a reasonable use of property and the proposed use seems in harmony with the existing neighborhood.

Nancy Madden made a motion to approve the Planning Commission recommendations for the Minor Subdivision for Scott Kaiser. Michael Harnetty seconded the motion and motion adopted unanimously.

Meeting adjourned.

Dolores Peterson

New Scandia Township Clerk