

November 1, 2005

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

PATRICK MCLAUGHLIN-MINOR SUBDIVISION

Planning Commission recommends to the Town Board to approve the Minor Subdivision for Patrick and Beatrice McLaughlin, 22300 Olinda Trail North, Scandia, MN 55073. Part of the NW1/4 of the SE ¼ Section 11, Township 32, Range 20. To subdivide a 12.37 acre parcel into two parcels, Parcel A, 3.43 acres and Parcel B, 8.94 acres. A variance to reduce the 1.0 acre buildable area to 0.8 acres to accommodate existing structure and a variance for road setback from 150 feet to 100 feet from Olinda Trail and from 200 feet lake side to 180 feet on the grounds that it meets the requirements for a minor subdivision. Conditions are 1) The County issues a driveway permit for parcel A, 2) The County approve the septic system for Parcel A, 3) Convey all drainage easements to the Township, 4) All fees are paid to the Township. Findings are that it is a reasonable use of the property.

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

JEAN HOGEN-QUESTIONS REGARDING A NOMINAL 10 ACRE PARCEL

Jean Hogen, 15450 220th Street, presented a request classify a 9.6 acre as a nominal 10 acre to therefore apply for a Minor Subdivision. The property is in a Semi-Rural allowing 5 acres lots. This property was assessed as one parcel on the 2000 Road Project. Ms. Hogen indicated that she would like to have the property divided as a 4.6 acre including the homesite and a 5.0 acre parcel. Discussion included obtaining land from the neighboring property owner to require a 10-acre parcel. Ms. Hogen was informed that the property could not be classified as a nominal 10-acre parcel.

DIAMOND HOMES/MARK HARMS-CONCEPT OF A MAJOR SUBDIVISION

Leon Optaz and Kerry Culver, RLK, representing Mark Harms of Diamond Homes, presented a concept of a Major Subdivision by Open Space Design. Owners of the property are John and Janice Merthan and James Segelstrom, 15815 Oakhill Road. The 98.2 acres is zoned Agricultural and would be divided into 20 lots, assuming a 100% bonus. The property includes a 7.4 acre parcel on the south side of Oakhill Road, with a portion of this designated as Open Space. Mr. Optaz reviewed the topography as rolling open farmland with potential park area, and the north portion to be left as wooded acreage. The Planning Commission would like to see the parcel to the south of Oakhill Road divided off and not be considered as part of the Development, as it was felt that the designated open space would not be useable to the cluster. The changes will be made and the Preliminary Plat will be submitted at a later date.

DAVID HASELBAUER-EXPIRATION OF CONDITIONAL USE PERMIT

Planning Commission recommends to the Town Board to renew the Conditional Use Permit for David Haselbauer, 21360 Manning Trail for a Tool and Dye Shop for five years, with a review every two years. On the condition there is not an expansion, no more than two employees, and the Conditional Use Permit stay with the property owner only.

Nancy Madden made a motion to approve the Planning Commission recommendations for David Haselbauer to operate a Tool and Dye Shop at 21360 Manning Trail. Michael Hinz seconded the motion and motion adopted unanimously.

JEAN WOMACK-TRANSMISSION SHOP

Planning Commission recommends to the Town Board to renew the Conditional Use Permit for Jean Womack to operate a Transmission Shop at 23200 Parks Avenue, Scandia, MN 55073 for five years. The Conditional Use Permit shall be reviewed every two years, on the conditions that there are no complaints, and that the Conditional Use Permit stay with the property owner only.

Michael Hinz made a motion to approve the Planning Commission recommendation for Jean Womack to operate Transmission Shop at 23200 Paris Avenue. Blair Joselyn seconded the motion. Dennis Seefeldt made the following amendment to the motion: On condition the red truck trailer located on the south side of the building be removed by June 1, 2006. Nancy Madden seconded the amendment. Motion adopted unanimously with the amendment.

Meeting adjourned.

Dolores Peterson



New Scandia Township Clerk