

December 7, 2004

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

ROBERT & LOIS JOHNSTON – VARIANCE

Planning Commission recommends to the Town Board to approve the variances for Robert and Lois Johnston, 10626 West Pleasant Valley Road, Sun City, AZ 85351. Property located at 11805 Mayberry Trail, Part of Government Lot 3, Section 20. Road frontage variance from 300 feet required to zero feet existing and a variance from 1 acre of buildable area required to .3 acres of non-contiguous buildable area on the grounds that the plight of the homeowner is due to circumstances unique to the property not created by the landowner. Conditions are 1) the septic site is approved by Washington County, 2) a driveway permit is obtained from the Township and a grading permit from Washington County, 3) the driveway is constructed to Township standards to allow access for emergency vehicles, 4) a permit is obtained from the Carnelian-Marine Watershed District, and 5) an insurance rider is taken out to cover construction activity on the Hoxmeier property while the driveway is being upgraded.

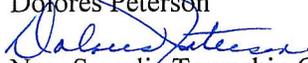
Blair Joselyn made a motion to table the hearing. The motion failed due to a second. Nancy Madden made a motion to approve the Planning Commission recommendation. Dennis Seefeldt seconded the motion. Nancy Madden, Michael Harnetty, Dennis Seefeldt yes. Blair Joselyn opposed. Motion adopted.

WILD BUSH ACRES PRELIMINARY PLAT

Planning Commission recommends to the Town Board to approve the preliminary plat of Wild Bush acres for Mr. Mark Woolston, North American Land and Title Group, Inc., 8404 County Road 39 NE, Monticello, MN 55362. Property of Barry Farver located at the NW ¼ of the NW ¼ of Section 24, at the end of 209th Street. Grounds are that it is a reasonable use of the property. Conditions are 1) that buildable area is confirmed and that each lot has 1 acre of buildable land noted on the final plat, 2) drainage and erosion control plans are reviewed by the Marine WMO for recommendations and by the town engineer for approval, 3) the septic sites are approved by Washington County, 4) that an appropriate combination of park fees and trail easement sites agreed upon between the developer and the township, 5) that buildable sites and driveway locations are verified to ensure setbacks are met, 6) a Home Owners Association be formed to manage the open spaces and trail, 7) submit Conservation Easement to include the terms and conditions of the Open Space, 8) a Development Agreement be submitted and approved by the Town Board, 9) submit an Opinion of Title, 10) submit a landscape plan for approval by the Town Board, and 11) submit a Letter of Credit for construction of road and landscape installation. Findings are the Open Space Design of the plat is consistent with the Township's Zoning Ordinances.

Nancy Madden made a motion to approve the Planning Commission recommendation for the preliminary plat of Wild Bush Acres. Michael Harnetty seconded the motion and motion adopted unanimously.

Meeting adjourned.

Dolores Peterson

New Scandia Township Clerk