

July 6, 2004

The New Scandia Township Planning Commission held their regular monthly meeting on this date. The following Town Board Members were also present: Chairman Dennis Seefeldt, Vice Chairman Michael Hinz, Lisa Crum, Blair Joselyn and Nancy Madden.

TIM KOEHLER-VARIANCE

Planning Commission recommends the Town Board to approve the variance for Tim Koehler, 13070 Oakhill Road, Scandia, MN 55073. That part of E ½ of SE ¼ of Section 9, Township 32, Range 20. To build an accessory structure closer to the road than the house on the grounds that it will not significantly alter the character of the neighborhood and that it is a reasonable request for an accessory structure. Conditions are 1) siding must match primary structure in style and color, 2) nine 6-foot spruce trees be planted on the south side of the structure for screening, 3) that in the future the structure cannot be added onto closer to the road, and 4) all setbacks be met.

Nancy Madden made a motion to approve the Planning Commission recommendation for Tim Koehler with the amendment that the accessory building match the color of the house. Michael Hinz seconded the motion and motion adopted unanimously.

RICHARD AND JUDY OLSON-MINOR SUBDIVISION

The Planning Commission made a motion to table the request until an alternate plan could be submitted meeting road frontage requirements on the condition that Mr. Olson signs a 60-day waiver.

B. THOMAS AND MICHEL HOFFMAN-MINOR SUBDIVISION

Planning Commission recommends to the Town Board to grant the Minor Subdivision to B. Thomas Hoffman and Michel A. Hoffman, 13500 205th Street North, Scandia, MN 55073. SW ¼ of NW ¼ of Section 22, Township 32, Range 20. To subdivide a 33.99 acre parcel into 3 parcels: Parcels A and B at 3.99 acres each and Parcel C 25.87 acres on the grounds that the development meets all the requirements for the zone it is located in and it is a reasonable use of the property. Conditions are 1) a letter of septic site approval from the county be submitted to the township, 2) drainage easements be granted to the township, 3) park fees of \$2,000.00 be paid to the township, 4) contact the Carnelian-Marine Watershed District, and 5) a Development Agreement be submitted stating the lots cannot be further subdivided without consent of the Town Board.

Blair Joselyn made a motion to approve the Planning Commission recommendations for a Minor Subdivision for B. Thomas and Michel A. Hoffman. Lisa Crum seconded the motion and motion adopted unanimously.

ROGER BERGMAN-HILLSHADE FARM FINAL PLAT APPROVAL

Planning Commission recommends to the Town Board to approve the final plat of Hillshade Farm for Roger Bergman on the grounds that it is a reasonable use of the property. Conditions are 1) all the previous conditions are met, 2) a conservation easement be established to protect the wetlands on the east of the property, 3) the road easement does not need to be vacated, 4) variance for road length is approved, 5) a development agreement be submitted and approved by the Town Board, 6) submit an Opinion of Title within 30 days of submission of the final plat to the County Board for approval, 7) on the final plat, the lowest floor elevation of the building, such elevation shall be at least two feet above the 100 year flood elevation, and 8) Letter of Credit for landscaping plan to be 125% of cost of landscaping and written in development agreement.

Michael Hinz made a motion to approve the Planning Commission recommendations for final plat approval for Hillshade Farm. Blair Joselyn seconded the motion and motion adopted unanimously.

Meeting adjourned.

Dolores Peterson


New Scandia Township Clerk