

September 3, 2002

On the above date New Scandia Planning Commission held their regular monthly meeting. The following Board Members were also present: Chairman, Dennis Seefeldt, Michael Hinz, Nancy Madden. Absent, Vice Chairman Paul Rasmussen.

**Daniel Kempenich-Variance**

Planning Commission recommends to the Town Board to grant the variances to Daniel and Jane Kempenich, 19130 Larkspur, Marine, MN 55047. All of Tract E and ½ interest in part of Tract B, both in R.L.S. No.78. To construct a garage and an entry way addition to their home. 1) Lot Size 2.5 acres required, 1.65 acres existing, and 2) Road Setback 40 feet required, 32 feet requested, on grounds the lot size variance is an existing condition and not a result of this request, and the house sits at the 40 foot setback line and any entry way addition on the east side (front) of the home would require a variance. Findings are the plight of the landowner is due to circumstances unique to the property and were not created by the landowner and granting the variance will not alter the essential character of the property.

**Nancy Madden made a motion to approve the Planning Commission recommendations for Daniel and Jane Kempenich. Michael Hinz seconded the motion and motion adopted unanimously.**

**Jane Paskvan-Variance**

Planning Commission recommends to the Town Board to grant the variances to Jane Paskvan, 18605 Langley Court North, Marine, MN 55047. Lot 12, Block 4, Bliss Plat 1<sup>st</sup> Division. To build an attached garage. 1) Lot Size 2.5 acres to 5,962 square feet, 2) Lake Frontage 150 feet to 50 feet, 3) Road Frontage 150 feet to 50 feet, 4) Lake Setback 100 feet to 31 feet on the south, 43 feet on the west and 71 feet on the east, 5) Road Setback 40 feet to 15.5 feet. 6) Sideyard Setback 10 feet to 6.4 feet from 3.6 feet existing, and 7) Covered Area 25% to 34% existing, on the grounds that it is a reasonable use of the property. Conditions are: 1) The garage be cut back to 32 feet in length, 2) The shed be removed which increases the sideyard setback, 3) The lakeside deck, the dock walkway to front door and the existing gravel driveways be removed to reduce lot coverage, 4) Implement best management practices for lakeshore as recommended by the local Watershed District. Findings are these are not situations created by the owner and property cannot be put to a reasonable use without these variances.

**Nancy Madden made motion to accept. John Martineau seconded the motion. Michael Hinz made the following amendment to reduce the garage length to 24 feet. Dennis Seefeldt seconded the amendment. The amendment lost by a tie vote of two to two. John Martineau made the following amendment. To reduce the garage length to 30 feet. Nancy Madden seconded the amendment. Vote on the motion and amendment adopted unanimously.**

**Am-Tec Designs, Hawkinson Business Park**

Planning Commission recommends to the Town Board that they continue the CUP for AM-TEC Designs until 2004 on the grounds that all conditions have been met. Findings are there have been no complaints and the area was neat and well maintained.

**Nancy Madden made a motion to approve the Planning Commission recommendation to renew the CUP for AM-TEC Designs. John Martineau seconded the motion and motion adopted unanimously.**

**Peterson Excavating, Hawkinson Business Park**

Planning Commission recommends to the Town Board to continue the CUP for Peterson Excavating until 2004 on grounds that all previous conditions have been met. Findings are there have been no complaints and the areas are well maintained.

**Nancy Madden made a motion to approve the Planning Commission recommendation for the renewal of the CUP for Peterson Excavating. John Martineau seconded the motion and motion adopted unanimously.**

**P. & N. Products-Hawkinson Business Park**

Planning Commission recommends to the Town Board to renew the CUP for P. & N. Products until 2004 on the grounds that all conditions are in the process of being met. Findings are there have been no complaints and all other conditions have been met. With the following amendment to request the front lot be paved by the end of 2002.

**Dennis Seefeldt made a motion to approve the renewal of the CUP for P.& N. Products with the conditions that all the paving must be completed by 2002. John Martineau seconded the motion. Dennis Seefeldt, yes, Nancy Madden, yes and John Martineau, yes. Michael Hinz abstained. Motion adopted.**

**Le-Roux All Season Lawn and Sport- 21240 Olinda Trail**

Planning Commission recommends to the Town Board to renew the CUP for LeRoux All Season Lawn and Sport until 2004 on the grounds that all conditions have been met. Findings are the trailer situation should be reviewed in one year.

**Nancy Madden made a motion to approve the Planning Commission recommendation for the renewal of the CUP for Le-Roux All Season Lawn and Sport. Change the one-year for the trailer to two years. John Martineau seconded the motion and motion adopted unanimously.**

**Tri-Star Trucking-21239 Olinda Trail**

Planning Commission recommends to the Town Board to approve the renewal of the CUP for Tri-Star Trucking until 2004 on the grounds that conditions continue to be met.

**Michael Hinz made a motion to approve the renewal of the CUP for Tri-Star Trucking. Dennis Seefeldt seconded the motion and motion adopted unanimously.**

**Scandia Creamery, 21279 Olinda Trail, James Range**

Planning Commission recommends to the Town Board to renew the CUPs for 1) Cold storage, 2) Avonite Countertop business, 3) Hall rental at the creamery, with an amendment to allow entertainment/music in the hall. Conditions are all previous conditions continue to be met and the entertainment permit be reviewed in one year. Findings are there have been no complaints, but only compliments on the improvements to the property.

**Nancy Madden made a motion to approve the Planning Commission recommendation for the renewal of the CUPs for Scandia Creamery. Mike Hinz seconded the motion and motion adopted unanimously.**

**Birch Knoll Acres-Rezone Vincent Turnblad Property**

The Planning Commission reconvened the tabled hearing for a Rezone request for the 69-acre property of Vincent Turnblad. The concept of a plat for the area includes 23 lots averaging 2.5 acres and 4 town homes on a 10-acre lot that would include a community septic system and possible community well. The Planning Commission made a motion to table the Rezone request until the issues regarding trails, sidewalks, lighting and connection to County Road 52 (Oakhill Road) be resolved to the mutual agreement of all parties with the condition that the Rezone request be reconvened within 60 days.

No action was taken by the Town Board on the above issue.

Dolores Peterson



New Scandia Township Clerk