

April 1, 2003

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

Jane Paskvan-Variance

The Planning Commission recommends to the Town Board to approve the following variances to Jane Paskvan, 18605 Langley Court North, Marine, MN 55047. Lots 10, 11, 12, Block 4 of Bliss Plat, First Division. The variances are based on the revised plan submitted on this date. 1) Lot Size 2.5 acres to 12,376 square feet, 2) Road Frontage 150 feet to 149 feet, 3) Road Setback 40 feet to 21 feet, 4) Lake OWH Setback 100 feet to 14 feet to the south and 71 feet to the east, and 5) Sideyard Setback 10 feet to 6.4 feet. Grounds are that there is an existing structure. Conditions are the construction is done according to the plan presented, the applicant work with the Carnelian-Marine Watershed District (CMWD) for Best Management Practices (BMP) to assure water flow remains as pure as possible and not impact the lake or neighbors. Findings are it is a reasonable use of the property. A permit must be obtained from the CMWD.

Michael Hinz made a motion to accept the Planning Commission recommendations. Nancy Madden seconded the motion. Nancy Madden made the following amendment: The addition of the garage must match the house. Michael Hinz seconded the amendment and motion adopted unanimously. Motion and amendment adopted unanimously.

Brian Iverson-Concept of a Major Subdivision

Mr. Brian Iverson, Iverson Real Estate Corp., 938 SE 10th Avenue, Forest Lake, MN. 55025, presented a concept of a cluster development for 60 acres on Oxboro Avenue. The plan showed 11 lots of 2 to 3 acres, two outlots for the 60% open space required, and a road bisecting the property. The plan did not represent a cluster development as the open space was scattered all over the parcel and there was no focal point. Mr. Ellis' opinion that Mr. Iverson's original plan of five 5-acre lots and one large lot fit this parcel better, but did not work under the current zoning. Mr. Iverson was asked if he would consider implementing the five acre plan if the zoning were changed. The Township has been reviewing the Development Code and may be making some changes in the near future that could affect this development.

Wyldeewood Acres-Concept of a Major Subdivision

Mr. Steve May started by addressing concerns outlined in a letter from Dennis Seefeldt, Chairman of the Town Board, who could not be present at the meeting. Mr. Seefeldt expressed that seven streetlights would not be adequate and Mr. May indicated he thought 7 to 8 streetlights would not be adequate and Mr. May indicated he thought the 7 to 8 streetlights were deemed adequate at the March 4 committee meeting. Mr. May stated that he did not wish to develop the park land and path to the school property, but would do it in lieu of park fees. Mr. May also indicated that there is a significant cost difference of approximately \$250,000 to \$300,000 between an Urban versus Rural Street. Leo Optaz addressed changes to the plat on a survey dated March 11, 2003, specifically the movement of the road to the west and placement of the septic system in Outlot A to the north of the road and which also creates a barrier between the school property and the road. The park area was placed next to OutLot A,

which would provide for the soccer fields, a tot lot, and a path to the school property on the south side of the soccer fields. Mr. Optaz acknowledged the memo from the Township Engineer, Tom Peterson, regarding the road and had no problems with his recommendations. The road is planned for 24 foot wide with 2 feet wide gravel shoulders and ditches. Mr. Optaz also addressed the letter from the Town Planner, Richard Thompson. Item B.1. The water body in the northwest corner is marked as a wetland. Item B.2. The aerial photo requested has been submitted. Item C.1. The township owns a road easement to the road to the south. Also, the eastern cul-du-sac should be designated temporary with enough road dedicated to square it off in case it ever needs to be extended. C.2. Mr. Optaz stated they would prefer bituminous surfacing for paths, but the Planning Commission and Town Board would prefer concrete sidewalks. The sidewalks could be installed after driveway placements were determined. Item D. The developer is fine with a combination of land dedication and cash for park fees. Item E. The parcel has already been rezoned from AG to VC. Item F. Mr. May indicated homes are custom built with the same layout not allowed more than twice in a development. Homes will start at \$350,000. The design of the townhomes has not been decided. Karla Cross, North American Wetland Engineering presented information on the treatment system. The area will have more backup area than is required in a normal infiltration bed system. Connexus Energy will operate and maintain the system. It is State Disposal System (SDS) so permit and a Monitoring and Mitigation Plan is required by the MPCA. The system is designed for 9,000 gallons per day. It is pressure sewer system with each house having a lift station going to a force main along the roads. There will also be two 5,000 gallon septic tanks with filters. The area will need to be fenced.

In summary the four issues remaining are; 1) Is finishing the path to the school's property town's responsibility, as it will reside on township parkland. 2) Concrete versus bituminous surfacing for the paths. The Town prefers concrete. 3) Urban versus Rural Street Design. The Town preferred a Rural Street Design. 4) Streetlight spacing-how many and how far apart. The Town is to consult with the Township Engineer.

Dolores Peterson



New Scandia Township Clerk