

May 1, 2001

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

Harold Johnson-Variance

Planning Commission recommends to the Town Board to grant the variances to Harold Johnson, 18599 Langley Avenue North, Marine, MN 55047. Part of Lot 5, 6, 7 and 8, Block 5, Bliss Plat First Division. To construct a deck and entryway to an existing homes: 1) Lot Size 2.5 acres to 27, 000 square feet; 2) Lake Setback from 100 feet to 75 feet on the north and 63 feet on the south; 3) Road Setback from 40 feet to 12 feet. Also variances to construct a garage addition: 1) Road Setback from 40 feet to 37.5 feet; 2) Lake Setback from 100 feet to 63 feet. Grounds are it is a reasonable use of the property. Conditions are that erosion control measures be put in place prior to construction.

Paul Rasmussen made a motion to approve the recommendation from the Planning Commission for Harold Johnson. Nancy Madden seconded the motion with the following addition: That one of the sheds on lot 9 or 10 be removed when the problem is resolved with the Department of Natural Resources. The hardship is created by the land and not the landowner. Motion adopted unanimously.

Michael Schueller-Variance

Planning Commission recommends to the Town Board to grant the variances to Michael Schueller, 1445 Upper 55th Street E., Apt. 205, Inver Grove Heights, MN 55075. Lot 13, Block 1, Holiday Beach 2nd Addition. 1) Lot Size 2.5 acres to .26 acres; 2) Road Setback 40 feet to 25 feet; 3) Road Frontage 150 feet to 75 feet; 4) Lake Frontage 150 feet to 75 feet; and 5) Lake Setback 100 feet to 15.8 feet. Grounds are it is a great use of the property. Conditions are that a 20 foot wide buffer strip of native vegetation be planted along the lakeshore and that appropriate erosion control measures be put in place prior to construction. Findings are a hardship is evident by the circumstances of the property in that it is in an unusually small lot, only 75 feet wide and the lake setback cannot be met due to the drainage ditch. The lot size, lake frontage and road frontage are all existing circumstances not created by the landowner. The landowner cannot construct a reasonably sized house and meet the setbacks.

John Martineau made a motion to accept the Planning Commission recommendations for Michael Schueller. Nancy Madden seconded the motion. Ms. Madden made the following amendment to the motion: That two trees be planted between the new house and Big Marine Lake within a two-year period. Dennis Seefeldt seconded the amendment. Amendment approved unanimously. Motion adopted unanimously.

James Manthey-Concept of a Minor Subdivision

Dan Manthey, 14715 Old Marine Trail, has approximately 32 acres, which he would like to divide into three lots. Lot A 5.6 acres, Lot B 5.1 acres and Lot C of 21 acres. There would be at least 200 feet of lake frontage on Long Lake and 400 feet of road frontage on Old Marine Trail. A current ordinance under the Washington County Lakeshore Ordinances allows a five-acre lot on a natural environment lake with a minimum of 200 feet of lake frontage and 300 feet of road frontage. The Town's ordinances are expected to change later this summer or fall and will include a 300-foot minimum of lake frontage. However, under current ordinances this subdivision would be allowed.

Dolores Peterson



New Scandia Township Clerk