

August 3, 2004

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 Michael Hinz, Lisa Crum, Blair Joselyn and Nancy Madden.

#### **NATURE'S WALK- PRELIMINARY PLAT**

Planning Commission recommends to the Town Board to grant Preliminary Plat approval for Nature's Walk Plat. Applicant Nature Properties, LLC, 855 West Broadway, Forest Lake, MN 55025 and owner Wallace Magnuson, 13123 Scandia Trail, Scandia, MN 55073. S ½ of SE ¼ and SE ¼ of SW ¼ of Section 16, Township 32, Range 20. For a Major Subdivision/Open Space Development (OSD) is approved on the grounds that the design of the OSD consisting of 98.63 acres is generally consistent with the New Scandia Zoning Ordinances. Conditions are 1) that buildable area for each of the 19 lots be verified as meeting the one acre buildable requirement, 2) the open space on the East and West parcel be calculated separately showing how much of it is wetland, 3) the open space area indicated is comprised of no more than 50% wetlands, ponds and/or the restricted categories, 3) the drainage and erosion control plans are approved by the Carnelian-Marine Watershed District, the Township Engineer and the proper permits are obtained, (4 that a MN/DOT access permit be obtained including right turn and left bypass lane provisions, a drainage permit if necessary and confirmation of right-of-way boundaries, 5) before issuance of building permits all setback requirements and driveways for each lot be verified, 6) that appropriate park fees are paid, 7) the existing driveways be eliminated and come off the new road, 8) the South trail and West parcel be moved north to increase separation from neighboring land, and (9 the developer get a second party for open space conservancy other than the Township. Findings are it seems a reasonable and thoughtful use of the property.

**Michael Hinz made a motion to approve the Planning Commission recommendations for the Preliminary Plat of Nature's Walk with the following amendments to the motion: (1 a landscape plan is developed with input from adjoining property owners, (2 the drainage ponds are re-shaped. Blair Joselyn seconded the motion and motion adopted unanimously.**

#### **TERRY PITTMAN-VARIANCE**

Planning Commission recommends to the Town Board to approve the request for Terry Pittman, 21368 Olinda Trail, Scandia, MN 55073. Lots 1, 2, and 3 Scandia Addition. For square footage of an existing historic shed from 120 square feet to 196 square feet on the grounds that the plight of the landowner is due to circumstances unique to the property and not created by the landowner. Conditions are 1) the additional accessory structure be 1,000 square feet or less and single story and meet all setback requirements, and 2) the shed if destroyed be replaced by a conforming structure. Findings are that saving the shed is congruent with the Town's Comprehensive Plan and Washington County's definition of a historic structure because the shed is 46 years old and represents historical architecture of Scandia, and the variance if granted will not alter the essential character of the locality.

**Nancy Madden made a motion to accept the Planning Commission's recommendation for Terry Pittman variance. Michael Hinz seconded the motion. Nancy Madden yes, Lisa Crum, yes and Michael Hinz yes. Dennis Seefeldt and Blair Joselyn opposed. Motion adopted.**

Meeting adjourned.

Dolores Peterson



New Scandia Township Clerk