

August 6, 2002

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

Rachael Sundberg-Variance

Planning Commission recommends to the Town Board to deny the request for Rachael Sundberg, 14177 205th Street North, Scandia, MN 55073. Lot 2, Block 2, Lundgren Heights. To build a garage closer to the road than the house on the grounds that the property can be put to reasonable use, there are no exceptional circumstances unique to the property and the variance would affect the essential character of the locality. Findings are that a garage already exists, the application to construct a garage closer to the road than the house does not conform to the township ordinances, and the applicant has not demonstrated hardships that would justify granting a variance.

Paul Rasmussen made a motion to table the variance for Rachael Sundberg as the Town Board would view the property site. Nancy Madden seconded the motion and motion adopted unanimously.

Rachael Sundberg agreed to the 60 day waiver of the variance under Minnesota Statutes 15.99.

Douglas E. Peterson-Variance

Planning Commission recommends to the Town Board to approve the variances requested by Douglas E. Peterson and Bonnie L. Peterson, 19156 Layton Avenue North, Marine, MN 55047. Lot 12, Block 2, Holiday Beach 2nd Plat. To construct a garage closer to the road than the house, Lot Size from 2.5 acres to .26 acres and Road Frontage 150 feet to 84 feet, on the grounds that the garage can meet all setbacks and the circumstances of lot size and road frontage are conditions not created by the landowner. Conditions are: 1) All impervious surface from the old driveway be removed, 2) That the area of the old driveway be deeded or sodded and not be used as an additional driveway, 3) The old shed be removed upon completion of construction of the new garage. Findings are the plight of the landowner is due to circumstances unique to the property And the variance will not affect the essential character of the locality.

Paul Rasmussen made a motion to approve the Planning Commission recommendation for Douglas E. Peterson and Bonnie L. Peterson. Michael Hinz seconded the motion and motion adopted unanimously.

Kenneth J. Stepka-Minor Subdivision

Planning Commission recommends to the Town Board to grant the application for a Minor Subdivision for Kenneth J. and Margaret Septka, 18081 Parade Avenue North, Marine, MN 55047. That part of the SE ¼ of SE ¼ of Section 35, Township 32, Range 20. To divide a 22.5 acre parcel into two parcels to 12.4 acres and 10.1 acres is approved on the grounds that it meets the requirements of the zoning ordinance; the new parcel has 6.7 acres of buildable land exclusive of wetlands, septic fields and setbacks, and the road frontage requirement is met. Conditions are: 1) The shed on Parcel A is remove, 2) Drainage easements are reviewed and approved by the Town Engineer, 3) Park dedication is taken in cash in lieu of land, and 4) Wetland areas be dedicated to the Township.

Findings are all requirements appear to be satisfied and it will have little or no visible impact on the locality.

Nancy Madden made a motion to approve the Planning Commission recommendation for Kenneth J. Stepka and Margaret R. Stepka for a Minor Subdivision. John Martineau seconded the motion and motion adopted unanimously.

Richard Sandstrom-Minor Subdivision

Planning Commission recommends to the Town Board to grant the Minor Subdivision to Richard D. and Elizabeth A. Sandstrom, 12959 Mayberry Trail North, Scandia, MN 55073. Part of Govt. Lot 2, Section 21, Township 32, Range 20. To divide a 34.9-acre parcel into two parcels of 13 acres and 21.9 acres is approved on the grounds that it is a reasonable use of the property. Conditions are: 1) The easement for the joint driveway is reviewed and approved by the township's attorney and filed with the property, 2) Drainage easements are reviewed and approved by the township engineer, 3) Park dedication is taken in cash in lieu of land, 4) Soil testing is completed Parcel A to show it has necessary area and soil characteristics for installation of an on-site-sewage disposal system. Findings are the subdivision as requested meets the requirements of the zoning ordinance.

Nancy Madden a motion to approve the Planning Commission recommendations for the Minor Subdivision for Richard Sandstrom and Elizabeth Sandstrom. Michael Hinz seconded the motion and motion adopted unanimously.

Charles Hinze-Variance

Planning Commission recommends to the Town Board to grant the variances to Charles L. Hinze and Cheryl A. Hinze, 18509 Langley Avenue North, Marine, MN 55047. Lot 2, Block 4, Bliss Plat 1st Division. To construct a garage closer to the road than the house. 1) Road Setback 40 feet to 23 feet, 2) Lake Frontage 150 feet to 50 feet, 3) Road Frontage 150 feet to 50 feet, 4) Lake Setback 100 feet to 20 feet, Lot Coverage 25% to 38% on the grounds that Lake Frontage, Lot Size, Lake Setback and Road Frontage are all existing situations. Applicant is required to get a watershed permit. Findings are the plight of the landowner is due to circumstances unique to the property and not created by the landowner. The variance will not alter the essential character of the locality. A reduction in the width of the driveway to 16 feet.

Paul Rasmussen made a motion to approve the variances for Charles A. Hinze and Cheryl A. Hinze. Paul Rasmussen seconded the motion and motion adopted unanimously.

Questions Regarding Certificate of Survey

It was agreed that residents on lakeshore must have a Certificate of Survey for a variance. Residents not located on lakeshore could use the Contour Aerial Photo from Washington County Surveyors Office and a concept of the variance should be presented before applying for a Public Hearing.

Dolores Peterson, New Scandia Township Clerk 