

October 2, 2007

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chairman Chris Ness, Christine Maefsky, James Malmquist, Kevin Nickelson and Peter Schwarz. Chairman Ness called the meeting to order at 7:35 p.m.

APPROVAL OF AGENDA, MINUTES

Peter Schwarz, seconded by Chris Ness, moved to approve the agenda as presented. The motion passed unanimously.

James Malmquist, seconded by Kevin Nickelson, moved to approve the September 4, 2007 Planning Commission minutes. The motion passed unanimously.

SWANSON MINOR SUBDIVISION/PRELIMINARY PLAT – OLD MARINE ESTATES

John and Sandra Swanson have submitted an application for a subdivision located at 11980 Lakamaga Trail. The proposed subdivision qualifies as a minor subdivision but a preliminary plat has been prepared rather than a metes and bounds survey. The property consists of 13.9 acres with lakeshore frontage on Big Marine Lake. The subdivision would create three lots, one containing the existing house. John and Sandra Swanson were present to discuss the proposal, as was Ned Froberg, Hult Surveying.

Administrator Hurlburt summarized the planner's report, which recommended tabling the application until comments from the DNR, Carnelian-Marine-St. Croix Watershed and Washington County Conservation District can be received and reviewed. It will also be necessary for the applicant to submit a tree inventory as required in the Woodland Preservation Ordinance. As allowed by state law, the applicant has been notified that the City has extended the review period by 60 days to December 19, 2007.

Chairman Ness opened the public hearing. *Doug Pratt*, adjoining land owner, expressed his concern regarding erosion control off the steep bluff on the lake side and also the need for wetland protection. *Tim Pratt* requested that the hearing be continued pending the review of all necessary comments.

Ned Froberg, Hult Surveying, addressed the shared driveway placement to avoid impacting the large wetland on Lot 3. Mr. Froberg understood that the driveway must be built to meet to requirements of the Fire Chief to allow emergency vehicle access. Staff noted that an easement agreement must be recorded, and also that a covenant between landowners be drawn up stating a shared maintenance agreement for the driveway.

A turn-around at the end of Lakamaga Trail was discussed. There is currently a short paved hammerhead turn-around. Mr. Froberg offered to provide a more detailed drawing of the existing conditions at the dead-end. Mayor Seefeldt stated that a 30-foot length is typical to provide adequate turn-around for snowplows and busses.

James Malmquist, seconded by Peter Schwarz, moved to table the application of John and Sandra Swanson for a minor subdivision/preliminary plat to November 6, 2007 pending the review of additional materials. The motion passed unanimously.

SHORELAND MANAGEMENT REGULATIONS UPDATE

Scandia's Development Code (Chapter 2, Section 11.2) has adopted by reference the Shoreland Regulations of Washington County. When the city amended its shoreland regulations in the spring of 2007 to allow places of worship as a conditional use, the DNR noted that the city needed to adopt its own shoreland regulations as soon as possible. The DNR has submitted a list of public water basins that need to be added to the regulations in addition to those in the county's ordinance. Administrator Hurlburt explained that no other substantive changes are needed at this time. The entire Development Code will be reviewed after the Comprehensive Plan update is complete.

A draft of a new Chapter 5 (Shoreland Management Regulations) of the Development Code was reviewed. The draft contained language clarification and deletions of definitions that were not relevant to Scandia. Section 5 contains the updated listing of water basins as recommended by the DNR. Commissioner Maefsky recommended that the new basins be designated as "unnamed" rather than by a dashed line. Section 6 includes the addition of places of worship as an allowed use, and also open space conservation subdivisions allowed by a planned unit development permit. Planning Commission members noted various editing corrections. Administrator Hurlburt explained that in making no substantive changes that may alter the intent and meaning of the regulations, the review by the DNR can be expedited and the ordinance adopted by the city. Discussion of when to schedule a public hearing for the adoption of the ordinance brought up the fact that the November 6th council meeting will begin after 8:00 p.m., following the close of election polls that evening. Depending on the length of the city council meeting that evening, the planning commission could possibly have an 8:30 p.m. start.

Christine Maefsky, seconded by Kevin Nickelson, moved to schedule a public hearing for the Shoreland Management Regulations Ordinance for December 4, 2007. Voting yes: Schwarz, Ness, Maefsky, Nickelson. Voting no: Malmquist. Motion passed.

Christine Maefsky, seconded by James Malmquist, moved to adjourn the meeting.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk