

May 2, 2006

On the above date New Scandia Township Planning Commission held their monthly meeting. The following New Scandia Town Board members were also in attendance: Chairman Dennis Seefeldt, Vice Chairman Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden.

GABRIEL AND MARY JANE HENNEN – VARIANCES

Planning Commission recommends to the Town Board that they approve the following variance requests to Gabriel and Mary Jane Hennen, 12366 228th Street, Scandia, MN 55073; Lot 1 and 2 of Holstein Shores: 1) Lot Size of 2.5 acres to 0.7 acres, 2) Lake Setback of 100 feet to 78.7 feet to build an attached garage to the house, 3) Allow the existing garage be moved closer to the road than the house. 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) Soil erosion control measures be implemented during construction, 2) Storm water drainage be properly directed. Findings are that the variance will not alter the essential characteristics of the neighborhood.

Nancy Madden made a motion to accept the Planning Commission recommendations for Gabriel and Mary Jane Hennen, with an additional amendment that the existing shed near the lake be reduced to no more than 120 square feet in size prior to a building permit being issued. Michael Hinz seconded the motion with the addition that the variances are granted due to disabilities of the landowner. Motion adopted.

DONNA LARSON – MINOR SUBDIVISION

Planning Commission recommends to the Town Board that they approve a request for a minor subdivision, to divide a 53.5 acre parcel into a 48.5 acre parcel and a 5.0 acre parcel, for Donna Larson, 15660 220th Street, Scandia, MN 55073. Part of the SW Quarter, Section 12. On the grounds that the subdivision is consistent with the New Scandia Development Code standards. Conditions are: 1) Wetland delineation of Parcel A be recorded, 2) Minimum of 1.0 acre buildable land be demonstrated, 3) Drainage easements be provided for any wetlands dedicated to New Scandia Township, 4) Provide a minimum 300 feet distance from adjacent driveways to the new driveway for Parcel A, 5) That all fees be paid to the Township. Findings are that this is a reasonable request.

Nancy Madden made a motion to approve the Planning Commission recommendations for Donna Larson's minor subdivision with the addition that Park Fees of \$1,500.00 be collected. Michael Harnetty seconded the motion and motion adopted.

PATRICK AND BRENDA MELCHIOR – VARIANCES

Planning Commission recommends to the Town Board to table the hearing for Patrick and Brenda Melchior, 962 Otto Avenue, St. Paul, MN 55102, for variances for new home construction at 19489 Manning Trail, that part of Government Lot 7 (PID 29-032-20-32-0011 and PID 29-032-20-32-0010). The following variances are required: 1) Road frontage of 0 feet from 160 feet, 2) Lake setback of 85 feet from 100 feet, 3) Lot size of 1.82 acres from 2.5 acres 4) Bluff setback of 27.7 feet lakeside and zero feet on the west side from 30 feet. On the grounds that several issues need to be resolved prior to consideration for variances. Conditions are 1) Subject agrees to a 60 day tabling, 2) No trees be cut until a building permit is issued, 3) No grading occur prior to the issuing of a building permit, 4) Complete a title search to determine if there are other easements or encumbrances, 5) Secure approval from Carnelian-Marine Watershed, 6) New Scandia Fire Chief approves of the road improvements, 7) Township Engineer approves of the road improvements, 8) Change the house construction plans to fit within the OHW and bluff setbacks, 9) Septic is approved by Washington County.

The applicants signed a sixty (60) day waiver agreeing to the tabled hearing to allow the Planning Commission and the Board to give due consideration to the application.

BRADLEY BERGO – VARIANCES

Planning Commission recommends to the Town Board that they approve the following variance requests for Bradley Bergo, 19123 Layton Avenue North, Marine, MN 55047. Lot 7, Block 1, Holiday Beach 2nd Addition: Road Frontage of 75 feet from 160 feet, Lot Size of 0.32 acres from 2.5 acres, Lake Setback of 30 feet from 100 feet to construct an addition to the home. On the grounds that the home is hexagonal and this addition needs to be where planned to facilitate efficient use of the current home location and leaves no alternative configuration. Conditions as follows: 1)Applicant pays all fees, 2)Applicant satisfies the Carnelian-Marine Watershed District recommendations relative to shoreland restoration, 3)Meet impervious surface of no more than 25 percent, 4)Obtain permit from Carnelian-Marine Watershed. Findings are that the lot size is not a condition created by the landowner, there is no location on the existing property that will allow placing the addition further from the OHWM, the small size of the lot is a pre-existing condition, the addition is a reasonable use of the property and the addition will not change the character of the property.

Nancy Madden made a motion to accept the Planning Commission's recommendations for Bradley Bergo's variances with the amendments that the addition will be no closer to the lake than adjoining property owners' homes and that the impervious surface area will not increase. Blair Joselyn seconded the motion and motion adopted.

DAN MANTHEY – QUESTION ABOUT EASEMENT OFF OF OAKGREEN AVENUE

Mr. Dan Manthey, 14633 Old Marine Trail, wanted to clarify an easement to a 40 acre parcel that he owns. There is currently no road connecting his property to Oakgreen Avenue. There is a 66 foot easement recorded to access the 40 acre parcel. This is a non-exclusive easement , not for public use of the road. If Mr. Manthey were to develop the property, he was told that it would be necessary to blacktop the road. This condition could be negotiable if not developed.

Meeting adjourned.



Brenda Eklund
New Scandia Township Deputy Clerk