

June 7, 2005

The New Scandia Township Planning Commission held their regular monthly meeting on this date. The following Town Board members were in attendance: Chairman Dennis Seefeldt, Michael Hinz, Blair Joselyn, Nancy Madden and Mike Harnetty.

AMENDMENT TO THE DEVELOPMENT CODE

A public hearing was held to make changes to the following sections of the Development Code. Section 9.2 (1) of Chapter Two: Accessory Structures - A certificate of compliance is required for all agricultural buildings and agricultural accessory structures. Sections 9.4 (1) and (2) of Chapter Two: Changed to allow the storage of agricultural materials and equipment currently being used on the premises, and added in paragraph two "on parcels of 10 acres or less in size" in relation to limiting the number of passenger vehicles kept outside on a parcel. Section 12.9 (3) of Chapter Two: Base Density - Added language "based on factors stated in Section 12.1 of this Chapter", and "may be increased in an amount not to exceed". It was clarified that this would not affect the density points that can be earned above the Base Density allowed as shown on page 109. The only public comment was Paul Mulcahy, 13550 Scandia Trail, who asked if it was legal for the Town Board to turn down his building permit for an accessory structure prior to the changing of this ordinance. Mr. Hebert indicated since the Town Board was involved in litigation with Mr. Mulcahy they would not comment on his question. Nancy Madden made a motion to approve the Planning Commission recommendation to adopt Ordinance No. 84 with the changes as discussed. Blair Joselyn seconded the motion and the motion carried.

KEVIN NICKELSON - CONCEPT

Mr. Derrick Passe, Passe Engineering, Inc., presented a plat concept for developer Brian Salokar on the Kevin Nickelson parcel of 68 acres. The plan consists of extending 213th Street North southward approximately one-half mile ending in a cul-de-sac with a 5-acre, 4-acre and 3-acre lot on the east side of the road and a 4-acre lot on the west side of the road. The remaining part would be 20-acre parcel be south of that and along Highway 97, and a 32-acre Outlot on which the Nickelson home resides. The 5-acre lot would be allowed as it is on German Lake, a natural environment lake. A letter from MNDOT indicated they would to see a limited access to Highway 97. It was discussed that they road is too long for a permanent cul-de-sac, and this would land lock the Meyer property to the north. It was suggested that the developer meet with a planning committee consisting of members of the Planning Commission, Town Board members Blair Joselyn and Dennis Seefeldt, and a County Planner to consider other options.

PATRICK REICHERTS

Mr. Patrick Reicherts presented a concept plan to put in a restaurant/bar on the property where Big Marine Lake Store is located. He suggested that he reduce in size the already approved accessory structure and place it further back on the property. The area where it would have been placed would allow additional parking. The rear of the property has recently been improved with large lime rock tiered to form an amphitheater. Mr. Reichert foresees renting it out for parties, weddings, and other gatherings. Mr. Reichert also

mentioned the possibility of buying an acre of land from the neighbors and would the Town Board consider rezoning it commercial. Mr. Reichert also asked if the Town Board would consider rezoning the neighbor's 6.3-acre parcel commercial if he were to purchase it for expansion. **It was decided that Mike Hinz and Mike Harnetty would look at the site and report back to the Town Board.**

Nancy Madden made a motion to adjourn and the meeting adjourned.

Respectfully submitted,



Colleen Firkus
Planning Commission Secretary