

February 1, 2005

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

JAMES SCHNEIDER-CONDITIONAL USE PERMIT

Planning Commission recommends to the Town Board to grant the Conditional Use Permit to James Schneider, 21050 Ozark Avenue, Scandia, MN 55073. Lot 2 Block 1, Hawkinson Business Park. PID 1-032-20-43-0009. To operate a Restaurant and Bar be approved on the grounds this use meets the Township Development Code. Conditions are: 1) No outside storage at any time; 2) All outside waste containers (cans, dumpsters, etc.) are placed in a screening enclosure; 3) Septic system capacity will absorb impact from the business; 4) Any free standing signage for this business will require a separate permit; 5) Architecture committee approve the building design; 6) The Landscape Committee approve the landscape plan; 7) On-Sale Liquor only; 8) Ten over-story trees per landscape plan; and (9) Certificate of Survey for the new building. Findings this is a reasonable use for this business park. Findings this is a reasonable use for this business park.

Nancy Madden made a motion to approve the Planning Commission recommendation for James Schneider Conditional Use Permit. Dennis Seefeldt seconded the motion and motion adopted unanimously.

PLAT CONCEPT-MEADOWBROOK FARM ESTATES

Mr. John Whitcomb presented a concept of a preliminary plat for 130.03 located on Meadowbrook Avenue North. The plat consists of twenty-six lots of 1.56 to 2.55 acres. A letter was read from the Rural Landscape Preservation Committee stating the Oak Forest is the major natural feature on the property and the Oak Forest should be protected with a conservation easement. Mr. Whitcomb stated an inventory of the trees had been prepared and four hundred and forty-two trees are on the site and only thirty-six trees will have to be removed so therefore the mass majority of the trees would be saved. Mr. Whitcomb stated the plans are that each home have their own septic system and well. He stated that community septic and common well would not be economically feasible with twenty-six homes.

The Planning Commission and Town Board stated that the wetlands are not the focal point of the Development and both Boards stated they would like the forest area to be preserved. It was suggested the possibility of constructing the road through the wetland and mitigate and that this property may not meet the ideals of a Cluster Development. Mr. John Whitcomb stated he would prepare some other alternatives for this property and return at a later date.

GATEWAY TRAIL & SANCTUARY PLAT

A letter was received from the Minnesota Department of Natural Resources regarding the Sanctuary Preliminary Plat and the Gateway State Trail and William O'Brien State Park. This letter was very inconclusive. The following persons would meet with Dan Collins Trails and Waterway Regional Manager. Chris Ness, Nancy Madden, Dennis Seefeldt, Jan Hogle and Michael White.

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A Workshop was scheduled for Tuesday, February 21, at 7:00 p.m. The office staff was reminded to notify the Planning Commission about this meeting.

Dolores Peterson



New Scandia Township Clerk