

July 10, 2001

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

Gary Markglaf-Variance

Planning Commission recommends to the Town Board to approve the variance for Gary Markglaf, 23820 Lofton Avenue North, Scandia, MN 55073. Lots 3 and 4, Block 2, Shady Oaks. To build a garage closer to the road than the house of the grounds that it does not alter the character of the area. Conditions are that no storage of commercial materials is allowed and trees which screen the garage not be removed. Findings are no other location on the property is suitable and the garage is well screened by vegetation.

Michael Hinz made a motion to approve the Planning Commission recommendation for Gary Markglaf variance of the building of a garage. Paul Rasmussen seconded the motion and motion adopted unanimously.

Harlan Wolfe-Variance

Planning Commission recommends to the Town Board to deny the variance to Harlan Wolfe, 10411 215th Street Court North, Scandia, MN 55073. Block 1, Harmony Acres. To build a garage closer to the road than the house and a variance from 20 feet to 7.6 feet from the sideyard property line be denied on the grounds that the garage could be built within zoning ordinances and no hardship was established.

Paul Rasmussen made a motion to table the decision of the Planning Commission as Nancy Madden and John Martineau would review the location of the proposed garage. Michael Hinz seconded the motion and motion adopted unanimously.

Nextel Communications-Conditional Use Permit

Planning Commission recommends to the Town Board to grant the Conditional Use Permit to Nextel Communications, 9401 James Avenue South, #180, Bloomington, MN 55431, located at the Dennis and Nola Lofboom at 21560 Novak Avenue North. S ½ of the N ½ of the NW ¼ on Section 15. For the construction of a 190 foot, self supporting lattice telecommunications tower with an allowance for a total of four carriers, on a leased 100 x 100 ft parcel of land on the Lofboom property at 21560 Novak Avenue North be approved on the grounds that the submittal requirements have been met and under these conditions: 1) The proposed 12 x 20 foot precast stone aggregate equipment building erected be 60 x 60 foot area enclosed by a 8 foot chain link fence, 2) An access road 20 feet wide be constructed, surfaced with gravel and with an access and utility easement, 3) The tower and antenna not exceed 199 feet thus eliminating the need for any

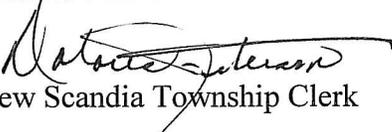
And lighting, 4) The proposed facility meets all setbacks as required by ordinances, 5. The tower be painted and appropriate color as stipulated by Scandia Township Board, 6) That Nextel provide a landscape plan and a certified copy of the Wetlands Delineation Report, 7) That any and all future carriers utilizing space on said tower, erect their equipment structures within the designated fenced area and that said structures also meet all zoning ordinances and landscaping requirements as identified by the Scandia Township Board, 8) Nextel and all future carriers fulfill all safety requirements and conduct regular site and equipment inspections according to a schedule provided by the Township Board in advance, 9) In the event that technological advances and/or government regulations render the tower and associated equipment obsolete, Nextel agrees to dismantle the entire structure and remove it and all equipment from the site within one year (12 months) of the official termination of the services. Donnette Yehle seconded the motion. Chris Ness made a motion to amend the motion to add two conditions: 1) No signs, other than contact information and numbers allowed, and 2) All of the required design drawings and calculations by a professional engineer are submitted Prior to a building permit being issued. The amendment and amended motion passed unanimously.

Nancy Madden made a motion to approve the Planning Commission recommendations with the change to require a monopole design. John Martineau seconded the motion. Paul Rasmussen stated concerned with the monopole design. It was agreed to appoint a committee to review the lattice design versus monopole design. The committee consisted of Nancy Madden and John Marineau. Dennis Seefeldt made a motion to table this issue until the July 17, 2001 Town Board meeting when the issue will be reviewed regarding lattice design versus monopole. Board Members will also view sites of the two different designs. Paul Rasmussen seconded the motion and motion adopted unanimously.

Patrick Reicherts-Variance

Mr. Patrick Reicherts 18613 Langly Court North, Marine, MN55037. Lot 13, Block 4, Bliss First Division was requesting variances to construct an addition to existing dwelling and addition of a deck. Mr. Reicherts was asked to present a written wavier to delay his request due to not having the pertinent information related to the variance request.

Dolores Peterson


New Scandia Township Clerk