

June 6, 2006

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, Vice Chairman Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden.

**German Lake Estates – Final Plat Approval**

Mr. Derrick Passe, Passe Engineering, presented the final plat of German Lake Estates. The Planning Commission to the Town Board that they approve the final plat of German Lake Estates for applicant Pel-Sol, LLC, on the grounds that all preliminary plat requirements have been met. Conditions are 1) all conditions of the CMWD engineer and town engineer are met, 2) a Developers Agreement to include requirements for home builders to implement erosion and sediment control plans for construction of homes and driveways and be submitted and approved by the Town Board, 3) erosion control and drainage plans are approved by the Town Engineer and Washington Conservation District, 4) submit an Opinion of Title within 30 days of submission of the final plat to the Town Board for approval, 5) the lowest floor elevation of each house is shown on all lots abutting a water body; such elevation shall be at least two feet above the 100-year flood elevation; the low home elevation of Lot 3 will need to be raised to at least 972.9 (unless the EOF elevation controls freeboard), 6) Letter of Credit for landscaping plan to be 125% of cost of landscaping and written in the Development Agreement, and 7) park fees of \$1,500.00 per lot be paid in lieu of land. Findings are this is a reasonable use of the property. **Nancy Madden made a motion to accept the Planning Commission recommendations. Blair Joselyn seconded the motion and the motion passed.**

**Park Fees**

Michael Harnetty raised the question of raising park fees to \$3,000.00 per lot. Harnetty stated that it is more in line with the request for 7% of land or cash in lieu of land, considering what land is worth these days. The subdivision ordinance would need to be amended. Dave Hebert will get some research on park fees.

The July meeting is set for July 11<sup>th</sup> due to the first Tuesday being on July 4<sup>th</sup>.

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



Colleen Firkus  
Planning Commission Secretary