

April 5, 2005

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

DAN & SUE FERDERER (ARCHIE FORSELL)-MINOR SUBDIVISION

Planning Commission recommends to the Town Board to approve the Minor Subdivision for applicant Dan & Sue Ferderer, 10080 223rd Avenue North, Forest Lake, MN 55025 and owner Archie Forsell, 21617 Meadowbrook Avenue, Scandia, MN 55073. Part of the SW ¼ of NW ¼ of Section 16, Township 32, Range 20. PID: 16-032-20-23-0001. To divide 20.50 acre parcel into two parcels: Parcel A-10 acres and Parcel B-10.50 acres. The recommendation is based on the grounds that the proposed subdivision is consistent with the Township Ordinances and Comprehensive Plan in terms of density and intended use, and road frontage requirements are met. Conditions are: 1) Proposed driveway locations be shown on the Survey; 2) Soil tests are completed and sites approved by Washington County for septic systems; 3) Wetlands are delineated on the Survey; 4) Cash lieu of land be paid to the Township; 5) Thirty-three feet from the center line of the road is dedicated to the Township; 6) Building locations are shown on the Survey; 7) The 10-acre Forsell parcel located to the NW of this 20.50 acre parcel must be joined with Scott Semple's current parcel on the SW side of this parcel; and 8) The subdivision is subject to the Ferderer's purchase of this property.

Nancy Madden made a motion to accept the Planning Commission recommendation for the Minor Subdivision for applicant Dan & Sue Ferderer and owner Archie Forsell with the addition that the fence between the two properties must be removed as it is not located on the property line. Michael Hinz seconded the motion and motion adopted unanimously.

REVIEW OF HAVEN CHEMICAL HEALTH SYSTEMS CUP

Planning Commission recommends to the Town Board to confirm the Conditional Use Permit as it exists for Chemical Haven Systems to operate a women's in-patient chemical dependency treatment center called Rebecca's Residence and review it on the one-year anniversary.

Michael Hinz made a motion to accept the Planning Commission's recommendation for Chemical Haven Systems to operate a women's in-patient chemical dependency center called Rebecca's Residence. Blair Joselyn seconded the motion and motion adopted unanimously.

LORI HUBERTY-TABLED VARIANCE REQUEST

Planning Commission recommends to the Town Board to grant the variance's to Lori Huberty, 12410 228th Street, Scandia, MN 55073. Lot 6, and Part of Lot A, both in the recorded Plat of Holsten's Shores. PID: 09-032-20-22-0011 and 09-032-20-22-0020. The permit shall be based on the plans submitted 04-05-05, for the following variances: 1) Lot size from 2.5 to .74 acres; 2) Lake frontage 150 feet to 100 feet; 3) Road frontage 150 feet to 67.89 feet; and 4) Lake setback 100 feet to 45 feet for the house and 32 feet for the deck. The recommendation is based on the grounds that the plight of the landowner is due to circumstances unique to the property, not created by the landowner.

Conditions are that Ms. Huberty work closely with the Washington County Soil and Water Conservation District and the Comfort Lake Watershed District to employ Best Management Practices in regards to water runoff. Findings are this is a reasonable use of the property. The following amendment was made to the motion: To remove the existing free-standing deck on the lake side in order to increase the Lake Setback and reduce the impervious surface to 25% or lower.

Michael Hinz made a motion to approve the Planning Commission recommendations for the variance for Lori Huberty. Nancy Madden seconded the motion and motion adopted unanimously.

COMPREHENSIVE PLAN/ORDINANCE WORKSHOP

Mr. Peter Schwarz requested that Cluster Developments and the 100% bonus be reviewed by the Town Board. The Town Board and Planning Commission agreed to meet to review this ordinance and any other ordinances that are of concern. Dennis Seefeldt suggested that the Town Board and Planning Commission review the Comprehensive Plan as well, as it will be up for renewal in two years. A meeting was set for Wednesday, May 18, from 7:00 p.m. to 9:00 p.m.

The Planning Commission also asked the Town Board to review their meeting rate and how they are to be paid for these additional workshop meetings. The number of meetings they are required to attend and the complexity of issues brought before the Planning Commission has increased significantly since the rates were last reviewed five years ago.

Dolores Peterson



New Scandia Township Clerk