

March 6, 2006

On the above date New Scandia Township 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.

GRAVEL PIT HEARINGS

Bracht Bros. -- Planning Commission recommends to the Town Board to renew the gravel-mining permit for Bracht Bros. under the same conditions as last year.

Blair Joselyn made a motion to approve the Planning Commission recommendation for the Bracht Bros. Pit. Michael Hinz seconded the motion and motion adopted unanimously.

Dresel – Planning Commission recommends to the Town Board to renew the gravel-mining permit for Dresel under the same conditions as last year.

Michael Hinz made a motion to approve the Planning Commission recommendation for Dresel with the addition that Dresel must sweep and maintain exit roads. Michael Harnetty seconded the motion and the motion adopted unanimously.

Barton (Tiller Corp.) – Planning Commission recommends to the Town Board to renew the gravel-mining permit for Tiller Corp./Barton under the same conditions as last year.

Nancy Madden made a motion to approve the Planning Commission recommendation for Tiller Corp.-Barton Sand and Gravel. Blair Joselyn seconded the motion and the motion adopted unanimously.

Zavoral (Tiller Corp.) – Planning Commission recommends to the Town Board to renew the gravel-mining permit for Tiller Corp./Zavoral Pit to remove stockpile only with the same conditions as last year.

Nancy Madden made a motion to approve the Planning Commission recommendation for Tiller Corp.-Zavoral Pit. Michael Hinz seconded the motion and the motion adopted unanimously.

PATRICK REICHERTS- VARIANCE

Planning Commission recommends approval of a variance for Mr. Patrick Reicherts, 11133 189th St. N., Marine on St. Croix. Property located on Legal: Bliss Plat 2nd Div., Block 3, Lots 20, 21, 25, 26. PID: 31-032-20-11-0046, 45, 41. Lot Size variance from 10.0 acres to 2.0 acres to construct a home, on the grounds that the circumstances are unique to the property and not created by the landowner. Conditions are 1) septic approval from Washington County or connect to the 201 system, 2) implement erosion

control measures, 3) Lots 20 and 21 must be linked to Lot 24 for Parcel B, 4) obtain a watershed permit, and 5) blacktop driveway because of the steep grade. Findings are that the variances if granted will not alter the essential characteristics of the area.

Nancy Madden made a motion to approve the Planning Commission recommendations with the following amendment to the motion: 1) Mr. Reicherts must connect into the 201 septic system. Blair Joselyn seconded the motion. Michael Harnetty yes, Nancy Madden yes, Dennis Seefeldt yes, Blair Joselyn yes, Michael Hinz opposed. Motion adopted.

EMERALD ACRES –PRELIMINARY PLAT

Planning Commission recommends to the Town Board to approve the Preliminary Plat and a Conditional Use Permit for Open Space Design for Emerald Acres. Applicant Scandia Development, LLC, 6750 Stillwater Blvd. N., Stillwater, MN 55082. Property Owner: Estate of Robert W. Gilbertson, c/o James R. Erickson, Administrator, P.O. Box 400, Balsam Lake, WI 54810. Property located one-half mile north of Highway 97 on Meadowbrook Ave. North. PID: 16-032-20-21-0001, 16-032-20-12-0001, 09-032-20-43-0001. On the grounds that the proposed plat is consistent with the Township development code standards. Conditions are 1) submit a Landscape Plan prior to final plat approval that includes existing vegetation, proposed plantings, planting schedule, etc. for both common open space and non-common open space, 2) delineate accessible, common open space, and describe land use of open space in Development Agreement and Homeowner Association Covenants, 3) soil borings submitted to and approved by the County to demonstrate that soils are adequate for individual septic systems, or a community system, 4) provide additional information about the common wastewater treatment system to be reviewed by town engineer and the County prior to final plat approval, 5) Grading and Drainage Plan to be approved by the Comfort Lake-Forest Lake Watershed District with attention to the Tamarack swamp and the township engineer, 7) eliminate Lots 3, 4 & 5 from Block 3, 8) install community well and provide additional information about the common well and water distribution system to be reviewed by town engineer and the County prior to final plat approval, 9) accept Park & Rec. Committee's recommendation and delineate a low-impact trail on the final survey with balance of park fees to be paid in cash, 10) stake out and identify house pads as shown on survey for Block 4, Lots 1 & 2, for Block 3, Lots 1 & 2, and for Block 2, Lot 4, and 11) have town engineer look at the sharp turn at Meadowbrook at the south of the property to see if it can be better designed for safety. Findings are the development will minimize significant tree removal.

Nancy Madden made a motion to approve the Planning Commission recommendations for the Preliminary Plat and a Conditional Use Permit for Open

Space Design for Emerald Acres with the following amendments to the motion: 1) a qualified tree protection service to be on site during construction, 2) a complete tree inventory be done, 3) replacement of trees removed, 4) Open Space remains Ag and can be used by the Township to negotiate an easement for Oakhill Way, 4) Lots 3, 4, 5 Block 3 be established as Open Space, 5) a Conservation Agreement be submitted and approved, 6) a Development Agreement be submitted and approved, and 7) a Letter of Intent be submitted. Michael Hinz seconded the motion and the motion adopted unanimously.

Nancy Madden made a motion to adjourn.


Brenda Eklund
New Scandia Township Clerk
Deputy

Notice of Amendment

At the March 21, 2006 regular Town Board meeting, the following amendments were made in regards to Patrick Reicherts variance:

Michael Hinz made a motion that the Lot Size variance read from 10.0 acres to 1.1 acres to construct a home. Michael Harnetty seconded the motion and motion adopted.

Michael Hinz made a motion to amend the condition that Mr. Reicherts connect into the 201 system and to read that Mr. Reicherts may install a private septic system. Michael Harnetty seconded the motion and motion adopted.