

May 9, 2006

On the above date a Workshop Meeting was held involving the Planning Commission and the New Scandia Town Board. The following Planning Commission members were present: Chair Chris Ness, James Malmquist, Kevin Nickelson, Peter Schwarz, Donnette Yehle. The following Town Board members were present: Chairman Dennis Seefeldt, Michael Harnetty, Blair Joselyn, Nancy Madden. Michael Hinz absent. Town Planner Richard Thompson and Town Attorney Dave Hebert were also present.

MAJOR SUBDIVISIONS -- OPEN SPACE DESIGN

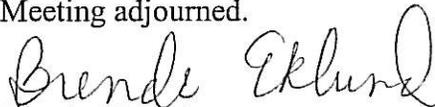
Discussion included reducing the current bonus of 100%. Mr. Thompson displayed maps that can be generated through multiple databases that outline prime agricultural soils, ecological sensitive areas, forests and woodlands. This software program may be available in the next few months at no charge. This program has the potential to zero in on plats and can inventory the resources. All agreed that this would be a very beneficial way to view parcels prior to development. It was also agreed that there needs to be tight, concise definitions of the resources that need protection.

Mr. Thompson presented a Draft Ordinance amending certain sections of Ordinance No. 74 pertaining to the Zoning and Subdivision Regulations. The key to the ordinance is that developers are not guaranteed a bonus. The developer needs to prove that they deserve the bonus by meeting certain criteria. It was discussed to start a bonus for Open Space Design at 25%, then grant additional percentages for meeting outlined standards. These standards include affordable housing, community septic, community well, preservation of woodlands, ag land, historic structures, contiguous open space, etc. Those present were asked to assign a percentage to each criteria. The results showed roughly a 10% bonus to be given to each standard.

The workshop concluded with a request to Mr. Thompson to evaluate recently approved plats (Nature's Walk, Serenity, Emerald Acres) using these outlined standards. This would give an idea of how the current regulations compare to the proposed revised ordinance. Mr. Thompson will also overlay the available resource maps for these plats to show a long-range conservation blueprint.

A follow-up Workshop will be held on May 24, 2006 at 7:00 p.m.

Meeting adjourned.



Brenda Eklund

New Scandia Township Deputy Clerk