

July 2, 2002

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, Paul Rasmussen, Michael Hinz, Nancy Madden and John Martineau.

William Bruce-Variance

Planning Commission recommends to the Town Board to approve the application for Mr. William Bruce, 10976 185th Street North, Marine, MN 55047. Lots 1, 2, 3 and 4 in Block One, Bliss Plat 1st Division. For the following variances: 1.8 acre in lot size and 7.4 feet variance in road setback. To construct a 28 x 36 square feet attached garage to his existing house. The variances are approved on the following grounds: 1) The proposed structure will be approximately the same distance from 185th Street as the existing house. 2) Attaching the garage to the home would appear to provide a more unified and aesthetically pleasing appearance. 3) The 7.4 feet difference between the required setback and the requested variance is an insignificant visual factor. 4) The desired placement involves no loss of mature trees, which currently grace the site. Conditions: 1) The proposed roofline of the proposed structure does not exceed the height of the residence to which it will be attached. (2 A permit from the Carnelian-Marine Watershed is appropriate. Findings: 1) The requested variance in lot size while not unique to the property was not created by the landowner. (2 The Impact of the proposed structure toward the street is not significant and would have little impact on the neighborhood. 3) The existing smaller detached heated garage is 18 feet from the road.

John Martineau made a motion to approve the Planning Commission recommendation for William Bruce, 10976 185th Street, Marine, MN 55047 on condition that Mr. Bruce contacts Washington County regarding the combining of all the lots into one parcel. Michael Hinz seconded the motion and motion adopted unanimously.

Keith Colling-Garage Closer to the Road Than the House

The Planning Commission had been instructed to conduct a site visit for Keith Colling, 20690 Kirby Avenue North, Scandia, MN 55073. Lot 6, Block 1, Sylvan Lake Addition. Due to the circumstances of the lot being located on the lake and the accessory building is approximately 750 feet from the street. The question of the garage closer to the road than the house was an issue. The following report of the site visit was addressed as follows: (1 Approve the site proposed for the garage, as it is the logical place for the garage. (2 That it is a reasonable use of the property. (3 Plight of the landowner is due to circumstances unique to the property and not created by the landowner.

Paul Rasmussen made a motion to waive the Public Hearing for Keith Colling, 20690 Kirby Avenue North, Scandia, MN 55073. Lot 6, Block 1, Sylvan Lake Addition to construct a garage closer to the road than the house. Findings: (1 It is approximately 500 feet setback from the road. (2 This is a lakeshore lot and the accessory building cannot be placed between the house and the lake. (3 The lot size meets the 2 ½ acres requirement and the accessory building does not exceed the square footage requirement. Michael Hinz Seconded the motion and motion adopted unanimously.

Meeting adjourned. Dolores Peterson, New Scandia Township Clerk

