

July 1, 2003

On the above date New Scandia Township Planning Commission held their regular scheduled meeting. The following New Scandia Township Board Members were present: Chairman, Dennis Seefeldt, Lisa Crum, Michael Hinz and Nancy Madden.

**Albert L. and Virginia M. Augustine-Minor Subdivision**

The Planning Commission recommends to the Town Board to approve the Minor Subdivision for Albert L. and Virginia M. Augustine, 13930 Scandia Trail, Scandia, MN 55073. The NW ¼ of SE ¼ of Section 15, Township 32, Range 20. GEO: 15-032-20-42-0001. To divide a 30.04 acre parcel into parcels of 3.00 acres and 30.04 acres on grounds that it meets all requirements of New Scandia Development Code. Conditions are: 1) Septic systems are approved by the County for Parcel A. Findings are: 1) This is a reasonable use of the property.

**Nancy Madden made a motion to approve the Minor Subdivision for Albert L. and Virginia M. Augustine. Michael Hinz seconded the motion and motion adopted unanimously.**

**Wyldeewood Acres-Preliminary Plat**

Planning Commission recommends to the Town Board to grant the Preliminary Plat approval for Wyldeewood Acres. Owner, Vincent Turnblad, 305 Laurie Court, Stillwater, MN 55082 and applicant, Steve May, Classic Home Design, 6750 North Stillwater Boulevard, Stillwater, MN 55082. SE ¼ of SE ¼ of Section 15, Township 32, Range 20. NE ¼ of Section 22, Township 32, Range 20. GEO: 22-032-20-11-0001 and 15-032-20-0001. On grounds that it is a reasonable use of the property based on the RLK Kuusisto LTD Preliminary Plat drawings dated April 29<sup>th</sup> and 30<sup>th</sup>, 2003 and drawings submitted with the same dates revised 06/30/03. Subject to the following conditions: 1) Approval of Water Management Authority responsible for the platted property, 2) Soil testing approval by Washington County for a community on-site-sewage disposal system and system design approval by MPCA, Washington County and Scandia Township Engineer, 3) Complete wetland delineation on survey approval by Washington County, 4) Thirty-three feet from the center line of all roads to be dedicated to the Township, 5) Deeds submitted to the Township for road purposes and drainage easements, 6) New roads, sidewalks curbs, gutters and streetlights built to Township's Village Center specifications and approved by the township engineer, 7) Dedicate public parkland or cash in lieu of land, 8) Approval of drainage, holding ponds, grading and 100-year flood elevations as well as erosion control plans by Washington County or State Agency, as required, 9) Landscape plans approved by the Township, 10) Access to county and state roads approval by Washington County Department of Public Works and/or MNDot, as required, 11) Removal of all existing structures, 12) Minimal removal or disturbance of existing trees, 13) Clarification and resolution of, A. Ownership and long term maintenance of community septic system. B. Ownership, location (including required setbacks) of community wells and long term maintenance. C. Proof of access to 205<sup>th</sup> Street North. D. Documentation/ Agreement tying all outlots to other lots in plat to prevent tax forfeit. E. Ownership of lot 5 with planned town homes. Findings are: That if and when all above conditions are met and resolved, the Township ordinances are satisfied. If Connexus acquires the ownership and operation of the community septic system and if Connexus cannot or will not maintain the system then the ownership and operation of the system shall revert back to the homeowners.

The township shall require eight (8) streetlights. 1) Delete item number five (5), 2) Item number 6 the wording shall be Urban Design Streets with Concrete Curb and Gutter, 3) Item 5, park fees shall be \$20,000.00 and dedication of park as shown on the plat.

**Nancy Madden made a motion to approve the Planning Commission recommendation for the Preliminary Plat of Wydlewood Acres. Michael Hinz seconded the motion. Michael Hinz made the following amendments: Prior to final plat approval, the following conditions must be met: 1) Articles of Incorporation for Home Owners Association, 2) Declaration of Protective Convents, 3) By-laws of Home Owners Association, 4) Development Agreement, 5) Letter of Credit. Dennis Seefeldt made the following addition to the amendment: 1) Seven (7) streetlights shall be placed on Odell Avenue and two (2) streetlights on 210<sup>th</sup> Street. The amendment made by Dennis Seefeldt was not approved. Nancy Madden seconded the amendment by Michael Hinz. Motion and amendment was approve unanimously.**

Mr. Charles Ellis gave his resignation from the Planning Commission. Mr. Ellis has served on the Planning Commission for seven (7) years and has been a very dedicated member and New Scandia Township shall miss his expertise on the Development Code.

Dolores Peterson



New Scandia Township Clerk