

August 2, 2005

The New Scandia Planning Commission held their regular meeting on this date. The following Town Board Members were also in attendance: Vice Chairman Michael Hinz, Blair Joselyn, Nancy Madden and Michael Harnetty. Chairman Dennis Seefeldt was absent.

#### **DAVID LEDO-VARIANCE**

Mr. David Ledo, 14511 Oakhill Road North, withdrew his variance request for a rear-yard from 50 feet to 15 feet to build an accessory structure. Mr. Ledo was able to clear an area of his property.

#### **FLOYD CARLSON/BOUNDARY SURVEY**

Mr. Floyd Carlson presented a boundary survey to show records of Parcel A of 19.47 acres with 16.24 outside of right-of-way and Parcel B 8.82 acres with 4.14 acres outside of right-of-way located at corner of Olinda Trail and Old Marine Trail. Acreage outside of right-of-way was increased when Washington County changed Olinda Trail. Mr. Carlson was concerned about whether Parcel B was a buildable site. There is 1.1 acres located 75 feet from a wetland, 150 feet from Olinda Trail, and 50 feet from the west property line. Mr. Carlson may divide Parcel A at a later date. Parcel A has 800 feet of road frontage. Lots should be treated as 19.47 and 8.82 acres for a total of 28 acres as the County moved the road and increased the area used by the right-of-way.

#### **JOHN PELTIER & BRIAN SALOKAR-PRELIMINARY PLAT PLAT GERMAN ESTATES**

Planning Commission recommends to the Town Board to approve the Preliminary Plat of German Lakes for applicant John Peltier and Mr. Brian Salokar, PEL, LLC., 9726 Scandia Trail North, Forest Lake, MN 55025 and owner Kevin and Suzanne Nickelson, 11262 Scandia Trail, Scandia, MN 55073. Parcel: 18-032-20-43-0001 that part of S ½ of the SE ¼ of Section 18, Township 32, Range 20. On the grounds that this is a reasonable use of the property. Conditions are 1) approval from Washington County regarding the length of the 213<sup>th</sup> Street North cul-de-sac; 2) soil borings are performed and approved by Washington County; 3) wetland delineations are approved by Washington County; 4) obtain concept approval from Washington County Department of Land Management prior to submission of the preliminary plat; 5) obtain approval of the Minnesota DNR as it is within the Shoreland District; 6) show all slopes over 18 percent and show location of any slopes over 25 percent; 7) show all proposed building sites with setbacks on the Preliminary Plat; 8) show all driveways on Preliminary Plat; 9) pay park fees of \$1500.00 per lot; 10) follow Engineering recommendations; 11) use a rain garden with native vegetation for drainage; and 12) consider the recommendations of the RLPC regarding landscaping. It is determined it would be the developer's responsibility for removing and aligning the existing cul-de-sac to extend 213<sup>th</sup> Street.

**Nancy Madden made a motion to approve the Planning Commission recommendations for the Preliminary Plat of German Lake Estates. Blair Joselyn seconded the motion and motion adopted unanimously.**

**WILD BUSH ACRES-FINAL PLAT APPROVAL**

Planning Commission recommends to the Town Board to approve the final plat of Wild Bush Acres and revised landscape plan on the grounds that the recommendations and ordinances have been met. Findings are it is a reasonable use of the property.

**Nancy Madden made a motion to approve the Planning Commission recommendations for the final plat of Wild Bush Acres. Blair Joselyn seconded the motion and motion adopted unanimously.**

Meeting adjourned.



Dolores Peterson  
New Scandia Township Clerk