

November 5, 2002

On the above date New Scandia Planning Commission held their regular monthly meeting. The following New Scandia Town Board Members were present: Chairman, Dennis Seefeldt, Vice Chairman, Paul Rasmussen, Michael Hinz and Nancy Madden.

#### **Lawrence & Janice Grundtner-Variance**

Planning Commission recommends to the Town Board that they grant the variances request by Lawrence Grundtner, 13940 188<sup>th</sup> Street, Marine, MN 55047. Part of Lot 5, Block 1, Anderson's Big Lake. 1) Road Setback 40 feet to 31 feet, 2) Lot Size 2.5 acres to 17,931 square feet, 3) Road Frontage 160 feet to 87 feet, and 4) Lake Setback 100 feet to 14 feet, on the grounds that the variances are existing and construction of the additions will not alter the essential character of the locality. Conditions are a Watershed Permit is secured. Findings are the granting of the variances will not increase the non-conformity of the home nor create further variance requests. The following amendments were part of the motion: (1 To add BMP be coordinated through the Watershed, and (2 Total impervious coverage not to exceed ~~15%~~ 26%.

**Nancy Madden made a motion to approve the Planning Commission recommendation for variances for Lawrence and Janice Grundtner. Paul Rasmussen seconded the motion and motion adopted unanimously.**

#### **GENO CAMPOBASSO-VARIANCE**

Mr. Campobasso withdrew his request for variance to construct a pole building closer the road than the house. Pointing out Chapter One, Administration, 143<sup>rd</sup> Definition, Mr. Camposbasso said he was able to expand his garage by being able to choose is front lot line on his corner lot according the definition.

#### **CONDITIONAL USE PERMIT REVIEWS**

##### **Jean Womack, Transmission Shop, 23200 Paris Avenue**

Planning Commission recommends to the Town Board to continue the CUP for Jean Womacks's Transmission Shop on the grounds that the business again appears to be conducted in a professional and positive manner, with EPA mandates being followed and hazardous waste disposal meeting applicable regulations.

**Paul Rasmussen made a motion to approve the Planning Commission recommendations to continue the Conditional Use Permit for Jean Womack to operate a Transmission Shop at 23200 Paris Avenue. Michael Hinz seconded the motion and motion adopted unanimously.**

##### **Scandia Pizzeria, Hawkinson Business Park**

Planning Commission recommends to the Town Board to continue the Conditional Use Permit for Scandia Pizzeria as the restaurant is an asset to the community.

**Michael Hinz made a motion to approve the continuation of the Conditional Use Permit for Scandia Pizzeria. Nancy Madden seconded the motion and motion adopted unanimously.**

**Trails End Restaurant-Bar 21279 Scandia Trail**

Planning Commission recommends to the Town Board to continue the Conditional Use Permit for Trails End Restaurant/Bar as it is an asset to the community.

**Nancy Madden made a motion to continue the Conditional Use Permit for Trails End Restaurant/Bar at 21279 Scandia Trail. Paul Rasmussen seconded the motion and motion adopted.**

**Mark Sandercott/Nancy, Educational Facility, 18070 Olinda Trail**

Planning Commission recommends to the Town Board to continue the Conditional Use Permit for Mark Sandercott and Nancy Jacobs to allow educational visits from Oak Hill Montessori Middle School on the grounds it would appear as if the educational programs initially proposed are well conceived and innovative and being delivered with care and skill. Findings are that space and facilities necessary to the program are first class in scope and function.

**Michael Hinz made a motion to approve the Planning Commission recommendation to continue the Conditional Use Permit for Mark Sandercott and Nancy Jacobs to allow educational visits from Oak Hill Montessori Middle School at 18070 Olinda Trail. Nancy Madden seconded the motion and motion adopted unanimously.**

**Steve & Chris Schumacher & Neujahr Remodeling-Variance**

Planning Commission recommends to the Town Board to grant the following variances to Steve and Chris Schumacher and Neujahr Remodeling, 23140 Melanie Trail, Scandia, MN 55073. Lots 12 and 13, Linnell Addition. Lot Size 2.5 acres to 1.3 acres and Lake Setback 100 feet to 50 feet. To build two additions to their home on the grounds it is a reasonable use of property. Conditions are all environmental conditions, if any, be met. Findings are circumstances are unique to the property and not the fault of the landowner.

**Paul Rasmussen made a motion to approve the Planning Commission recommendations for variances for Steve and Chris Schumacher and Neujahr Remodeling for two additions to existing home. Michael Hinz seconded the motion and motion adopted unanimously.**

**Antonio Mercado-Variance**

Planning Commission recommends to the Town Board to approve the variances for Antonio Mercado, 18540 Langley Avenue, Marine, MN 55047. Lot 3, Block 3, Bliss Plat 1st Division. Road Frontage 160 feet to 50 feet, Lot Size 2.5 acres to 9,650 square feet and Sideyard Setback 10 feet to 3 feet. On the grounds that it is a reasonable use of the property. Conditions are: 1) The carport/quonset hut is moved off adjacent, 2) The property is staked by the surveyor, 3) Construction conforms to building codes, and 4) A building permit is acquired. Findings are that it does not alter the character of the area or neighborhood. The following amendment was added: To require a building permit and a watershed permit.

**Paul Rasmussen made a motion to approve the Planning Commission recommendation for Antonio Mercado. Nancy Madden seconded the motion. Michael Hinz made an amendment to the motion that the shed be moved to meet the sideyard. Dennis Seefeldt seconded the motion. Mr. Seefeldt withdraw the second to the amendment. Amendment failed. The motion adopted unanimously.**

**Timothy Hebrink-Conditional Use Permit**

Planning Commission recommends to the Town Board to grant the Conditional Use Permit to Timothy Hebrink, 12480 238<sup>th</sup> Street North, Scandia, MN 55073. Lot 2, Block 1, Bonneyview Addition. To construct and operate a WECS for two years on the grounds that the proposed use is allowed with a CUP in the zoning district in which it is proposed. Conditions are the SECS meets all performance standards set by Washington County. Findings are of the impact of the WECS on the surrounding area would be minimal.

**Michael Hinz made a motion to approve the Planning Commission recommendations for the CUP for Timothy Hebrink. Nancy Madden seconded the motion. Dennis Seefeldt made the following amendment: All electricity generated is solely for the property and not for sale. Paul Rasmussen seconded the motion. Amendment adopted unanimously. Vote on motion with amendment adopted unanimously.**

**Vincent Turnblad/ Leon Opatz-Rezone and Concept of Plat**

Planning Commission recommends to the Town Board to grant the rezone request of Vincent Turnblad to rezone his property from AG to Village Center.

**Nancy Madden made a motion to approve the Planning Commission recommendation for the rezone request of Vincent Turnblad from AG to Village Center. Michael Hinz seconded the motion and motion adopted unanimously.**

Dolores Peterson



New Scandia Township Clerk