

April 4, 2006

On the above date New Scandia Township Planning Commission held their regular monthly meeting. The following New Scandia Town Board members were also in attendance: Chairman Dennis Seefeldt, Michael Harnetty, Blair Joselyn and Nancy Madden. Michael Harnetty absent.
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ROUND RIVER, LLC/RONALD BOWEN – PRAIRIE RESTORATION

Planning Commission recommends to the Town Board that they approve the application of Round River, LLC/Ronald Bowen, P.O. Box 328, Princeton, MN 55371, for a Conditional Use Permit for exterior storage for the proposed business on the grounds that based upon the nature of the intended business, exterior storage is critical to business and appears to be an integral part of the total plan. Conditions are 1) Items stored must relate to the business, 2) Township fees be paid, 3) Comments from Township Engineer and Marine WMO be addressed. Findings are that exterior storage is necessary to the conduct of business, appears to be organized and planned in an attractive manner, and is a good use of property.

Blair Joselyn made a motion to approve the Planning Commission recommendations for a Conditional Use Permit for exterior storage. Nancy Madden seconded the motion and motion passed.

Planning Commission recommends to the Town Board that they approve the application for a Certificate of Compliance in a Retail Business zone on the grounds that the proposed business meets all Township standards. Conditions are 1) Township fees be paid, 2) Parking requirements are met, 3) Comments from Township Engineer and Marine WMO be satisfactorily addressed, 4) Septic system and well be approved by Washington County, 5) Dumpster be screened. Findings are that the proposed business is a condoned use in the Retail Business zone.

Nancy Madden made a motion to approve the Planning Commission recommendations for a Certificate of Compliance for a Retail Business known as Prairie Restoration. Michael Harnetty seconded the motion and motion passed.

Planning Commission recommends to the Town Board that they approve the application for a Conditional Use Permit for exterior signs on the north face of the structure and a monument sign at the northeast corner. Conditions are that both signs meet all code requirements regarding placement, size and lighting. Findings are that existing businesses currently use approved signage and it would appear necessary to the success of the business.

Dennis Seefeldt made a motion to approve the Planning Commission recommendations for a Conditional Use Permit for signage. Blair Joselyn seconded the motion and motion passed.

TOM AND SARAH KILGRIFF – VARIANCE

Planning Commission recommends to the Town Board that they approve the variance request for Tom and Sarah Kilgriff, 22545 Olinda Trail, Scandia, MN 55073, to build an accessory structure approximately ten feet closer to the road than the house on the grounds that setting the structure further away from the road would involve encroachment into a wetland setback and that it meets all other code requirements. Conditions are 1) The applicant furnish proof of Washington County approval of an access driveway, 2) Applicant provides landscaping to partially screen the accessory structure, 3) Site for structure be surveyed on the property before construction starts and be approved by Town Board. Findings are that the request is reasonable and would not affect the character of the neighborhood.

Nancy Madden made a motion to approve the Planning Commission recommendation for a variance to build an accessory structure closer to the road than the principal building for Tom and Sarah Kilgriff. Michael Harnetty seconded the motion and motion passed.

Supervisors Seefeldt and Madden will review the landscape plans.

STEVE MAY – REVISED PRELIMINARY PLAT OF EMERALD ACRES

Kevin Nickelson made a motion to recommend to the Town Board that they deny the Preliminary Plat of Emerald Acres on the grounds that the plan does not meet approval of the March 6, 2006 Public Hearing, which included removal of Lots 3, 4, 5. The plan lacks a focal point and lots are being built in the trees, an obvious focal point. Peter Schwarz seconded the motion and motion passed.

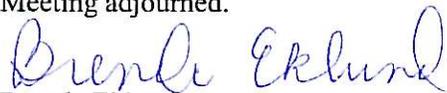
Nancy Madden made a motion to table the issue until the April 18, 2006 Town Board meeting. Blair Joselyn seconded the motion and motion passed.

The Board will look at alternatives and also find support to the Planning Commission findings with written findings. This is in compliance with the "Sixty Day Rule".

STEVE MAY – OPTIONS FOR AFFORDABLE HOUSING

Steve May, Scandia Development, LLC, presented a request to the Board that they consider a special density area in the Township to allow for 90 by 150 foot lots. Homes could be built on these lots with a community well and septic that would be affordable to both younger and older generations. This would be an alternative form of housing that Mr. May would like to be involved in if there is an interest. Mr. May was informed that life cycle housing does need to be addressed in the updated Comprehensive Plan. This subject will be added to the Town Board and Planning Commission Special Workshop agenda that is planned for April 11, 2006.

Meeting adjourned.



Brenda Eklund
New Scandia Township Deputy Clerk