

April 11, 2006

On the above date, a Special Workshop Meeting was held to discuss changes to current ordinances. In attendance were the following Board members: Chairman Dennis Seefeldt, Vice-Chairman Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden. The following Planning Commission members were present: James Malmquist, Kevin Nickelson, Peter Schwarz and Donnette Yehle. Chris Ness was absent. Also present were Township Attorney Dave Hebert and Town Planner Richard Thompson.

STUDY ON COMMUNITY RESIDENCES

Planner Richard Thompson reviewed the Study of Ordinance Review of Community Residences prepared by TKDA. Federal and state laws hold a heavy hand in regulations of group homes. It is unequivocal that residences having 6 or fewer individuals must be a permitted use. New Scandia does have a high concentration of group homes as compared to other communities in Washington County; five homes within a two mile radius, with a per capita ratio of 1 bed per 152 residents. In regards to the many police calls made to the home on 15734 240th Street, the licensing department for Washington County was unaware of the poor management at this facility. There is a formal compliant process in place. The County is dependent on citizens to report to them all complaints and concerns which the County is obliged to act on. All serious violations should work themselves up to the state level. Supervisor Harnetty and a group of citizens have been working closely with Representative Ray VandeVeer to construct a bill that would focus on corporate managed firms that operate the community residences; they operate as a business and should be under local government control. A meeting has been scheduled for May 2nd that will involve Supervisor Harnetty, a small group of Scandia residents, Dan Papin – the Washington County Director of Community Services and Jeff Feltz – executive director of Community Living Options. Mr. Feltz will be given a chance to hear of the issues regarding the group homes in New Scandia Township that C.L.O. operates.

It was also discussed that an ordinance could be put in place that would regulate the group homes as it would rental units. The City of Shoreview currently classifies community residences in this manner.

MAJOR SUBDIVISION APPROVAL PROCESS

All present were in agreement that the current 100% bonus given to developers when planning an Open Space Design is in need of being changed. Planner Richard Thompson stated that the trend in surrounding communities is to lower the bonus, as there appears to be a fear of too much density. Beginning at 25% or 50%, and then being granted additional percentage of lots to meet Township goals of preserving natural features appeared to be an improvement. Having a community well could be weighted most heavily. There continues to be the question if community septic is a benefit to the development or not. It was discussed to have the entire Township mapped out in regards to locating natural features to preserve and to locate a system of corridors of green space. Washington County may have the resources to do this. Trying to define a focal point appears to be too opinionated, and there should be a way to quantify how the additional

lots are granted. A list of values that the Board defines as worthy to preserve and therefore grant additional bonus lots up to 100% was begun. These included contiguous open space, historical buildings, cultural features, forest, wetlands, agricultural land, sensitive ecological areas, high quality soil, views and wildlife habitats, among other items. All agreed that a 100% bonus is okay as long as the developer earns it. It was suggested that a consultant be hired to work with the developers prior to drawing up a preliminary plat. The cost would be charged back to the developers.

Town Attorney Dave Hebert and Planner Richard Thompson will draft changes to Chapter 12.1 and 12.9 of the Development Code by the next workshop. A 25% base bonus will be granted for clustering, with additional percentages granted for preserving defined values.

ADULT USE ORDINANCE

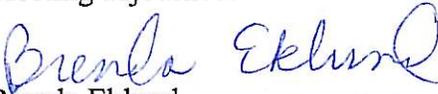
Town Attorney Dave Hebert has submitted a draft ordinance providing for the regulation of adult oriented businesses in the Town of New Scandia; providing for the issuance of licenses; and penalties for violations. Mr. Hebert will acquire studies of how adult oriented business can negatively affect communities - the next step in the process of adopting this ordinance.

TREE PRESERVATION ORDINANCE

Curt Hadland, representing the Rural Landscape Preservation Committee, presented findings of his review of current ordinances relating to tree preservation. The guidelines seem to lack the specifics of tree preservation. Mr. Hadland would like to add a Tree Mitigation Permit as a requirement for developers, along with adding enforcement through a trained arborist to monitor the development. In regards to granting bonuses to cluster designs, it was suggested to add landscape screening to the detailed list. Mr. Hadland will contact Mark Sandercott of the Big Marine Lake development with RLPC guidelines.

A follow-up Workshop has been scheduled for April 25, 2006 at 7:00 p.m.

Meeting adjourned.


Brenda Eklund
New Scandia Township Deputy Clerk