

August 1, 2006

On the above date, the New Scandia Planning Commission held their regular monthly meeting. The following Town Board members were also in attendance: Vice-Chairman Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden. Chairman Dennis Seefeldt was absent.

**CONCEPT OF A MAJOR SUBDIVISION – WHITE ROCK LAKE RANCH, LLC**

Mr. Mark Youngdahl presented a concept of a major subdivision for 105 acres of which 25 acres resides in Scandia. The Scandia portion of the subdivision would have six 5-acre lots on White Rock Lake. Five of those six lots would have two property identification numbers, as part of the lot would be in Forest Lake and part in Scandia. The PIDs would be legally tied together so the lots could not be split in the future. The new road would also lie in Forest Lake. There was some discussion of sacrificing the required 300 foot lot width on some lots so that the existing granary building could meet sideyard setbacks and remain on the same lot as the existing house. The other two metal buildings would be removed. It has yet to be determined as to which town the primary parcel would be identified with for the split parcels. The applicant will go before the County Board and then Forest Lake this month.

**SERENITY – FINAL PLAT APPROVAL**

Mr. Mark Harms presented the final plat of Serenity. Just under one acre of land is being donated to the town for trails and the balance of \$23,143 will be paid in park fees. All the requirements from the preliminary plat hearing have been met.

Planning Commission recommends to the Town Board that the final plat for Serenity Open Space Development for 18 lots on 90.8 acres be approved on the grounds that it is in conformance to township standards for open space developments. Conditions are all conditions from preliminary plat approval on January 14 are met, a Development Agreement be approved by the Town Board, an Opinion of Title is approved and filed, a Letter of Credit for 125% of landscaping be included, Conservation Agreements be satisfied, a Park and Trail agreement plus additional fees as agreed upon by the Town Board, and a revised detailed landscaping plan be followed. Findings are that good effort has been made to protect existing trees, and the most environmentally sensitive area is being dedicated to permanent open space.

**Michael Harnetty made a motion to approve the Planning Commission recommendation for final plat approval of Serenity. Nancy Madden seconded the motion. Voting yes: Harnetty, Hinz, Madden. Voting no: Joselyn. Motion adopted.**



Brenda Eklund  
New Scandia Township Deputy Clerk