

November 18, 2008

A special meeting of the Scandia Planning Commission was held on the above date for the purpose of discussing the revised 2008-2030 Comprehensive Plan for the City of Scandia. Chairman Chris Ness called the meeting to order at 6:03 p.m. The following were present: Planning Commissioners Peter Schwarz, Susan Rodsjo, Chris Ness, Christine Maefsky and Tom Krinke. Brian Ross, CR Planning, joined the meeting at 6:35 p.m.

At a special meeting on October 22, the Planning Commission and City Council directed that changes be made to the draft plan. Due to the late delivery of the revised plan, the Commissioners felt that they did not have sufficient time to review the document and would not be in a position to make a recommendation to the Council this evening.

The Commissioners addressed several issues as points of discussion. Commissioner Maefsky felt that the distinctions between the General Rural Residential and the Ag Core districts should be more clearly defined.

The lot averaging in the Ag Core is listed as 2 to 4 acres or 20 acres or greater. The Commissioners agreed that lot averaging should establish 2 to 5 acre lots, to allow for the keeping of small livestock.

Another point of discussion concerned the bonus densities allowed for conservation subdivisions in the General Rural Residential and Ag Core. Commissioner Rodsjo felt that the bonus density should be the same for both districts to provide fairness to landowners. Discussion continued on establishing a value for bonus densities. Commissioner Schwartz felt that a 50% bonus is not enough of an incentive for developers to plan cluster developments. The current conservation subdivision ordinance is strict enough that a 100% bonus is difficult to meet.

Commissioners Rodsjo, Ness and Maefsky approved of establishing a bonus density of 75% for both the General Rural and Ag Core districts for conservation subdivisions. Commissioners Schwarz and Krinke preferred granting a 100% bonus for each district.

Lot averaging in the General Rural district was discussed. As the plan stands now, 4 per 40 density allows for 10 acre lots. The commissioners felt that leaving conventional lot divisions in this district will allow for a variety of lot sizes within the city. Direction was given to Brian Ross to submit language which would make the plan more clearly worded.

It was suggested to clearly study the Future Land Use map on page 106, as it appeared that a few parcels were incorrectly color coded.

The Planning Commission set a special meeting for Tuesday, November 25, at 6:30 p.m. to further discuss the revised plan. It is anticipated that a recommendation can be made to the Council on December 2.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk