

**New Scandia Township  
Minutes of Town Board/ Planning Commission Workshop Meeting  
Wednesday, September 13, 2006**

The meeting was called to order by Planning Commission Vice Chair Jim Malmquist at 7:00 p.m. Present were Planning Commissioners Peter Schwarz, Donnette Yehle, and Kevin Nickelson; Town Board Chairman Dennis Seefeldt, Supervisors Michael Hinz, Michael Harnetty, Blair Joselyn and Nancy Madden. Planning Commission Chair Chris Ness was absent. Also present were: Rural Landscape Preservation Committee member Curt Hadland; Park and Recreation Committee member Karen Schik; Township Attorney David Hebert; Township Administrator Anne Hurlburt; Planner Berry Farrington and Planner Richard Thompson, TKDA.

**Open Space Design Ordinance**

Planner Thompson distributed a revised draft of ordinance #88, which would modify the requirements for Open Space Developments. A memo prepared by Board Member Joslyn in January, 2006 was reviewed and discussed.

The group discussed the need for a meeting to review the concept before submitting plans to the Planning Commission, and who should be in attendance. The experts advising the Township (such as the ecologist and planner) need to be involved in the pre-concept meeting. The purposed of the meeting is to give the Commission and Board better, more objective information earlier in the development process. The most important values to protect, for the residents and the community, need to be identified. The rights of the property owner also need to be considered. Not all experts may agree, and their advice is one factor in making decisions on the development.

The proposed percentages of the various bonuses were reviewed, and were determined to be consistent with what was previously reviewed by the group. Thompson will draft all the changes in ordinance format for review at the next meeting. He will also compare the new criteria with recently approved developments.

**Tree Preservation Ordinance**

Planner Farrington reviewed her report and draft ordinance language, which was based on the City of Forrest Lake's ordinance, suggestions from the Rural Landscape Preservation Committee and from discussion at the previous workshop meetings. Changes suggested were: list trees by genus and species; clarify how forests and woodlands are defined; encourage replacement with native species; lower the size of red maples considered "significant", as they provide fall color; define "project closure" and how long guarantees must be held; and develop options for cash payments if all trees cannot be replace on site. Issues for administration of the ordinance were discussed. After discussion on whether the ordinance should apply to any existing lots, the direction was to rewrite the ordinance to apply only to new developments and any projects requiring landscape plans.

**Siding and Color Requirements for Accessory Structures**

Section 9.13(1) of Chapter Two of the Development Code does not allow metal sided buildings on parcels smaller than 5 acres. Further, this section provides that "All accessory buildings shall resemble, in style, materials, color, roofline, and siding type, the principal building on the lot", with some exceptions. The consensus of the discussion was that it should be changed from 5 to 4 acres, to reflect that many "nominal" 5-acre parcels are less than 5 acres. The requirement that

the accessory building resemble the principal building should apply only to parcels less than 4 acres. An ordinance making this change will be drafted for the next meeting.

**Amendment to Chapter 2, Section 11.2 relating to the Shoreland Overlay District**

Attorney Hebert explained that the current ordinance would not allow open space developments, even though one had recently been approved. There was discussion that they should be acceptable if part of a Planned Unit Development.

Planning Commission Schwarz commented that the Development Code would be more usable if the page numbers included a reference to the relevant chapter. The planners will investigate this suggestion.

**Next Meeting**

The next meeting to discuss ordinance changes will be on Wednesday, October 11, 2006 at 7:00 p.m.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,



Anne Hurlburt  
Administrator