

June 4, 2002

On the above date New Scandia Planning Commission held their regular monthly meeting. The following Board Members were also present: Dennis Seefeldt, Chairman, Paul Rasmussen, Vice Chairman, Michael Hinz, Nancy Madden and John Martineau.

#### **TONY DEGONDA-VARIANCE**

Planning Commission recommends to the Town Board to grant the variance to Tony Degonda, 13100 182<sup>nd</sup> Street, Marine, MN 55047. Lot 6, Big Lake View. For Lot size 2 ½ acres to 1.1 acres. To remove existing home and construct a new dwelling. It is required that Mr. Degonda contact Carnelian-Marine Watershed and have erosion control plans.

**Paul Rasmussen made a motion to approve the Planning Commission recommendation for Tony Degonda. John Martineau seconded the motion and motion adopted unanimously.**

#### **EDWARD ERICKSON-MINOR SUBDIVISION**

Planning Commission recommends to the Town Board to grant the Minor Subdivision for Edward Erickson, 13351 205<sup>th</sup> Street North, Scandia, MN 550473. NE ¼ of SW ¼ of SW ¼ of the SW ¼, and NW ¼ of the SW ¼ except the North 660 feet of the West 330 feet thereof, all in Section 22. To divide 21.14 acre Parcel B from a 113 acre parcel on the grounds that the property is over 40 acres in size, the required concept plan for future development has been submitted for approval and does include a future road access for all parcels, and all of the lots are either over 20 acres or 2 to 3 acres in size as required. Conditions are: 1) A right-of-way easement for the proposed road to the subdivided parcel shall be conveyed to the Township, approved by the Township Attorney and filed with Washington County; 2) Applicant must obtain ownership of designated Parcel C in order to meet road frontage requirements; 3) Owners of Parcel A and B must develop a maintenance agreement for roadway easement and submit to the Township for approval; 4) The road easement to Parcel B must meet township standards for emergency vehicles; 5) Drainage easements must be reviewed and approved by the Township Engineer; 6) Park dedication fees paid in cash in lieu of land; 7) Soil testing is completed for Parcel B with required conditions for sewage disposal system being met; 8) Wetlands reviewed by Watershed; and 9) A development agreement between the property owner and the Township must be recorded with the property covering the restrictions and obligations of this subdivision. Findings are application and minor subdivision meet zoning requirements.

**Paul Rasmussen made a motion to approve the Planning Commission recommendations for the Minor Subdivision for Edward Erickson. Michael Hinz seconded the motion and motion adopted unanimously.**

#### **Mark Rossi-Variance**

Planning Commission recommends to the Town Board to approve variances for Mark Rossi and Carol Rossi, 14892 Old Marine Trail, Marine, MN 55047. E ½ of the SE ¼ of SW ¼ of SE ¼ of Section 26. Lake Setback variance of 133 feet to the house, the Lot Size variance of 2.6 acres, and a variance for construction of a garage closer to the road than the house be approved on the grounds it is a reasonable use of the property. Conditions; 1) Applicant move parking area and garage to the west in order to increase its distance from lake. Improved site distances negate need

for a retaining wall and reduce amount of ordinance variance for road and lake setbacks; 2) Top of roof line is no more than 35feet; 3) The owner follow revised plan brought to meeting on June 4, 2002. Findings are the circumstances were not created by the landowner and it will not alter the essential character of the locality.

**Nancy Madden made a motion to approve the Planning Commission recommendations for variances to construct a addition to existing dwelling and construct a garage for Mark and Carol Rossi. John Martineau seconded the motion and motion adopted unanimsouly.**

Meeting adjourned.

Dolores Peterson

A handwritten signature in cursive script, appearing to read "Dolores Peterson", written over a horizontal line.

New Scandia Township Clerk