

Town of Somerset Planning Commission
January 18, 2006 7 pm 11:45 pm

Present: Larry Rauch, chairman; Sherrill Schottler, secretary; Paul Boerger, Peter Johnson, Doug Plourde, Miles Wittig

At 7 pm chairman Rauch noted that a quorum was present and called the regular monthly meeting of the Town of Somerset Planning Commission to order.

Commission Planning Session

Motion made Wittig, seconded by Johnson to approve agenda. Motion passed.

Motion made by Plourde, seconded by Boerger to approve minutes of December 21, 2005 minutes. Motion passed. Motion made by Plourde, seconded by Boerger to approve minutes of special meeting of January 12, 2006 with note that date of 1006 be corrected. Motion passed.

Special note relating to minutes of January 12, 2006; Rauch wanted to make it clear that the TOWN BOARD will hold public hearings on the proposed sign ordinance, it will not be the Planning Commission holding public hearings.

No concerned township residents came forward with an issue for consideration by the Planning Commission.

Old Business

1. Report from Town Board meeting: chairman Rauch reviewed the actions of the January Town Board meeting. See printed TB minutes for details.

2. Report from Park and Recreation Committee: Boerger reported that committee is focusing on 3 points:
1) should park fees be increased - per capita assessment of neighboring communities is \$.25 while Somerset is at \$.09
2) PR committee proposes to do a survey on what the community expectations are for the PR committee and they want direction from the township community on what they want the park funds to be used for
3) Town dump (former) examination for future use continues

3. Checklist for surveyors: Plourde presented PC with flow chart and check off list and took suggestions for improvements. When completed these items will be available through clerk when surveyors complete worksheet and fees form.

4. TDR will be discussed in relation to new County subdivision ordinance.

5. Wild & Exotic Animal Ordinance to be discussed at February meeting

6. Sign Ordinance draft update - Rauch will take sign ordinance draft to County for review. Plourde will call Schachtner to request that road crew locate and map all signs in township.

7. Special meeting dates: Planning Commission will meet February 8 7-10 pm to review Chapter 13 Land Division Land Use & Development Ordinance to review if and how Somerset wants to deviate from County Ordinance enacted Jan 1, 2006.

8:00 pm Land Divisions, Rezoning and Special Requests

Land Division

1. CSM 2 lots 3 acres each 737 Polk St. Croix Road, New Richmond for Blair & Eleanor Dollory 737 Polk St. Croix road, New Richmond, Northland Survey, Roberts. Showed copy of adjacent landowner notification , verification letter of county zoning, worksheet with fees paid. There being no issues with this request, Plourde moved, Johnson seconded motion to approve on condition that lot 2 needs to show 100 ft. set back on west side of property line. Motion passed

2. Preliminary 84 acres 23 lots now called Hillside Estates for John Hilsen and COPAR Development Lake Elmo MN with Northland Survey, Roberts WI Showed copy of adjacent landowner notification, verification letter of county zoning, worksheet with fees paid. After PC examined proposed plat for significant amount of time, concerned adjacent landowners presented concerns:
James Stanek 1610 70th St. New Richmond
Thomas Mead 1638 70th St. New Richmond
Chris Meader 1607 70th St. New Richmond
Ruth Steiner 1635 70th St. New Richmond

Stanek: Concerns about too much traffic - increase from 23 more homes through current development of 8 homes. Prefers having all homes coming from new development exit onto 160th and not use proposed road construction across easement.

Mead: Questioned whether or not an environmental impact statement had been done~
How will additional drainage possibly contaminate existing wells~
Increase minimum size lot development will lead to "Woodbury" like look to our area ~ Conservation design would be better for this area

Rauch: addressed fact that we can't MANDATE an impact statement or require conservation design, these are voluntary and if the developing party chooses not to do them they cannot be required

Meader: Asked if PC has done a sight visit: answer NO - Reason- PC has not been welcome on property and the water delineation report was done in October and PC was not invited along and PC has just now (today) received water delineation report.

Steiner: Lives adjacent to navigable water/pond and is concerned about how water run off will affect properties. She raised concerns that lots 12 & 18 really don't have a good place to build because of navigable pond and marshy areas. In addition the negative impact to current residents needs to be considered when allowing future development.

Concerned residents made recommendations for changes: make lots bigger around ponds, especially lots 12 and 18 and add a second outlet onto 160th Ave.

Summary: because this parcel legally meets all ordinance requirements, the requests for improvements can only be requests and recommendations and if developer does not wish to be a good land steward, there is nothing in place to force them to make suggested improvements. Developer through surveyor has strongly indicated they are NOT INTERESTED in making any changes to proposed plat and plan to proceed with current map despite significant concerns raised by concerned adjacent landowners and Planning Commission.

After 90 minutes review of this plat, Plourde moved, Wittig seconded

motion to approve Hillside Estates. In favor Rauch, Plourde, Boerger, Wittig; Opposed Johnson, Schottler. Motion passed. Johnson and Schottler opposed based on fact that as proposed this plat will have a significant negative impact on both the land being proposed for development and adjacent land owners and they concur with the issues raised by the adjacent landowners.

3. CSM 1 lot 4.31 acres at 275 Scout Camp Road for Jim Russel & Tina Dale 267 Anderson Scout Camp Road and Mark Doyle 281 Scout Camp Road S & N Survey Hudson. Showed letter and return receipts of adjacent landowner notification, County zoning letter and worksheet with fees paid. PC examined maps; there being no problems with plat as proposed Plourde moved, Wittig seconded motion to approve with stipulation that surveyor move the set back line to 100 ft. from north property line. Motion passed.

4. CSM 1 lot 5.95 acres At County Road I and 220th Ave Somerset for Richard Plourde, PO Box 489 Somerset JEO Consulting. Showed letter and return receipts of adjacent landowner notification, completed worksheet with fees paid, no issue with County zoning letter. PC examined maps; there being no problems with plat as proposed Johnson moved, Wittig seconded motion to approve with changes: 100 ft set back from 220th Ave be shown and all set backs of buildings be shown. Motion approved with Plourde abstaining.

5. Concept 12 lots 44 acres at Hwy 35 & 205th Ave Somerset for Jerry Smith, elk River MN JEO Consulting, New Richmond. This being a concept, no worksheet presented, any fees paid, no adjacent landowner notification done, no county zoning letter presented. After looking at map PC made recommendation for the removal of the cul de sac and see if can turn it into a tie in connection to the Belisle subdivision to the south.

6. Preliminary 4 lots 14 acres commercial at Hwy 35 and 200th Ave for Tom Belisle 489 192 Ave Somerset JEO Consulting. Showed letter and return receipts of adjacent landowner notification, completed worksheet with fees paid, no issue with County zoning letter. This commercial parcel will now be known as M & E Business Park. PC studied map; Jim Kippes 638 215th Ave Somerset, a concerned adjacent landowner was concerned with the location of the cul de sacs and how that will affect the access to his land and how the drainage pattern might change and affect the use of his land. After discussion he felt these issues had been addressed. Plourde moved, Wittig seconded motion to approve M & E business park with change that a round standard temporary cul de sac be indicated in place of the drawn hammerhead. Motion passed.

11:35 pm Return to Planning Session

New Business

It will be necessary to find a replacement on the Planning Commission for the resigned Bill Hunt. 3 people have sent letters of interest:

Craig Leterneau
Coreen Svanoe
Kimberly Schaffel

These names will be submitted to the Town Board for consideration and

these candidates will be interviewed by the Planning Commission at the February 15, 2006 meeting: 7 pm portion. Rauch will notify Leterneau and Schaffel, Schottler will notify Svano.

There being no further business Plourde moved, Johnson seconded motion to adjourn. Motion passed. Meeting adjourned 11:45 pm

Respectfully Submitted

Sherrill Schottler Secretary