

TOWN OF SOMERSET PLAN COMMISSION

February 15, 2006 7pm

11:30 pm

Present: Larry Rauch Chairman; Sherrill Schottler, Secretary, Paul Boerger, Doug Plourde, Miles Wittig Absent Peter Johnson

At 7:00 pm chairman Rauch noted that a quorum was present and called the meeting of the Town of Somerset Plan Commission to order.

Commission Planning Session

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

Motion made by Plourde, seconded by Wittig to approve Minutes of Jan 18, 2006 with change under Old Business item #2 change "township" to Town of Somerset. Motion passed.

Motion made by Boerger, seconded by Plourde to approve Minutes of special meeting of February 8, 2006.

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

Candidates for Planning Commission were interviewed

Corrine Svanoë has withdrawn her name

Kimberly Schaffel 2007 60th St. N. Somerset 651 777 5510 (lives one mile East of the Settlement) Resident here for 2_ years. Presented her qualifications when applying for a position on the Somerset Plan Commission. Her major qualifications revolve around her experience as secretary on the Lake Elmo Plan Commission as well as secretary on the Planning and Development Commission and Park Commission recording secretary. She wants to be on Somerset pc because she : felt her experience in Lake Elmo could be helpful in future direction of the Somerset Town Planning Commission. See Letter of Application.

Second candidate: Craig Letourneau: 1727 38th St Somerset 247 5622: 24 year resident 1992-1999 Somerset school board. Runs own company; wants to be involved because wants to help find solutions to growth issues. No letter of application.

Rauch: next step to applicants: Please come to Town Board meeting March 1 so Board can interview also. PC will have a recommendation but Board will make final decision and recommended candidate will be expected to take position in March.

OLD BUSINESS

Report from Town Board Meeting: Rauch presented summary of February meeting.

Report from Park and Rec Committee: Boerger: 2 topics of importance: Committee is looking for feed back from Town residents in determining what goals should be for P & R Committee. One of the committee members may be pursuing this survey possibility as part of a graduate course requirement. #2; it may be important in future for P&R Committee to work with Village on major projects; cooperation may be advantageous in the future. Comment from Wittig: His recommendation is that P & R Committee take a cautious approach in this area and make

sure that interests of Town are always served first. Most especially make sure that Town funds are used for Town interests.

Check list for Surveyors n Plourde: will continue to work on

Wild and Exotic Animal Ordinance n no new progress, will work on again when can find time

Progress on Sign Ordinance draft: A minor problem has arisen: PC, Township does not have authority to write its own sign ordinance; Sign ordinance is under jurisdiction of County Zoning; county is responsible for that. County is now looking at Somersetys draft and will take our draft under consideration and hopefully have an ordinance ready by summer. All we can do now is encourage County to move swiftly on this.

Adult Business Ordinance: no change, on hold.

NEW BUSINESS

1. Seminars for Plan Commissions: note dates and topics as listed on agenda.
2. Every member has now received a copy of the Commission responsibilities
3. Third posting place will now be Pottings Bar, north end of Township.

8:05 pm Land Division, Rezoning and Special Requests

Special Request

Somerset Legacy Alliance requesting consideration of Rustic Road designation. Rita Lawson, Ruth Steiner, township residents, made presentation including video of Marine Road. See enclosed packet fully detailing and outlining significance of this particular stretch of Township road. Question raised by Plourde on what would be restriction on Town Board in maintaining road. According to outline of Wisconsin Rustic Road program there would be no significant restrictions placed on Town. See handout. Boerger moved, Schottler seconded motion to designate the subject road as a Rustic Road. Plourde, Schottler, Rauch, Boerger approve, Wittig no. Wittig doesn't want to see Township get locked into something they will regret later.

Land Division

1. Final 39 acres 11 lots Dayspring Vistas Robert and Jeanne Nagle, owner 481 180th Ave. Somerset 247 3477 Dayspring Development Corp 5885 Oren Ave N. Stillwater by Humphrey Engineering 2211 OyNeil Rd Hudson represented by Jason Paukner. Preliminary plat has been approved by all appropriate entities. Special note:

Rauch: the Plan Commission and the Town Board has not yet seen the request for the special exception permit for lots 3 and 4. Concern is what grading and filling will be in area of 20% slope area of driveway on lots 3 & 4. Town board granted variances on Nov. 2, 2005 and required that developer blacktop first 400 feet of driveway between lots 3 and 4. Question now is why and for what reason did developer request this special exception permit at County level. Paukner stated that this is the order County has told them to follow. Rauch: what are you doing with excess fill. Paukner: using it in other areas of project. Plourde moved Boerger seconded motion to approve. Motion passed with Schottler opposed based on objections raised when preliminary plat was presented.

2. Concept Richard Jonk 1 lot 3 acres 461 180th Ave Somerset 247 5265 Adjacent landowner notification was completed in December, 2005. Jonk has NOT provided proof of zoning from County. Jonk has not filled out worksheet or paid fees. Jonk presented his previously drawn concept and is asking for consideration of Lot #1 for possible development. Drawing also does not show contiguous buildable, setbacks, driveway, sightlines; this has not been officially surveyed. Recommended that he get professional help and then present it to Plan Commission for review in future.

3. Preliminary 100 acres 30 lots Majestic Meadows Larry Martell owner, 85th St 174th Ave New Richmond 246 5377 for Mike Germain Grand Properties, Rivard Street Somerset S & N Survey 2920 Enloe St. Hudson represented by Wes Anderson. Presented Adjacent landowner notification, zoning letter from county and Worksheet with fees paid. Nothing has changed from concept. Plourde raised concern about there being 4 shared driveways and would like to see this changed on this proposal. Town is still requiring that driveways be built to road right of way and all shared driveways to be built to where they separate. Anderson indicated he will see if engineer can redesign some lots to provide for single driveways. Wittig moved, Boerger seconded motion to approve preliminary plat of Majestic Meadows with possibility that several of the shared driveways be eliminated. Motion passed.

Rezoning Request

Mike Rivard, Rivard Stone 318 Highway 35 Somerset by Stevens Engineering 1656 Livingstone Road. Hudson presented by Craig Klund. Adjacent Landowner notification was presented. No fees were required, no worksheet was required to be completed.

1. Parcel add on and rezoning: 3 acres from ag res to commercial. Plourde moved to approve rezonement of lot 1 with description of driveway easement for lot 3 to be shown on CSM. Seconded by Schottler. Motion approved.

2. Special exemption for parcel add on for use of stone sales; building addition. Plourde moved to approve recommendation for special exemption for use of stone sales and a building addition. Wittig seconded. Motion passed.

3. Variance for building location: 10y closer to cul de sac than current ordinance. Rauch moved to approve a 10 foot variance for building set back from center of cul de sac. Schottler seconded. Motion passed.

4. Township abandonment of right of way to old section of Old Scout Camp Road. Plourde moved that Town of Somerset abandons Old Scout Camp Road east of permanent cul de sac. Boerger seconded. Motion passed.

5. Clarification of classification of township roads: Plan Commission requests that Chairman Ed Schachtner follow up with State/County highway.

10:45 Return to Planning Session

New Business

4. Site visits and open meet law and posting: To resolve this as a potential problem it is noted that the Plan Commission will make sure that when sight visits are made, no more than 3 members of the 7 member Plan Commission will attend.

5. Memo to Engineering and Surveyor firms regarding new procedures: Plan Commission drafted a letter to be sent immediately. See enclosed letter.

Other

Discussion of two candidates for Plan Commission: after significant discussion it was determined that Craig Leterneau would be the recommended candidate.

Recognition of Bill Hunt Rauch recommended that the Plan Commission take Bill and Margaret Hunt to dinner at Mamma Marias, North Hudson. Tentative dates February 27 or February 28. Plan Commission will check calendars and notify Schottler; Schottler will call Hunt, Bob Pierce and restaurant. (6 pm)

Meeting date to continue review of Chapter 13: March 7 2006 7-10 pm

There being no further business Schottler moved, Boerger seconded motion to adjourn. Motion passed. Meeting adjourned 11:30 pm.

Respectfully submitted

Sherrill Schottler