

Town of Somerset Plan Commission

February 20, 2008

Minutes

7:00-8:30

Present: Larry Rauch, Chairman; Sherrill Schottler, Secretary; Paul Boerger, Lenny Germain, Craig Letourneau, Doug Plourde, Larry Rauch, Miles Witting

Absent: Peter Johnson

Meeting called to order 7:00 pm

Wittig moved, Letourneau seconded motion to approve agenda. Motion approved. Minutes of January 16, 2008 were reviewed. Boerger moved, Letourneau seconded motion to approved minutes. Motion approved.

There were no concerned township residents present.

Old Business

Report from Town Board meeting was given by Rauch. Several things were discussed including setting a Public hearing to review impact fees which will be held 6:45 pm March 5. Discussion was held regarding establishing a historic town hall committee. Benson's development on Pine Lake - maintenance of ponds. The landowners will be responsible for the maintenance. The Baillargeon piece that was discussed at the previous meeting was followed up on. For specifics see Town minutes. Board agreed to a special meeting 7 pm Wednesday February 27 to review subdivision ordinance. Ellen Denzer from Planning and Zoning will assist in the review.

Lenny Germain gave a brief report from the Parks and Rec Committee. Next meeting is set for Monday March 3. Schottler requested that P & R committee move their meeting and consider attending the Vision 64 larger community meeting scheduled for March 3 7 pm at the Star Praire Town Hall.

Rauch reminded everyone to attend the special meeting for discussion of the proposed subdivision ordinance 7 pm February 27. Denzer has had the ordinance already for a week to review so she will be able to answer questions we will have during the discussion.

Revision of Land Division Worksheet: it is anticipated that it can be completed after the new ordinance is reviewed and passed. Plourde will check with Ruth Steiner on the status on flow chart to make sure it is consistently on web site and to make sure it is easy to find.

There was no new business

7:35 pm Land Division, Rezoning and Special Requests

Since there was no further planning business the Plan Commission agreed that it would be judicious to begin review of first plat on agenda but take no official action until after the 8:00 pm time stated on the agenda.

Concept NE Angle development for Collova Builders by Humphrey Engineering, Hudson, 4 lots, 15 acres at 236th Ave and 65th St.

Roger Humphrey, Surveyor presented worksheet, letter from county verifying zoning status, adjacent landowner notification with return receipts. **The fees have not yet been paid.** Surveyor explained what is being proposed for this 4 lot development. PC asked for specific clarification and explanation on some lot areas. Suggested recommendations: CBA for each lot needs to be shown probably on a subset map, 100 ft set back lines do not need to be shown and 49 foot radius turning area instead of 80 foot radius needs to be shown.. This being a concept, no formal action was taken.

2 lot CSM 35 acres at 481 180th Ave Somerset for Robert Nagle of Hackensack Minnesota by Humphrey Engineering. Hudson. Humphrey presented worksheet **with fees paid.** Also presented was letter from county verifying zoning status, the adjacent landowner list, letter and certified return receipts. This plat was reviewed and all questions answered but as this plat was thoroughly reviewed March 2006 when it was part of the former Dayspring Development, it was not necessary to make any further adjustments. Plourde moved that plat be approved with stipulation that the CBA be shown on lot 3. Letourneau seconded motion. Motion passed

There were no concerned township residents or adjacent landowners appearing to present any concerns on either subdivision request.

There being no further business Plourde moved, Wittig seconded motion to adjournj. Meeting adjourned 8:30 pm.

Respectfully submitted
Sherrill Schottler, Secretary