

Town of Somerset Plan Commission

March 7, 2006 Special Meeting 7 pm

Adjourn 10:05 pm

Present: Larry Rauch, Chairman; Sherrill Schottler, Secretary, Paul Boerger, Doug Plourde, Craig Letourneau (replacing Bill Hunt) Peter Johnson 7:40 pm

Absent: Miles Wittig

At 7:05 pm chairman Rauch noted that a quorum was present and called the special meeting of the Town of Somerset Plan Commission to order.

Motion made by Plourde, seconded by Rauch to approve agenda. Motion passed

Motion made by Plourde seconded by Boerger to approve minutes of special meeting, with following change: paragraph #1, last line to read "the Town of Somerset Land Ordinance that will comply with the County's new requirements and the current Town of Somerset Comprehensive Plan. Meeting held February 8 2006 which began review of St. Croix County Code of Ordinances Land Use and Development Chapter 13. Motion passed.

Starting point p. 6 section B PRELIMINARY PLAT APPLICATION

p. 13-8 #21 F possibly clarify information on CBA

p. 13-8 #22 Outlots; future clarify (get direction from Town Board)

p. 13-8 #23 add E. Delineate the 1250 ft. radius from an identified private or municipal dump as per ordinance -----.

p. 13-8 3 Additional Submittals

#3 c change to Town Board or designee (eliminate zoning administrator)

p. 13-9 #10 eliminate and reword and add under concept phase

add to p 13-5 #A1c#5

The town board or its designee shall require proof by certified mail return receipt that the subdivider has given written notice of the proposed development including proposed road locations to adjacent landowners, including those across the road.

It was decided that at this time the Plan Commission will postpone reviewing the section on conservation design and tackle that in its entirety at a subsequent meeting.  
Skipped 13-11 to 13-16.

Resume with p. 13-17 Major Subdivisions

p. 13-17 #1 Submittals #a Change zoning administrator to Town of Somerset or designee and change one legible copy to TWO legible copies and eliminate rest of sentence after word designee. Sentence to read "The subdivider shall submit two legible copies of the preliminary plat to the Town of Somerset or its designee.

p. 13-17 A #2 eliminate entire review process and replace with our own review process flow chart (Plourde)

p. 13-17 A #3 Decision: Replace words Zoning Administrator in sections a,b,c with words Town Board or designee  
#c change 90 days to 120 days

p. 13-18 eliminate F

p. 13-18 g change to read Written determination of the Town Board shall be sent to St., Croix County zoning administrator in the form of meeting minutes.

p. 13-19 A Major Subdivisions #1 submittals a. change zoning administrator to Town Board or designee and eliminate rest of sentence.  
b. eliminate entire point

p. 13-19 #2 Standards a through I; change all references of zoning administrator to Town Board or designee and in c strike reference to DNR.

p. 13-20 #4 Approval Process change all references of zoning administrator to Town Board or designee and make additional changes:

#b eliminate

#c eliminate

#d change to B

#e change to C and change 45 days to 60 days and strike "unless other agencies have not responded within the allowable time, there remain unsatisfied objections by other agencies" so section C will read "Town Board or designee shall approve, approve conditionally or reject the plat within 60 days of its submission. Failure of the Town Board or designee to take action on the plat within 60 days shall be deemed approval unless the review time has been extended by written agreement with the subdivider"

#f eliminate

p. 13-21 change G to D and zoning administrator to Town Board or designee, change he/she to they, approves to approve, decision to St. Croix county and end sentence at located. Eliminate rest of sentence.

Change h to e

Change l to f and zoning administrator to Town Board and last reference to zoning administrator to Town Chairperson.

Change j to g and zoning administrator to Town Board

Change k to h and zoning administrator to Town Board

p. 13-22 changes start with #3 Approval Process change all references of zoning administrator to Town Board or designee and in section d eliminate portion of sentence reading " except that the process shall not include referral to state agencies "

p. 13-23 change all references of zoning administrator to Town Board or designee except in H where reference needs to read Town Chairperson and make additional change: reference of 90 days changes to 120 days in section F.

p. 13-24 change all references of zoning administrator to Town Board or designee in 2b and 2 e.

Next meeting date was established for Wednesday March 22 7-10 pm

Plourde moved, Johnson seconded motion to adjourn. Meeting adjourned 10:05 pm.

Respectfully submitted  
Sherrill Schottler secretary