

MINUTES

Town of Somerset Plan Commission
March 15 2006 7 pm 10:25 pm

Present: Doug Plourde, acting chairman, Sherrill Schottler, Secretary,
Paul Boerger, Craig Letourneau, Peter Johnson, Miles Wittig
Absent: Larry Rouch

At 7:10 acting chair Doug Plourde 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 Johnson, seconded by Boerger to approved agenda. Motion passed.

Motion made by Johnson seconded by Letourneau to approve minutes of February 15, 2006 meeting. Motion passed.

Motion made by Boerger seconded by Letourneau to approve minutes of special meeting of March 7, 2006. Motion passed.

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

Plourde presented summary of March Town Board meeting.

Report from Park and Rec Committee: Boerger reported that Mr. Remer from Fish and Wildlife Service presented information to the PR committee regarding waterfowl production areas in the township. Boerger also indicated that the hope that St. Thomas would assist the PR Committee in conducting a town wide survey to determine wishes of township residents in direction to take will not be happening at this time. Schottler suggested that PR committee thoroughly read the Land Use Plan document and the Comprehensive Plan and perhaps they could extrapolate from that the direction the PR committee should take rather than start from scratch in gathering data through a survey. Boerger also questioned possible future use of old town dump site as new town hall with a ballfields site. Plourde indicated that would be probably unlikely since no water would be available at that sight.

Check list for surveyors flow chart: Plourde suggested that will be added to the new Town subdivision ordinance when it is presented for approval (hopefully early summer)

Wild and Exotic Animal Ordinance: Rauch is working on researching that.

There was no new business.

8:00 pm Land Division, Rezoning and Special Requests

1. Final 17 lots 55.6 acres Irene Hildebrant 1759 38th St. Somerset 2475569, Dayspring Reserve, Dayspring Development 5995 Oren Ave N Stillwater 651 430 2200 Humphrey Engineering 2211 OyNeil Rd Hudson 531 0525 Jason Paukner PC reviewed map, and asked for clarification on some specific issues of CBA, joint driveway, etc. After discussion Johnson moved Boerger seconded motion to approve. Motion passed.

2. 1 lot CSM 3 acres at 2021 Hwy 35 Louis & Lorraine Germain 2007 Hwy 35 Somerset 247 5232 Attachment of 3 acres to existing lot to

result in one 6 acre parcel. Germain produced worksheet with fee paid and adjacent landowner notification. Zoning letter from county was not needed. Germain represented self. Wittig moved, Boerger seconded motion to approve. Motion passed.

3. 1 lot CSM 5 acres 1853 37th St Roy and Jeri Koester, Somerset S & N Survey 2920 Enloe St. Hudson Wes Anderson. Surveyor presented worksheet with fee paid, zoning letter from county and adjacent landowner notification. Discussion followed on specifics of details. Wittig moved, Johnson seconded motion to approve. Motion passed.

4. 2 lot CSM 10 acres at 1785 85th St. New Richmond for Larry Martell. S & N Survey Hudson Wes Anderson. Presented worksheet with fee paid, zoning letter from county and adjacent landowner notification. Johnson moved, Wittig seconded motion to approve. Motion passed.

5. Concept 5 lots 15 acres at 461 180th ave Somerset for Richard Jonk 247 5265 S & N Survey, Hudson Wes Anderson Adjacent landowner notification was completed in December, letter from county was produced at this meeting; worksheet and fee will be presented when CSM is presented. There were no specific recommendations made to change this concept. No action needed on concept.

6. Final 4 lots 14 acres commercial at Hwy 35 and 200th Ave for Tom Belisle 489 192nd Ave Somerset Commercial parcel is now CM & E Business Park, JEO Survey New Richmond Nicole Gulick. Surveyor indicated that change from Preliminary to Final was addition of a drainage swale between Belisle and neighboring Kippes property. Adjacent landowner notification was produced again to correct error in previous notification. Johnson moved, Letourneau seconded motion to approve. Motion passed.

7. 2 lot CSM 8.12 acres owner Steve Guckenberger 2371 53rd. St. North Somerset located at Lot 12 Boardman Estates 1562 89th Somerset. JEO Survey New Richmond Nicole Gulick. Worksheet with fees paid, adjacent landowner notification and county zoning notification letter were produced.

Concerned adjacent landowners

Neil and Janet Strand, 1589 86th St. New Richmond 246 0446

In their living area, Nathan Hills, there is a covenant that lots cannot be resplit but that does not exist in Boardman Estates and Strands are concerned that this proposed split would create drainage concerns for adjacent landowners.

Mark Jackson 1557 89th St. New Richmond 246 6335 Jackson is across the street. When he bought his lot he purchased it under assumption that lot across street would have only one house on it and now the proposal will create additional users.

Ken Williams 1568 89 th St. New Richmond 246 0416, Boardman Addition. Lot 13 There will be now 6 driveways within close proximity; Subdividing this lot is changing the density and Williams doesn't want more lots created.

PC expressed concerns: disturbing areas of severe slope and creating new drainage problems. PC wants to see new map showing 2 foot contours and make a sight visit. In addition, PC questioned how it would be possible to now create TWO CBAs on this parcel when in the initial

creation of this lot it had been possible to designate only ONE CBA. Johnson moved, Schottler second motion to table request until sight visit is completed, and more complete information in relation to slopes, drainage, realistic CBA calculations are provided. Motion passed.

Ngulick@jeo.com wants to have minutes sent to her

Special Requests

Concept: Special exception request for Lenny Germain 2007 Hwy 35 Somerset 247 5232 To erect a building 50x150 on commercial property at 68th St. and 200th Ave, lot 1, for insulation business. Germain is asking for PC recommendation and guidance and will come back at a subsequent meeting with an official request.

Plourde indicated that this is the kind of low impact commercial business that would be suitable for this area.

There being no further business Boerger moved, Johnson seconded motion to adjourn. Meeting adjourned 10:25 pm.

Respectfully submitted
Sherrill Schottler Secretary