

Town of Somerset Plan Commission

April 15, 2009

Minutes

7:00-8:55

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

Absent: Peter Johnson

Meeting called to order 7:00 pm

Plourde moved, Letourneau seconded motion to approve agenda. Motion approved.

Minutes of March 18, 2009 were reviewed. Letourneau moved, Boerger seconded motion to approve minutes. Motion approved.

There were no concerned town residents present.

Old Business

Report from Town Board Meeting. Rauch reviewed actions taken by Town Board. One item discussed at the Town Board meeting was the rezoning request by Schachtner family group. However, the Plan Commission had not yet given their recommendation to the Town Board as the Plan Commission had not yet reviewed the request because the Plan Commission needed to review the information from the County Technical Review committee.

Report from Parks & Rec Committee. Boerger reported that P & R committee is working on an ordinance for parking at Twin Springs. Also several town residents appeared at the meeting and expressed opposition to the use fees being discussed by the Town Board. Also at this time the Town is not pursuing a parklands purchase.

Land Division Worksheet is still in progress.

Ordinance Codification: Plourde will need to get together with Town Board and go through all the ordinances to determine which ordinances should be considered. After completing his research, Plourde will recommend a particular company to the Board.

Comprehensive Plan 10 year review: **homework assignment** ~ PC members need to read the Comprehensive Plan in preparation for review and revision.

Subdivision Ordinance Update: Rauch has made additional contact with Ellen Denzer and the update is in progress. Rauch will hopefully have the final draft ready for the Plan Commission by this weekend. Then there will be a public hearing scheduled.

8:00 pm Land Division, Rezoning and Special Requests

3 lot CSM for Steve Meyers was not reviewed as Meyers was not ready and did not appear.

506 Acres, rezoning Ag to Ag Res 3 parcels for David, Ed, Wilma Schachtner and Schachtner trust.

One question discussed at the beginning: Schachtner sent adjacent landowner notifications to 23 land owners; County sent to 42 names. Schachtner does not know why County sent to 15 more names. That question would need to be answered by County.

Rauch went through comments from Technical Review Committee, County level.

See attached copy of TRC report and responses submitted by Schachtner On April 2, 2009

Schachtner indicated that when he went through the questions and answers with County Kevin Grabau, Code Administrator, indicated he was satisfied with Schachtner's answers. This request will be reviewed publicly at County level, April 22, 2009 7 pm at the Community Room County Government Center, Hudson. Residents having concerns or wishing to voice an opinion will have an opportunity at the April 22 meeting.

Schachtner indicated his concern to the County review committee that he felt there was some inconsistency in how the land in St Croix County is used. Example is that in Hammond Township there is no land zoned exclusive Ag and it has some of the best farming soil but it is being developed as residential.

Schachtner also indicated that he felt when the 120 acre Jahnke parcel was being rezoned in December 2008, the County did not raise these same concerns even though most of the same questions would have been relevant.

There being no further discussion, Plourde moved to approve request for rezoning for 74 acres owned by Wilma, Ed and David Schachtner, 81 acres owned by David and Ed Schachtner and 351 acres owned by Schachtner Family Partnership. Wittig seconded motion. Motion passed.

There being no further business, Letourneau moved, Wittig seconded motion to adjourn. Motion passed. Meeting adjourned 8:55 pm

Respectfully submitted
Sherrill Schottler, Secretary

