

Town of Somerset Plan Commission

April 16 2008

Minutes

7:00-

Present: Larry Rauch, Chairman, Sherrill Schottler, Secretary, Paul Boerger, Peter Johnson, Lenny Germain

Absent: Craig Letourneau, Doug Plourde, Miles Wittig

Meeting called to order 7:00 pm Johnson moved, Boerger seconded motion to approve agenda. Motion passed. Minutes of March meeting were reviewed. Boerger moved, Johnson seconded motion to approve minutes. Motion passed.

There were no concerned township residents present.

Old Business

Report from Town Board meeting was given by Rauch. Historic Town hall ordinance was approved and adoption of impact fee ordinance was delayed. Revamping of mobile home ordinance will be undertaken by the Board. Other issues discussed including building inspectors report can be reviewed in the Town minutes.

Report from Parks and Rec Committee: Denise Gunderson, Jean Hoffman and Lenny Germain from the parks and rec committee made a presentation to open dialog between the P & R committee and the Plan Commission so each knows what the other is doing.

Denise stated that the park plan is done and wants to have the PC review this document. One emphasis is to be connectivity of trails among and between all the municipalities and especially among and between developments. While designating trails cannot be mandated to the developers it is hoped that connected trails would be strongly encouraged, especially when the proposed development is being reviewed by the Plan Commission. One way to do this would be to make sure that the park plan is congruent with the new subdivision ordinance that is currently being developed by the Plan Commission. One of the items that is in the park plan is maps that will show where trails are now and where they would be proposed. That would be helpful when working with developers.

After the park plan has been adopted it will be important that the PC and P & R committee keep in touch on a regular basis so that each knows the overall direction especially relating to trails.

Next step: P & R committee wants PC to review the draft of the park plan and most especially the maps and the PC needs to get back to P & R committee within the next two weeks so if any changes in proposed trails is necessary this can be incorporated into the park plan before it is presented to the board.

Also, when the new worksheet which is under development is adopted trails will be an item on the check list.

Subdivision Ordinance, Rauch and Denzer, County, will be spending 3 hours on Friday April 18 going over the draft of the township subdivision ordinance. When that is finished Rauch will have a new draft for review by the PC and when the PC has reviewed the final draft a special meeting between PC and Town Board will be needed to review the subdivision ordinance before passage.

Land division worksheet will be finalized when the ordinance is finished. Plourde will work on making sure that the worksheet is on the web site in a spot where it can be more easily found.

New Business

Terms for Schottler, Rauch and Wittig are now up and will need to be reappointed by the Board. Rauch will submit names for reappointment at the May board meeting. The Board can reappoint or recommend new names for the Plan Commission.

8:00 Land Division, Rezoning and Special Requests

Preliminary 3 lot CSM 13.56 acres County Road I & 220th Ave and 60th St. Somerset for Mike Tetzlaff 2199 59th st Somerset 247 2345 by Polk County Land Survey. Changes from concept: set back lines were removed, 20% slope locations were indicated on the map, driveway placements were clarified. However the CBA must be shown on the map so they can be cross referenced by the building inspector. It is important that the buyer/builder know where the driveway is to be placed and where the house is to be placed (somewhere within the CBA). The next map must have CBA shown. The perc test should also be shown on the map. Johnson moved, Schottler seconded motion to approve with stipulation that CBA be shown, perc tests be shown on map before it goes to Board. Motion passed.

There being no further business Johnson moved, Boerger seconded motion to adjourn. Meeting adjourned 8:20 pm.

Respectfully submitted
Sherrill Schottler Secretary