

Town of Somerset Plan Commission
April 17, 2006 Special Meeting Adjourn 9:55 pm

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

At 7:10 chairman Rauch noted that a quorum was present and called the special meeting of the Town of Somerset Plan Commission to order.

Motion was made by Rauch, seconded by Boerger to approve agenda.
Motion approved.

Motion made by Letourneau, seconded by Boerger to approve minutes of March 21, 2006.

Starting point is p. 45 LOTS

p. 45 Table "lot area and lot width" table

1. eliminate first item
2. in Subdivision in an Urban or Transitional κ change 1 acre to 3 acres
3. in Subdivision in Rural Planning Area eliminate 1 $_$ and change 2 to 3 acres
4. in Conservation design change $_$ acre minimum to 3 acres
5. in On bulb of cul de sac see Somerset Town Road Ordinance

p. 46 #g eliminate and h,i,j,k get changed g,h,i,j (no k)
and in (h) after Zoning Administrator add κ and Town of Somerset shall determine κ .

p.47 #3 Lot Access Standards

#c QUESTION FOR ADVICE should we add word "permanent" before bulb of cul de sac

#D change 25% slope to 20% slope

#g. Delete last sentence starting with "If not κ .. to access."

p. 54 I, 1. Eliminate the word outlots

p. 54 I 1. A and b change The Zoning Administrator to Town of Somerset

p. 56 Conservation Design Development for Major Subdivisions

Note: we need to add following information in our own purpose section to justify why our township ordinance is different from county:

The reason we would be going with something different from county is because we know our area: we wish to protect what is above the ground as much as possible but we have to keep in mind the effects of development on the underground structure (aquifer) as impacted by our unique soil types in this township - soil types that are not necessarily the same in the rest of the county.

K. #2 Purpose a Item 3 next to last line after St. Croix County Development Management Plan add ,Town of Somerset Land Use Plan 1998-2018 and Town of Somerset Comprehensive Plan 2003-2028 and add this to all following items where St. Croix County Plan is referred to.

#4 change St. Croix County to Town of Somerset

p. 57 Density Standards items # 3, NOTE CHECK COUNTY ORDINANCES TO SEE WHAT DENSITY STANDARDS ARE

***Special note wherever MFDU (multi family attached dwelling units) is referred to, Town of Somerset ordinance will eliminate such references. (Town of Somerset does not have multi family units)

Starting point for next special meeting will be with Conservation Design.

Schottler moved, Boerger seconded motion to adjourn. Meeting adjourned 9:55 pm

Respectfully submitted
Sherrill Schottler Secretary