

Town of Somerset Plan Commission

April 18, 2007 Minutes 7:00-9:00 pm

Present: Larry Rauch, Chairman, Sherrill Schottler, Secretary, Paul Boerger, Peter Johnson, Lenny Germain, Doug Plourde, Miles Wittig

Absent Craig Letourneau

Meeting called to order 7 pm

Plourde moved, Boerger seconded motion to approve agenda with change that Suzanne Peeples will not appear. Motion passed.

Minutes of March 20 2007 special meeting were reviewed. Plourde moved, Johnson seconded motion to approve. Motion passed.

Minutes of March 21 2007 regular meeting were reviewed. Plourde noted that after research into the township population numbers it was determined that our Comprehensive Plan will not need to be revised at this time because the population estimates are correct. 2005 - 3201; 2006 π 3405. According to our Comp Plan our population projection for 2010 is 3504. In 2005 the population projection was for 3134. These statistics are important because Peeples had suggested that the PC and Board needed to amend the figures in the Comprehensive Plan within the year. Because the projections are right on, it will **not be necessary to amend the Comp Plan** at this time. Plourde moved, Johnson seconded motion to approve minutes. Motion passed.

There were no concerned township residents.

Old Business

Report from Town Board: Impact fee discussion took much of the time, the land division by S & N for Montgomery at 205th Ave was not presented although it had been approved by the PC.

Parks and Rec Committee: Boerger did not have a report. Johnson brought up concern from soccer organization: there are over 350 registrants for soccer and the question out there is will the old dump site be considered for development of ball fields. Rauch indicated that that would not be happening as the proposed use of that site would be for prairie restoration with small parking lot. However, in the study being done for implementing impact fees there is a directive that the Town find and purchase appropriate property upon which a town hall will be built and ball fields will be developed.

Suzanne Peeples did not present a report as she is reworking the plan for the road projects and this will need to be reviewed with the Town Board rather than the Plan Commission.

Town Subdivision Ordinance: Rauch passed out the potential final draft of the Ordinance pp 1-35. Rauch still needs to get to County to get all the previous questions answered before an additional special meeting is called. PC is to hold onto this until a further meeting.

Other

Comprehensive Plan Review: Schottler passed out the time line for action items in the Comp Plan and requested all *PC members to go over this list* and determine which items have been completed and when and which items are being worked on and which items need to be worked on and when. The work that the Plan Commission has been doing to implement the Comprehensive Plan needs to be clearly outlined so there will be no future question of accountability.

New Business

Rauch read notice from County and encouraged PC members to attend. The Planning and Zoning committee meeting April 19, 2007, St. Croix County government Center, community room 1101 Carmichael Road, Hudson. 6:30-7:30 Review first draft of proposed nonmetallic mining amendments 7:30-9 pm review First draft of proposed sign regulations.

8:00 pm Land Division, Rezoning and Special Requests

2 lot CSM for Vince Johnson 2286 40th St. Somerset 247 3150 by Granberg Survey 1235 County Rd E New Richmond 246 7529. Granberg produced memo certifying zoning of this parcel. PC hearing worksheet with fee paid was produced. However, Granberg did not have the adjacent landowner notification completed so the PC could not act on this parcel. Granberg was also made aware that the parcel that is being developed is now on Wisconsin Rustic Road 103 so PC will need to know what the guidelines are for development on a rustic road. Granberg is to bring the rustic road state guidelines to the May meeting.

1 lot CSM 5 acres for Richard Jonk 461 180th Ave Somerset by S & N Survey.

S & N provided the zoning verification letter, the land division worksheet with fee paid and the letter of landowner notification with return receipt. After significant review Plourde moved that this parcel π lot 1 - be approved with the condition that the 1250 ft radius set back will be staked, no wells will be placed within 1250 line and ON THE CSM it will state that no wells will be placed within the 1250 ft radius. Johnson seconded the motion. Motion passed.

Special Exception request did not appear.

There being no further business Boerger moved, Witting seconded motion to adjourn. Meeting adjourned 9:00 pm. Respectfully Submitted, Sherrill Schottler, Secretary