

Minutes

Town of Somerset Plan Commission

April 19, 2006 7 pm 10:00 PM

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

At 7:05 Chair Rauch 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 Letourneau, seconded by Wittig to approve agenda. Motion passed.

Motion made by Letourneau, seconded by Plourde to approve minutes of March 15, 2006.

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

Old Business

Rauch gave report from April Town Board meeting.

Report from Park and Rec Committee: Boerger reported on site visit with Jack Tripp to the "old dump site". PR committee impression is that this is an attractive site and has potential to be used as a township recreational area. DNR could assist with the permitting that would be required to accomplish this. In addition, Committee is continuing to contemplate doing a township wide survey.

Wild and exotic animal ordinance to be discussed in future.

Flow chart will be incorporated into the new Somerset Town subdivision ordinance when we have our draft completed. In meantime, Schottler would like to have a copy of the flow chart to share with surveyors, especially those surveying firms with new employees. Plourde will get copy to Schottler.

Other: Rauch went over report supplied by county on the status of items being considered at county level (sometimes county sees an item before it is initially presented to Somerset Plan Commission/ Town Board)

Rauch suggested PC members may be interested in calling Ellen Denzer 386 4674 Planning Dept. County and expressing concern about the growing pressure to make changes in the newly passed County subdivision Ordinance. Somerset PC would prefer to leave the County ordinance alone; of special concern is the possibility of numbers of township residents trying to re subdivide parcels that were intended to be larger than 3 acres when they were initially approved in their original development format.

Web site: Plourde: is there anyone who might be able to take over working on the Township web site. Plourde no longer has time to work on it.

New Business

Special meeting date to continue work on reviewing county subdivision ordinance is Wednesday May 24 7 pm

Comprehensive Planning meeting in Baldwin April 26 meet at Town Hall 6:15 to car pool to Baldwin.

8:00 pm Land Division Rezoning and Special Requests

1. 1 lot CSM 14.57 acres for Richard Plourde 624 220th Ave Somerset JEO Survey New Richmond, Pat Schultz surveyor. Worksheet, letter from county, letter to adjacent landowners was presented. 100 ft. setbacks are shown. There being no significant concerns, Wittig moved, Schottler seconded motion to approve CSM for Richard Plourde. Motion passed with Plourde abstaining.
2. Prelim 12 lots 46 acres at 205th Ave and Hwy 35 White Tail Trail Second for Jerry Smith, Elk River, JEO Survey New Richmond. Nicole Gulick surveyor. Worksheet, letter to adjacent landowners with return receipts and verification of zoning (as appears on the offer to purchase land, 11-19-05) were presented. However, Gulick Must PRESENT OFFICIAL LETTER FROM COUNTY ON ZONING when she appears at Town Board.

Catherine Skramstad 679 205th Ave Somerset Adjacent landowner presented.

Her concerns:

Were there going to be restrictive covenants-homeowners association. Skramstad was told to contact Jerry Smith concerning this issue.

Was an impact study done to indicate what the traffic impact would be on 205th.

Will the speed limit be reduced when the traffic increases. Skramstad needs to make a request to the Town Board concerning signage.

Rauch indicated that in all probability, no studies will be undertaken.

Greenspace: A walkway connecting development areas would be nice so residents can avoid walking on public roads. Concerned citizens need to contact the developer and make this request.

Runoff: make sure that there is no negative run off impacting adjacent landowners

Planning Commission spent significant time evaluating particular lots within this proposal. Of particular concern is lot 11 where a CBA of 3.74 is indicated on a lot of 4.80 acres and on which is a significant wetland. There is significant concern that there really is not 3.74 CBA.

Wittig moved to approve with following conditions: (1) Gulick will have letter from county on zoning status at Town Board meeting time and (2) will also show CBAys on lots 10, 11, 12 confirming that wetlands are not included in CBA calculations and also will show proper setbacks from wetlands. Plourde seconded motion. Motion passed.

3. 3 lots CSM 28 acres 221 Cnty Rd I for Willie Tennis by S & N Survey Hudson Wes Anderson Worksheet, Adjacent Landowner notification and county zoning letter were presented. Plourde shared background information on this site. This was an alleged Meth house and the occupants were arrested summer 2005. Commission members expressed significant concern that it would not be appropriate for PC to approve this as dividable and habitable. Somerset PC wants to have county recognize that this parcel is safe for use before Somerset PC would give its approval on this CSM. Anderson was given recommendation that Anderson contact County Health, Denise Gunderson, Ed Schachtner to get background on this parcel and find out if clean up is necessary before this parcel can be reconsidered. Wittig moved, Letourneau seconded motion to postpone action on this CSM until further information is supplied.

4. 3 lot CSM 27 acres 1721 38th St for Leo Durand by S & N Survey. Worksheet, adjacent landowner notification and county zoning letter were presented. Plourde moved to approve with stipulation that

set back of 100 ft should be shown on the west property line.
Schottler seconded. Motion passed.

There being no further business Schottler moved, Boerger seconded motion
to adjourn. Meeting adjourned 10:00 pm

Respectfully submitted
Sherrill Schottler, Secretary