

## Town of Somerset Plan Commission

May 21 2008

Minutes

7:00-8:40 pm

Present: Larry Rauch, Chairman, Sherrill Schottler, Secretary, Craig Letourneau, Doug Plourde

Absent: Paul Boerger, Miles Wittig, Peter Johnson, Lenny Germain

Meeting called to order 7:00 pm . Plourde moved, Letourneau seconded motion to approve agenda. Motion passed. Minutes of April 16 2008 were read . Letourneau moved, Rauch 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: Park Plan was discussed. Road work was discussed by Plourde Building inspectors report: no new homes, \$148,000 value in other small buildings.

Report from Parks Committee: Two parcels of land are being looked at for a future park site. Rauch gave report on concern from Board about enforcement of regulations for Twin Springs. One of the concerns is the expected increased misuse of Twin Springs area during holiday times and how regulations can be appropriately enforced without resulting in unnecessary expense for the Town.

Subdivision Ordinance: Rauch spent 4+ hours with Ellen Denzer, County Planning and Zoning. Some of the wording in the draft ordinance will need to be changed. There was detailed discussion on the size of lots regarding designated open space. Rauch will make necessary wording changes in the draft so that our wording will be in line with what County requires. He will then get back to Commission with draft changes.

Land division worksheet: Rauch will work on. Plourde will work with web designer to get flow sheet placed on our web site in a place where average user can find it.

Other: Impact fees: decision of Board is to hold off on impact fees; Board is going to separate out park fees which will be paid at time of lot creation and amount of park fee will be the calculated amount as determined by impact fee schedule. Suzanne Peoples with Peoples Engineering will be helping with the park ordinance.

### New Business

Ordinance enforcement: a question we will always need to keep in mind when writing our ordinances is who will do enforcement. If our language closely matches County language County will enforce our ordinance. If our ordinance language deviates too

much County will not do enforcement and it would be necessary for Town to do their own enforcing at Town expense.

### **8:00 Land Division, Rezoning and Special Requests**

1 lot CSM 3 acres for Bernard Leverty 555 180<sup>th</sup> Ave Somerset 247 3592 by Landmark Survey, Joel Anez, 21150 Ozark N Scandia Mn. First order of business was request to change the designation from a Concept to a 1 lot CSM request. Request not taken as there are still too many things needing change. **One item missing** is worksheet and fees. Surveyor presented the county zoning verification letter, adjacent landowner notification letter sent to 11, a list of people who received letter and 2 return receipts. There was significant discussion on necessary placement of driveways and what will and will not be allowed according to county standards. In summary : changes needing to appear on next map: change the north/south lot line on east side to the middle of the current driveway which then gives 66 ft+ access to 180<sup>th</sup> Ave for EACH parcel. CBA needs to be shown on proposed lot 3. Removal of all set back lines. Change title of map from concept to CSM. Anez and Leverty will need to return with corrected map at the June 18,2008. Also needed will be worksheet and fees paid. Schottler will put item on June agenda.

There being no further business Plourde moved, Letourneau seconded motion to adjourn. Motion passed. Meeting adjourned 8:40 pm.

Respectfully submitted  
Sherrill Schottler, Secretary