

## TOWN OF SOMERSET PLAN COMMISSION

June 18, 2008

Minutes

7:00-8:55

Present: Sherrill Schottler, Secretary, Craig Letourneau, Doug Plourde, Paul Boerger, Miles Witting, Lenny Germain

Absent: Larry Rauch, Peter Johnson

Meeting called to order 7:00. Plourde moved, Letourneau seconded motion to approve agenda. Motion passed. Minutes of May 21, 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 not given by Rauch. Plourde gave comments though that at this time the Town will not be applying impact fees but will continue with park fees. Park fees will be paid at the time the final plat is passed by the Board. The fee will be \$ 424 per lot for park fee. Germain added items from the Town board meeting including Liquor permit licensing.

Report from Parks Committee: Boerger gave a report on the special meeting of the Park and Rec Committee of June 17. The committee made site visits to 5 areas under consideration for parks and ball fields. Committee will meet again July 7 to discuss results of their site visits.

Subdivision Ordinance was tabled until Rauch can be here to lead discussion of language in draft of ordinance being reviewed.

Land Division worksheet and follow up documentation will be brought up at July meeting.

### NEW BUSINESS

None at this time.

8:00 LAND DIVISION, REZONING and SPECIAL REQUESTS

CSM 1 lot 3 acres for Bernard Leverty 555 189th Ave Somerset 247 3592 by Joel Anez Landmark Survey 21150 Ozark Ave N Scandia Mn 651 433 3421. Because this parcel is still a work in progress, Anez is requesting this be a CONCEPT and not a CSM at this time. Anez wants the Plan Commission to review this map and give advice and when the unfinished things are completed he will return with this map as a CSM. Plourde reviewed the new map with Anez and assisted in making recommendations for appropriate changes on the Leverty map.

Recommendations are

Lot 1 needs to be referred to as lot 3

Lot 3 will need to be 3 acres excluding road right of way

CBA needs to be shown on lot 3 - minimum of ½ acre

Worksheet with fee paid needs to be completed.

Anez will provide soil tests for the County

The driveway condition has been met

Anez would like to have a copy of the minutes to remind him what recommendations need to met. Schottler will email Anez the minutes.

Inthefield@frontiernet.net

No action was taken. Anez will call Schottler to be on the agenda when the outstanding issues are taken care of.

CSM 2 lots 14.1 acres for Michael and Bonita Stephens 1994 80th St Somerset 247 4023 by S & N Survey Jon Sonnentag 2920 Enloe St Hudson 386 2007.

Worksheet with fee paid was presented. Adjacent landowner letter with certified return receipts was presented. Zoning letter from County was presented. Map was reviewed. Concerns from County as noted in letter of June 12, 2008, were discussed. Plourde reviewed how all conditions and concerns of County were met. It was noted that the current access does meet the Town's subdivision ordinance because of platting shown on past concepts on adjoining parcels. Plourde moved and Letourneau seconded motion to approve. CSM was approved.

There being no further business Plourde moved, Letourneau seconded motion to adjourn. Motion passed. Meeting adjourned 8:55 pm.

Respectfully submitted

Sherrill Schottler, Secretary

