

## Minutes

### Town of Somerset Plan Commission

August 16, 2006 7 pm Adjourn 9:30

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

Absent: Peter Johnson

At 7:00 pm Chairman 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 Wittig, seconded by Boerger to approve agenda. Motion passed.

Motion made by Plourde, seconded by Letourneau to approve minutes of July meeting.

There were no concerned township residents present with issues to bring forth at this time.

#### Old Business

Report from Town Board meeting: 85th Street reconstruction has been a significant issue. (This is Collova Northwest Angle development, entrance road) Emergency operations were addressed by Board n passing resolutions to concerning Emergency Operations Plan for NIMS requirement under the designation of the National Incident Management System. Building report indicates that building in all aspects is very slow.

Parks and Rec Committee report: Bill Lawson, committee member, reported that there was almost a 20% survey return and the results are currently being tallied.

#### Other:

Craig Letourneau volunteered to do minutes for September meeting in absence of Schottler. Schottler will notify Jeri Koester of Schottlers absence from Sept 15- Oct 4 and that people needing help with agenda items will need to contact Letourneau or Rauch.

County Subdivision Ordinance: Rauch has been working on getting the January 2006 County ordinance converted to a word document and will soon have the revised copy ready and out to everyone by early next week for their review. Town Board will also receive a copy so all parties can read and review and be prepared for discussion hopefully within next 6 weeks.

Plourde: Web page update; everything is under construction.

Rauch: Up date on computer in office; the system has been upgraded and is now as up to date as it can be. In addition, Koester will have opportunity to convert from dial up to DSL.

Mapping: Action item: Plourde will be talking to county about The County Mapping System.

Schottler indicated that Rustic Road #103 was passed early August but Plourde indicated the signage costs will now be the responsibility of the Township rather than the State as it was two years ago. One sign will now cost about \$400.

#### New Business

Germain brought up questions he had from a resident: A resident with a 3 acre lot was inquiring about the possibility of putting up a twin home on a 3 acre lot. This would not be allowed as every living unit must have 3 acres.

There being no further Planning business, PC recessed from 7:40 to 8:00 pm.

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

Review of Special Exception Application Permit for Kevin Hansch 491 208th Ave Somerset 247 3665 property located at 68th St and 200th Ave. for erecting a building for Hansch Metal Framing and Dry Wall, a 100 x 150 ft, 15,000 sq. ft structure for 4 employees. 12,000 sq ft will be for use as warehouse with 3000 sq feet for office. Hansch will occupy 40% of the building and will lease remaining 60% to similar businesses. Hansch produced adjacent landowner notification letter with post office return receipt. Hansch went through questions answered for special exception criteria.

Plourde asked question: When a new , additional business rents/leases space in this office building, will that business need to go through special exception permit process. Hanschys interpretation of what County requirements is NO.

PC held further discussion on what would be best way to appropriately scrutinize what additional businesses would be occupying the rental space in this facility.

It was recommended to Hansch that he do research and come up with a list of what acceptable additional businesses would be and PC would do their research on how previous requests of this type have been handled. This would need to be done before the September Town Board meeting. It was also suggested that one possibility would be that future tenants would need to come to Planning Commission and Town Board for review and approval of what future tenants would be doing and how they would be doing it. PC is concerned that there be no problems with how future tenants conduct their business. It would be helpful to develop Guidelines (via ordinances?) on how tenants conduct their business.

PC thoroughly reviewed the physical aspects of the building; also reviewed the landscaping proposal.

Rauch asked if PC wanted to approve physical building proposal separate from concerns raised regarding future tenant use. PC felt that would be an appropriate action plan.

Schottler moved, Plourde seconded motion to approve the building as presented. Motion passed.

PC indicated they had no objections to idea of tenants but that types of businesses and how they conduct business needed to be worked out at next Town meeting with input from Hansch and PC.

Letourneau moved to recommend approval of special exception permit for

Kevin Hanschys business and up to 4 additional businesses of a similar nature. Definition of additional businesses will be determined at the September Town Board meeting. Plourde seconded motion. Motion passed.

Action items

All members of commission are to do research and must get back to Rauch with their information by Sept 1.

People for "empty nester" multi housing development did not appear.

There being no further business Rauch moved Wittig seconded motion to adjourn. Meeting adjourned 9:30 pm

Respectfully submitted  
Sherrill Schottler Secretary

Requested a copy of the minutes  
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