

Town of Somerset Plan Commission

August 19 2009

Minutes

7:30 –9:45

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

Absent: Peter Johnson

Meeting called to order 7:30 pm

Agenda: Rauch added under new business **Violation Notices.**

Plourde moved, Letourneau seconded motion to approve agenda. Motion passed.

Minutes of July 15 2009 were reviewed. Letourneau moved, Plourde seconded motion to approve minutes. Motion passed.

There were no concerned town residents present.

Old Business

Report by Rauch from Town Board meeting. Walking trails at the old dump site will be worked on. 60th St is done; 89th St, 85th & 160th Ave. is going to be paved. There was discussion concerning the easement/vs road on the recent Schachtner request regarding a 2 lot CSM. PC's attempt to attach land to the back lot to allow for road frontage access was denied; the County preferred easement instead. What this means is that the PC needs to work with the County to clarify this situation.

Park and Rec Committee report: The old dump site is being worked on to provide walking trails; complete to be determined in the future.

Land Division Worksheet: will be discussed later

Ordinance Codification: Plourde shared a list of the ordinance titles.

Other: Announcement At the regular Town Board meeting, Sept 2, 7:30 there will be public hearing on the subdivision ordinance.

8:00 pm Land Division, Rezoning and Special Requests

20 acre 2 lot CSM at 2348 89th St New Richmond for Will and Peggy Grubbs. The required paperwork and items had been presented at the July meeting. All of the items that were concerns and issues from the July presentation of this CSM were positively resolved. Therefore Plourde moved, Letourneau seconded motion to approved this 20 acre 2 lot CSM Wittig voted no, rest of PC voted yes. Motion passed.

5 acre 1 lot CSM at 433 165th Ave Somerset for Jack Walsh. Notification on zoning from county was received by Schottler via email from the county. Worksheet with fees paid was presented. Letter to adjoining landowners, list neighbors sent to and certified return receipts was presented. The CSM was studied and reviewed, questions asked and satisfactorily answered. There being no further questions Plourde moved, Boerger seconded motion to approve 1 lot 5 acre CSM. Motion passed.

8:30 pm Return to Plan Session

Land Division Worksheet: Boerger presented a draft of the rezoning procedures and guidelines that Boerger has been working on. Boerger summarized the procedures the Plan Commission needs to follow when reviewing a rezoning request. PC reviewed this draft and offered some suggestions.

Letourneau reviewed the worksheet that is currently on the web site and is working on developing a better land division worksheet. Letourneau expects to have a revised worksheet for PC review at the September meeting.

Comprehensive Plan 10 year review. Discussion on hold until new business, legislature changes, is discussed.

New Business

Rauch: at the last Towns Association meeting in July the following items were brought up. (1) DNR Board has adopted new Shoreland Management Rules, an update to rules written in 1960's. (2) Change the value assessment of ag land that is zoned or platted as residential; it would be valued at market value. This was defeated for this session but it may return in the future. (3) ETZ court decision, upholds right of Township to have say over land use within the ETZ. (4) Unanimous annexations: must be contiguous to the village and restores Town's rights.

Return to Old Business: Comprehensive Plan 10 year review: As a result of all the changes just instituted by the State Legislature and lack of understanding of what the ramifications will be from these changes, it is suggested that the Plan Commission wait at least 6 months to begin the Comp Plan review. In addition it will be beneficial to have the updated census data available when working on reviewing and revising the Comp Plan. Comprehensive Plan review will be removed from the agenda until further notice.

New Business Other Violations

The signs for Apple River Hiway: They were erected without a permit, were too big and too high, basically in violation of the County Ordinance. Apple River Hiway has received 2 violation notices, the covering on the sign has been removed and the billboard must still be removed.

Ann Burton rental property on Highway 35. Property owner has been in violation of county ordinance regarding pumping of sewage. They have been pumping the holding tank and dumping the sewage on the property behind the house.

Un-permitted business on 215th Avenue. In violation of special exception permit, they do not meet standards of home businesses. Ie. Doggie day care and grooming. Section 17.15 (6) Section 17.155(4) They also are in violation of the county sign ordinance Section 17.165d (2) for permanent on site sign.

There being no further business Plourde moved, Letourneau seconded motion to adjourn. Meeting adjourned 9:45 pm

Respectfully submitted

Sherrill Schottler, Secretary

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