

Town of Somerset Plan Commission

September 16 2009

Minutes

7:30-9:00

Present: Larry Rauch, chair; Sherrill Schottler, Secretary; Paul Beorger, Criag Letourneau, Doug Plourde, Miles Wittig

Absent: Peter Johnson

Meeting called to order 7:30 pm

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

Minutes of September 16, 2009 meeting 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. Both land division requests from Sept meeting were approved by Board. Also approved by Board was the new subdivision ordinance. Any land division requests from this time forward will be under the new land division ordinance. The ordinance will soon be posted on the web site.

Park and Rec. Committee report: Boerger reported there was a meeting on August 24. These were adjacent landowners who were concerned and wanted information. Lenny Germain informed everyone about the details of the new park area. Name of the park was also discussed. The driveway has been put in at the "old dump site" and the property is currently mowed. There is also a small parking area on site.

Land Division Worksheet: The first review of the worksheet will take place shortly. Letourneau is working on land division worksheet that is used by people requesting land divisions. Letourneau is revising the worksheet so that it is easier to use, more thorough and complete. It will probably result in several worksheets so that requests for each type of item will require a separate worksheet. Discussion followed on what items, if any, should be grouped, ie. Major subdivision; minor subdivision/CSM, rezonings, and special exception permits. Each could be a separate worksheet.

Ordinance Codification – Plourde is still compiling the list of ordinances. One question is whether or not there needs to be "resolution" wording or whether these resolution items need to be converted into ordinances. Plourde is working on getting firm quotes from various codification companies.

8:00 pm Land Divisions, Rezoning and Special Requests, Zoning

Special Exception Request Establish an Animal inn kennel, Animal Luv Inn. Mona Johnson presented letter to adjacent landowners, list of owners sent to, and map showing parcel is zoned commercial. Located at 1584 32nd St. Somerset. There were no concerned adjacent landowners. One item of discussion was the requirements needed on the septic system; County will need to review this. Also the driveway separation will need to be clarified. There being no further questions or concerns Plourde moved to approve special exception request by Mona Johnson, Letourneau seconded motion. Motion passed.

8:30 pm Q & A Concerned citizens needing some information. Paul and Joseph Jahnke requested some information from the Plan Commission regarding their potential land division on 79 acres of which 68.3 acres is involved. Property located 1951 County Road I, Somerset.

Rauch informed Jahnke's that this land division will be done under the new subdivision ordinance. A CSM was done by Joel Brandt, Glenwood City, August, 2009. Jahnke presented a CSM so that questions could be answered and a new, accurate CSM drawn up for approval. . Question was what is needed on the map to get this approved as a CSM. (1) CBA on each parcel; (2) driveways need to be stubbed in on each of the parcels, (3) county must verify how land is divided (4) adjacent landowners need to be notified by certified, return receipt . Schottler will put the Jahnke request on the October Plan Commission Agenda. 3 lot CSM of 79 acres located at 1951 County Road I, Somerset for Paul and Karen Jahnke, Rowland Jahnke, and Joseph and Linda Jahnke.

There being no further business Plourde moved, Letourneau seconded motion to adjourn. Meeting adjourned 9:00 pm.

Respectfully submitted
Sherrill Schottler, Secretary