

Town of Somerset Plan Commission

September 19 2007

Minutes 7:00-900 pm

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

Meeting called to order 7:00 pm

Plourde moved, Wittig seconded motion to approve agenda. Motion passed. Minutes of August 15 meeting were reviewed. Johnson moved, Letourneau seconded motion to approve. Motion passed. Minutes of August 22 meeting were reviewed. Letourneau moved, Johnson seconded motion to approve. Motion approved.

Concerned Township Residents: Bill and Rita Lawson reported on the efforts of St. Joseph Township in the direction of conservation design options for ownership. Lawsons volunteered to attend St. Joe town meetings and report back to the PC on how and what is being discussed.

Old Business

Report from Town board meeting

Meeting was held at Old Town Hall. Rauch gave a brief summary of what transpired at Town Meeting. One item was that residents need to get permits from town for any repairs or updates on homes if over \$2000 in value. Permits are required for almost everything including reroofing for example. Public hearing on impact fees is scheduled for Board meeting on October 3, 6:30 pm. Rauch reviewed the ordinance creating Plan Commissions and Board requested a few minor changes which Rauch has drafted and sent on to J. Koester Town Clerk for distribution to all town board members before next meeting.

Report from Parks and Rec Committee

Boerger had no report but Lawson, committee member, reported on scenic site visits to locations in township in effort to help Suzanne Peoples compile a list of assets in the township. It is expected this report should take about 6 months to prepare so a report might be forthcoming in January or February.

Discussion of subdivision ordinance update: Rauch is still waiting for a good time to make contact with Ellen Denzer for some clarified and updated information and getting questions answered before Rauch sends out latest changes to Town subdivision ordinance. Plourde discussed the numbers he derived when calculating conservation design vs standard conventional 3 acre configuration lots.

Conclusion from Plourdeys calculations: it looks like maximum size lot allowing for 65% in conservation would be 1 acre. With this configuration it appears that the amount of roads needed would be the same in conventional vs conservation design.

Rauch sent out a new land division worksheet including flow chart but question is how do we streamline and simplify this so that in the future when changes are made we have to make sure that all changes are

referred back to ordinance. Rauch still needs to visit with Ruth Steiner to make sure that items are correctly listed and posted to the web site.

New Business

Peggy Grubbs: report on demographic study of Somerset Area. Peggy is long time resident of Somerset, at 80th St. She is consultant to developers and communities in consensus building. Also is one of the developers in River Halls Commons and is working towards developing a new "Somerset downtown" . Her emphasis is working with broader community that is not boundary driven n working among Somerset village and town, both planning commissions as well as Star Prairie. Bill Lawson also spoke and encouraged Plan Commission to get involved in working together towards developing a comprehensive plan for the general area of the Apple river and lower St Croix river area; working together will facilitate a cohesive package and eliminate some of the redundancy in planning that is occurring at this time. A common approach to planning should make for better smart growth.

8:00 Land Division and special requests

Concept Dennis Benson 2223 50th St. Somerset 247 -5326 40 acres 10 lots at 2300 55th St. Somerset by Dan Tilsen GGG Engineering and Johnson and Scofield Survey 507 Vermillion St. Hastings 651 438 0000. Benson discussed changes that have been made to concept in effort to resolve some of the concerns raised by neighbors. One significant change is that Benson has no plans to institute a homeowners association as he has given up plans to have all lots share in lake access. As concept stands now only lots 7,8,9 will have lot access. All lots have the potential for lake view. Schottler asked what if any restrictions there will be for tree removal. Benson indicated he will try to limit tree removal. Rauch asked for a recommendation concerning concept. Johnson recommended that it be accepted with change that loops at end of roads be converted to cul de sacs with radius of 67 feet. In addition when prelim is presented Benson will also need to show each lotys CBA and have the driveways stubbed in.

House Moving for Tom Ranke 2158 1664 Hwy 65 New Richmond to Stonewood near 84th St. South of 160th Ave. Somerset. Ranke presented a letter from Barb and Jerome Geving, developers of Stonewood and architectural review committee, confirming this house would be a desirable addition to the development. Ranke also presented adjacent landowner notification, and a copy of survey plat showing which lot house will be moved to. Ranke has also notified all the necessary municipalities and Terry Semple, mover, is applying for all permits necessary to move house. Letourneau moved, Schottler seconded motion to approve house moving request. Motion passed.

Return to New Business: Schottler reminded PC, especially Rauch, that Schottler will not be here to prepare October agenda nor to take minutes. Rauch will take over these duties. Phone number for Rauch 247- 5898. Schottler will send Rauch a tentative agenda for October.

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

Respectfully submitted

Sherrill Schottler Secretary