

## Minutes

Town of Somerset Plan Commission

December 20, 2006 7 pm - 9:30 pm

Present: Larry Rauch, Chairman, Sherrill Schottler, Secretary, Paul Boerger, Craig Letourneau, Doug Plourde, Miles Wittig, Lenny Germain, Peter Johnson, 7:20 pm

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

Plourde moved, Letourneau seconded motion to approve Minutes of November 8, 2006. The notes of November 15 were reviewed but as it was not an official meeting due to lack of quorum, no minutes needed to be approved.

There were no concerned town residents.

### Old Business

Report from Town Board meeting: Rauch reported information from Town Board meeting: of special interest was that there will be new fire number signs in flag style. New signs will be \$35, residents will need to order and erect new signage if they wish to have new signs on individual parcels.

Report from Parks and Rec Committee: Boerger reported on follow up to survey that was completed this fall. Establishing Trails was one area of special interest. In addition future use of previous dump site to be established as a park is still under discussion with special interest/concern regarding possible contaminants in soil and potential future liability.

Town subdivision ordinance will be discussed in January, 2007, when a special meeting date will be considered. Rauch will try to establish a special meeting date soon.

Other: Rauch cautioned that anyone trying to reach him not use his email account but give him a personal phone call to expedite reaching him in a timely manner.

Further discussion was held on the status of the Kuryakyn proposal. At the November 15 PC meeting no special exception permit was discussed because it was not requested (on agenda) but when Kuryakyn went to Town Board meeting first Wednesday in December, a special exception permit was requested specifically which was for cold storage and black topping of drive area which Town Board approved despite fact that Plan Commission did not have opportunity to review a special exception permit request.

### New Business

Suzanne Peeples, planner for Stevens Engineers made a presentation regarding capital improvement plan and impact fees. Planning Commission is charged with initiating impact fees and Board will be working on capital improvements. Peeples gave everyone a packet of information to read and review. In addition, the Plan Commission needs to develop a list of public facilities needs due to new development and have that ready for Stevens Engineers at the January PC meeting. Peeples will be working with the Plan Commission at each meeting starting January 17, 2007 under Old Business.

8 pm Land Division, Rezoning and Special Requests

Pastor Bill Hieb made presentation for Riverside Churchys request for special exception permit for change of use for property at 427 County Road VV, Somerset which will also include erection of a new sign. Request is for Riverside Ministries to operate a church in a commercial district. (Note: In January ,Germain will provide PC with details on what the special exception permitting process involves) Johnson moved, Letourneau seconded motion to approve sign request. Motion passed. At January meeting, Riverside Church will return to PC with special exception request which will include adjacent landowner notification.

2 lot CSM 14.8 acres for Karl Neumeier 280 165th Ave Somerset. Neumeier represented self. JEO was not present. Neumeier presented adjacent landowner notification with certified return receipt. Rauch read letter from County detailing concerns County has with this parcel not meeting the new County guidelines for subdivisions. See county letter on file with minutes. Copy of County letter was given to Neumeier. PC encouraged Neumeier to go back to JEO to get the problems worked out. Johnson moved, Schottler seconded motion to table this CSM until problems are addressed and worked out.

There being no further business, Plourde moved, Wittig seconded motion to adjourn. Meeting Adjourned 9:25 pm.

Respectfully submitted  
Sherrill Schottler, Secretary