TOWN OF SPRINGDALE

PLAN COMMISSION MEETING MINUTES

NOV. 23, 2015

Present: John Rosenbaum, Mike Fagan, Denise Sullivan, Jim Hanson, Amy Jester, Ellen Bunn and

Deputy Clerk Carol Statz.

Meeting called to order at 7:03 p.m.

Deputy Clerk Carol Statz stated that the meeting had been properly noticed.

The minutes from Nov. 2, 2015 were reviewed. Motion by Fagan, second by Hanson to approve. Motion carried 6-0.

ESSER PROPERTY ON OFFERDAHL ROAD

Delores Esser and her daughter Deb Jeffson presented their ideas for building envelopes on the property on both the north and south sides of Offerdahl Road. Delores Esser had met with Fink’s Paving and discussed the potential for driveways to access properties on both sides of the road. Discussion took place on the best location for building envelopes and driveways. It was determined that it was necessary to relocate Deb’s building envelope, which is on the south side, to the northeast most two acres of her lot. It was essential to determine the distribution of lots and general areas of development, which was done. Ellen requested that the Plan Commission meet ½ hour before the Town Board meeting on

Dec. 21, 2015 to discuss the final concept plan.

Motion by Rosenbaum to relocate two of the density units from Deb’s property to Delores and Phil’s property on the south side of Offerdahl Road with a future concept plan to be determined at some future date and that those building envelopes be located within 100’ of wood line. Second by Fagan. Amendment by Rosenbaum to amend the motion and add that Deb’s building envelope would be in the northeast most two acres of her lot. Second by Fagan. Amendment to the motion and the motion both carried 6-0.

ELVER PROPERTY ON TOWN HALL ROAD

Paul and Danny Elver presented their ideas for building envelopes and driveways. The possibilities discussed were a driveway off Lunde Lane which would require tree removal. Paul (?) could give Danny his driveway on Town Hall Road and then get an easement from Danny. A shared driveway agreement would be needed. There is an uncle who owns the land off Lunde Lane and they will be discussing purchasing land from him for the driveway to access the building envelope for Danny Elver or arranging for an easement. There was a question of whether it would affect Alan Bilse, the uncle, and his future development of that property. There could be consideration of a narrower variance for the driveway off Town Hall Road. Elvers were told a call to the DNR might be in order to see if a wider culvert could be put in where the stream passed through it on Town Hall Road. The Plan Commission requested that Alan Bilse be present with the Elvers at the Jan. 25, 2016 meeting. A site visit of the driveway was suggested but no date was set.

WILLIAM AND DONNA OLSON PROPERTY ON COLBY ROAD

The Olsons presented three different plans for a building envelope on their property. The problem is that there is not enough room for the two 66’ frontages that are required by the County. Ed Eloranta stated that variances for a driveway could be considered if the variance would enhance the development that betters the land use plan. He did not believe that this variance would do that. A lot of ag land is involved.

Motion by Hanson to deny the variance because it does not meet the requirement of the 66’ frontage. Second by Sullivan. Motion carried 6-0.

No site visits were requested.

Rosenbaum questioned if we need to place a notice in the newspaper for amendments to the Town Land Use Plan. Ed said it wasn’t necessary.

Motion Fagan to adjourn. Second by Hanson.

Respectfully submitted by Carol Statz