

**Town of May
Washington County
Planning Commission
July 25, 2013**

The Planning Commission of the Town of May met for their regular meeting on Thursday, July 25, 2013 at 7:00 pm at the May Town Hall. Members in attendance were: Chairman John Arnason, Steve Magner, Mark Dupre, Jyneen Thatcher, Don Rolf, and alternate William Still. Lester Rydeen, Chad Nelson, and alternate Jeff Chase were absent. Also present were Town Board Chair Bill Voedisch, Town Engineer Diane Hankee, and Town Planning Consultant Nate Sparks. Chairman Arnason called the meeting to order at 7:00 pm.

Approval of Minutes

Arnason moved, seconded by Dupre to approve the minutes from the November 2012, May 2013, and June 2013 meetings. All approved.

Public Hearing – Colombo Variance

Sparks stated the application was for a variance from Section 705.05.D.1 requiring that all accessory structures be placed further from any right-of-way than the principal structure and allowing a second driveway. The property is located at 12082 Quail Avenue Lane North and is on the corner of Quail Avenue Lane North and Quail Avenue North. The applicant was seeking to place an accessory structure closer to the right-of-way of Quail Avenue than the house. The building would be 175 feet from the right-of-way while the house is 270 feet. All other setbacks would be conforming to the ordinance. There is a large drainage and utility easement in the center of the property that limits the conforming buildable area.

Thatcher asked if the drainage area was a wetland. Sparks said it was just a swale.

Arnason moved, seconded by Magner, to open the public hearing at 7:15.

Laura Gruetzmacher of 12125 Quail Avenue Lane North representing the Hunters Ridge 2nd Addition Home Owners Association said they feel comfortable with the request and that it meets HOA rules.

Arnason stated that he walked the site and that this is a good candidate for a variance. The only conforming spot appears to be immediately adjacent to the rear of the house. The drainage easement takes away the remaining buildable area.

Voedisch said he visited the site to see if it conformed to the certificate of compliance and that the drainage easement prohibits the placement of a structure without a variance.

Magner moved, seconded by Rolf, to close the public hearing at 7:20. All approved.

Magner moved, seconded by Dupre, to recommend the Town Board approve the variance due to serious practical difficulties in placing the structure in a conforming location. All approved.

Public Hearing – Comprehensive Plan Amendment regarding the Town Surface Water Management Plan

Hankee stated the Town has been working with the watershed districts to update the Surface Water Management Plan. Voedisch said that it was required due to new rules.

Arnason moved, seconded by Thatcher, to open the public hearing at 7:25. All approved.

Arnason asked if the changes were substantive or more administrative in nature, like cleaning up cross-references and the like. Hankee said the changes were more limited than initially proposed by the watershed districts to avoid costly impacts. Voedisch stated that it was a cooperative process to try to limit the changes.

Arnason moved, seconded by Thatcher to close the public hearing at 7:30. All approved.

Arnason moved, seconded by Dupre to recommend the Town Board approve the Comprehensive Plan Amendment. All approved.

Code Book Handouts

Voedisch presented the Planning Commissioners with inserts for the Code Books reflecting recent ordinance amendments.

Old/New Business

Arnason stated that he may not be able to make the Town Board meeting and that another Planning Commissioner may wish to attend. Voedisch indicated that he can handle the PC matters at the meeting if another PC member does not attend.

Arnason moved, seconded by Thatcher to close the meeting. All approved. Meeting closed at 7:45 pm.

Respectfully submitted,

Nate Sparks, NAC
Town Planner