

**Town of May
Washington County
Planning Commission
May 31, 2018**

The Planning Commission of the Town of May met for their regular meeting on Thursday, May 31, 2018 at the May Town Hall. Members in attendance were: John Arnason, Steve Magner, Lester Rydeen, and Jyneen Thatcher. Jeff Chase, Chad Nelson, Don Rolf, Mitch Otterson, and Jason Husveth were absent. Also present was Town Planner Nate Sparks and Board Chair William Voedisch. Chairman Arnason called the meeting to order at 7:09 pm.

Minutes – November 30, 2017

Arnason moved to approve the November 30, 2017 minutes, Magner seconded. Motion carried 4-0.

Minutes – April 26, 2018

Arnason moved to approve the April 26, 2018 minutes, Magner seconded. Motion carried 4-0.

Public Hearing – Comprehensive Plan Update

Sparks said that every ten years the Town has to update the Comprehensive Plan. The Planning Commission is to review the existing plan and proposed changes and then recommend any changes for the next plan. The principal change proposed at this time is to the Community Goals section to strengthen the language related to the character of the Town.

Arnason asked about the County involvement. Sparks said there are passages referencing the County's role that has since changed.

Voedisch said that the residential and agricultural nature of the Town is key, this goal needs to be highlighted. He mentioned that the Town relied on these concepts to prohibit the solar farms.

Sparks mentioned that the current plan discusses a County Scenic Road designation which is no longer in the County plan. Thatcher said this could be just mentioned as a general goal.

Thatcher asked about the requirements for housing to be in the trees for open space developments rather than preserving trees. Voedisch said that could obscure the views to the houses from the outside and mentioned a scenario where a pasture could be preserved.

Motion by Arnason to open the public hearing, second by Rydeen. Motion carried 4-0. Public hearing opened at 7:45 pm.

Sparks asked if the Town wanted to start a policy related to future hookups in the 201 system. Magner said that there may be plans for a western extension. Voedisch said it wasn't necessary as the capacity is huge.

Thatcher said there is a monitoring well for Brown's Creek not mentioned in the plan.

Rydeen said there was a push for 1 unit per 5 acres in the past and that the 1 per 10 density is a better fit for the Town. It could be ideal to just have a 10 acre lot size. He has concern about the open space in open space subdivisions being developed in the future.

Thatcher said the density bonus for open space development should be related to the quality of the preservation.

Thatcher said that the school in Wilder should be mentioned in the plan.

Magner asked about the status of the Gateway Trail. Voedisch said it was being studied by an ad-hoc committee.

Motion by Arnason to close the public hearing, second by Rydeen. Motion carried 4-0. Public hearing closed at 8:39 pm.

Sparks said the Comprehensive Plan will be finalized, sent out for review, and back in front of the Commission at a later date.

Adjournment

Motion by Arnason to adjourn, second by Rydeen. Motion carried 4-0. Meeting adjourned at 8:40 pm.

Respectfully submitted,

Nate Sparks
Town Planner