

**Town of May  
Washington County  
Planning Commission  
May 26, 2011**

The Planning Commission of the Town of May met for their regular meeting on Thursday, May 26, 2011 at 7:00 pm at the May Town Hall. Members in attendance were: Chairman John Arnason, Steve Magner, Mark Dupre, Jyneen Thatcher, Don Rolf, Chad Nelson, and alternate Jeff Chase. Lester Rydeen was absent. Also present were Town Supervisor John Pazlar, alternate Bill Still, and 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 September 30, 2010 and December 30, 2010 meetings. All approved.

**Public Hearing**

**Davis/Nelson Minor Subdivision**

Sparks stated the application was for a minor subdivision at 15711 Square Lake Trail to split an 80 acre parcel into one 8 acre parcel and one 72 acre parcel in the Rural Residential District. The subdivision is platted per Washington County requirements.

Arnason moved, seconded by Dupre to open the public hearing. All approved.

Bill Selb of Landmark Surveying representing the applicant stated that the site had the requisite contiguous acreage per the county and town requirements.

Arnason moved, seconded by Rolf to close the public hearing. All approved.

Arnason stated the application appeared to be consistent with the ordinance subject to the conditions of approval in the planning report and noted the yield plan would appear to allow for up to seven additional lots on the larger remaining parcel. Thatcher said the wetland permit associated with this request is under review.

Arnason moved, seconded by Rolf to recommend approval of the request to the Town Board with the following conditions of approval in the planning report and adding a statement regarding the yield plan on the resolution. All approved.

1. Verification shall be submitted prior to the Town Board meeting that the required 2.5 acres of contiguous buildable land area is met on Lot 1, Block 1, Nelsons Hillside Estate and Parcel A.
2. Prior to receiving a building permit on Parcel A, the Town Engineer and County Department of Public Works shall approve and permit the location of a driveway access for a single family home.

3. Prior to receiving a building permit on Parcel A, soil testing information to verify soils are suitable to support both a primary and secondary on-site sewage disposal system shall be submitted to the Town.
4. Review and approval shall be received from the Washington County Public Health and Environment Department regarding the existing septic system.
5. Prior to receiving a building permit on Parcel A, the low floor elevations shall be submitted to the Town.
6. Washington Conservation District shall review the wetland delineation and determine if any permits are necessary.
7. A park dedication fee of \$800 is to be paid to the Town of May prior to final approval.
8. The subdivision is subject to the review and approval of the Town Engineer. Any conditions added by the Town Engineer shall be adhered to.
9. The subdivision is subject to the review and approval of Washington County.
10. The subdivision shall be recorded with Washington County.
11. Prior to any construction, a building permit must be obtained from May Township.
12. A statement shall be added to the Resolution that the Town is not authorizing approval as to Parcel A's suitability as a building site at this time due to insufficient information.

### **Old Business**

Arnason stated there was no old business.

### **New Business**

#### **Weddings in the RR District**

Sparks stated the Town Board will be discussing the potential for allowing commercial weddings outside of the Commercial Zoning District at an upcoming meeting and the topic may be brought to the Planning Commission at a future date, based on the outcome of the Town Board's discussion. Town Supervisor Palzar said the discussion will focus on whether such a use may be considered ancillary to a residential use, the precedent this may cause, and the future impacts. Arnason stated the person interested in the change has a CUP and it may need to be amended and the ordinance itself may need to be amended, as well.

#### **State Statutes Regarding Variances**

Arnason stated that the State Legislature has amended the statutes regarding variance review criteria. Magner questioned whether the Certificate of Compliance procedure recently adopted by the Town is still necessary. Pazlar said the procedure may be limited to just what it is now or eliminated but future discussions may be held on the topic.

#### **PC Members Appointment Discussion**

Sparks stated two Commissioners terms are ending and they should seek reappointment if desired.

#### **Other Items**

Arnason stated there appears to be a resident renting garden plots in their farm field. The Town Board may discuss the matter at an upcoming meeting. Magner said sanitary facilities and traffic could become issues.

Thatcher said the 3<sup>rd</sup> Annual St. Croix Workshop sponsored by the Lower St. Croix Partnership will be held on June 29<sup>th</sup>.

Arnason motioned, Rolf seconded to close the meeting. All approved.

Meeting closed at 7:45 pm.

Respectfully submitted by Nate Sparks,  
NAC Planning