

**STILLWATER TOWNSHIP PLANNING COMMISSION  
TOWN HALL – JUNE 7, 2007 – 6:30 P.M.**

PRESENT: Chairperson Richard Rainer, Planning Commissioners Merilyn Cummings, Lois Cutler, Lynne Murphy, Robert Ranalla, Troy Schifsky, Sean Stokes and Carole Yoho. Also, Supervisor David Johnson, Town Board Liaisons Jim Hiniker and Sheila Marie Untiedt and Planner Dick Thompson.

1. AGENDA - M/S/P Schifsky/Stokes moved to adopt the agenda as written. (7 ayes)
2. MINUTES - M/S/P Cutler/Yoho moved to approve the May 3, 2007 Stillwater Township Planning Commission Meeting minutes as written. (7 ayes)

(Robert Ranalla arrived.)

3. COMPREHENSIVE PLAN –
  - Historic and Cultural Resources section – the changes suggested previously had been made to the document and were reviewed. For Section D. Historic and Cultural Resources Inventory, Lynne Murphy has a list of 7 items listed on the National Historic Register. She will take pictures of them. These items were suggested to be included on the inventory: boomsite, pest house, stone bridge, high bridge, Henry Stussi house, military road, town hall, LeBerge house (was designed and built by the Frank Lloyd Wright Foundation), Pine Point. Members should consider other items to be included for the next meeting. With respect to the second to the last bullet point under *Policies* on page 33, the planner will check whether park dedication funds can be used to acquire an historic or cultural site.
  - Land Use section –
    1. on page 36, second paragraph, last sentence should be reworded.
    2. on page 38, add under Goals and Policies – Encourage “green” building practices and reduce impervious surfaces.
    3. on page 43, the number for additional development can be changed. Members should consider this for the next meeting.

**PUBLIC HEARING – ARCOLA BLUFFS ON ST.CROIX – 7:00 P.M.**

Pursuant to notice in the Stillwater Gazette and to surrounding property owners, a public hearing was held to consider a request from Larry and Brian Axdahl for the Arcola Bluffs on St. Croix major subdivision. Made a part of the record are the names and addresses of attendees (9) at the hearing.

Chairperson Richard Rainer opened the Public Hearing and introduced Planner Dick Thompson who briefly outlined the changes from the previously proposed subdivision at this location.

Kevin Gardner, Metro Land Surveying and Engineering, further explained the proposal. This has 8 lots with on-site wells and septic systems. All lots are at least 2 ½ acres which allows more flexibility on where houses can be placed. There are 36 acres of open space and there will be an infiltration basin so there will be no standing water. Homeowners will own the open space and lease the land back to the Axdahls to farm. The Park Service has a scenic easement along the back of the property.

The landscape plan remains in effect and trees will be planted along with prairie grasses to create a more natural look.

Dick Thompson reviewed his recommendations. He added that the previous developers had run up costs of \$23,000 which the Axdahls have paid.

Lois Cutler wondered who owns the open space. The Land Trust will hold a conservation easement and they will determine what can and cannot be done with the land.

How deep is the bedrock. Kevin Gardner said that they had dug down 5 feet and did not hit bedrock.

Lynne Murphy felt that this is a fortunate “do-over” for us. This could be pivotal for development in that part of the Township. Carole Yoho pointed out that the houses can be staggered rather than lined up along the road. Sean Stokes felt that the recommendations are excellent and urges they be adopted. This plan is consistent with the Township’s objectives and applicable laws.

Carole Yoho said she could not find too much to disagree with here. She wondered about the sentence in Dick Thompson’s memorandum dated June 1, 2007 that “the Saint Croix River District requires that at least 50% of the length of the bluffland frontage, as viewed from the river be kept in its natural state.” This would apply only if a variance is applied for, which is not the case here.

Brian Axdahl said they are not getting bonuses. They are doing an open space development for the aesthetics of it.

Merilyn Cummings felt that this is much better than the previous plan. Brian Axdahl said they were not involved with the design of the other plan.

Carole Yoho asked what would happen if the homeowners decide they do not want the open space to be farmed. Brian Axdahl said they will have their attorney look into it.

Sheila Marie Untied asked if this would be cropland and not animals? Brian Axdahl said they would like to keep equestrian use as an option.

There is no vehicle on when ownership of the open space is transferred to the homeowners association. David Johnson said the terms for that should show up in the development agreement.

The Public Hearing was closed at 7:45 p.m.

**REGULAR MEETING RESUMES – 7:45 P.M.**

4. ARCOLA BLUFFS ON ST. CROIX –

M/S/P Stokes/Yoho moved to recommend approval of the major subdivision application for Arcola Bluffs on St. Croix subject to the recommendations made by planning staff. (8 ayes)

There was a discussion of possible covenants which the Axdahls expect will include outbuilding size and style. There was a discussion of the possibility of equestrian uses in the open space and if a structure would then be allowed? The Town Board should consider this further.

5. CONPREHENSIVE PLAN (continued) – Robert Ranalla stated that he has received a number of agreements on the web site with what has been done so far. Troy Schifsky suggested that we develop a landscape plan to be a part of the Comprehensive Plan. Dick Thompson will send out Scandia's plan as an example.

6. NEW BUSINESS – Dick Thompson mentioned the issue of someone complaining about a neighbor having a race car which he revs up in his garage. This may be an issue to be looked at in the future.

7. TOWN BOARD LIAISON REPORT – Jim Hiniker and Sheila Marie Untiedt reported on recent Town Board activities.

8. ADJOURNMENT – M/S/P Cummings/Schifsky moved to adjourn the meeting. (8 ayes)

The meeting was adjourned at 8:20 p.m.

Submitted by: Kathy Schmoeckel  
Planning Commission Clerk