

**TOWN OF LODI  
PLAN COMMISSION MEETING MINUTES  
TUESDAY, SEPTEMBER 10, 2019**

**1. Call to order & roll call:** Meeting called to order by Chairman Krause @ 6:00 p.m. Commission members present: Kris Krause, Brian Henry, Robert Robbins, Jack Pfister, Chad Wolter. Members absent (excused): James Layne, Jane Zavoral. Also present: Town Engineer Katie MacDonald, Richard & Paula Scanlon, Deborah Manchester (Cupola Projects). Audience: Roberta Arnold

**2. Richard & Paula Scanlon - Certified Survey Map: Scanlon's are purchasing 4.3-acres from adjacent Cupola Projects LLC/John Manchester 14.3-acre Parcel 11022-598 and adding it to their current 4.05-acre Parcel 11022-597.07. Located in Section 26, Town 10N, Range 8E @ W10353 Dalton Road.**

Present: Richard & Paula Scanlon; Deborah Manchester.

Manchester – correction, the Scanlon’s are buying 4.3 (not 4.0) acres of Parcel 598 (not 298) and adding those 4.3 acres to their current 4.05-acre Parcel 11022-597.07. Krause – one item that Atty. Bechler pointed out is that there is a small corner (triangle) of land on the NE side, as follows: “...you will note that as mapped it includes a triangle of 7.86’ x 23.16’ on the north side of County Highway K, and should certainly be subtracted from this lot, as it is against public policy to have a single lot straddling a road”. Krause – so there is a Quit Claim Deed needed for that triangle. His final comment was “I would hope the owner of Lot 1 has an easement for the entrance driveway, which clearly reaches Dalton Road after crossing the northwest corner of the Goldade property to its east. Scanlon should be required to provide that evidence”. NOTE: Document #605715 “Joint Driveway Agreement” recorded 07/01/1999 with Columbia County Register of Deeds @ 8:15 a.m. provided by Richard Scanlon. Richard – the driveway does not cross the Goldade (east of the Giese) property. The driveway starts on the Giese property (we have a shared driveway easement). Krause – so the name “Goldade” should be “Giese”. Manchester – but could we go ahead with the sale of the portion of land to the Scanlon’s, since that “triangle” is not involved in that. Krause – the CSM still has to go before the Town Board on September 24<sup>th</sup>, so that Quit Claim Deed could be done by then.

*Pfister/Henry motion to approve the CSM subject to review by the Town Attorney and filing of the Quit Claim Deed for the “triangle” piece and submittal of driveway easement document (provided as noted above); MC 5-0.*

**3. Clifford & Mary Ohler - Certified Survey Map: combining the current .45-acre Parcel 11022-1322 described as "Lot 1 and West 1/2 of Lot 2, Block 40, 16th Addition to Harmony Grove" to just 1 lot so that they can build a garage. Located in Section 3, Town 10N, Range 8E @ N2664 Tonja Drive.**

Present: no one.

MacDonald – we have reviewed it and there are a few items required by town ordinance that need to be added (see Attachment A). Email from Engineer Dan Schrum 09/06/19: “I have included a few comments in the attached file. It appears that an existing gravel drive off Airport Drive is being used to access the sheds in the south side of the proposed lot addition”..

Goeske – Katie, you state they seem to be using an existing gravel driveway off of Airport Road to access outbuildings (based on aerial photo on Columbia County website), but that access/driveway was going to buildings that were on a separate lot. But now that they’re combining 2 lots into 1, then they have to meet the requirement for only 1 access/driveway – unless they apply for and get a variance approved for a 2<sup>nd</sup> driveway.

Robbins/Pfister motion to table until next meeting for clarifications; MC 5-0.

4. Minutes of May 14, 2019 & July 9, 2019: Robbins/Pfister motion to approve 05/14/19 minutes as prepared; MC 5-0. Robbins/Wolter motion to approve 07/09/19 minutes as prepared; MC 5-0.

5. Next meeting date: October 8, 2019. Robbins – I will be on vacation and won't be able to make that meeting. Possible agenda items: Ohler CSM; Spring Ridge Plat (Anderson); Ripp-Schnadt CSM.

6. Adjourn: Robbins/Henry motion to adjourn @ 6:40 p.m.; MC 5-0.

April D. Goeske  
Clerk-Treasurer

**ATTACHMENT A**

