

**Town of Somerset
Parks, Recreation & Planning Commission
Meeting Minutes
Wednesday, December 17, 2025
(Unofficial Until Approved at Next Meeting)**

Call to Order & Roll Call: Chair Plourde called the Parks, Rec & Planning Commission meeting to order at 7:05 pm. A quorum was established with the following members present Tabatha Hansen, Russ Hultman, Lenny Germain, Bill Lawson, Joe Jahnke, Jeri Koester, and Doug Plourde.

Approval of Agenda & Previous Meeting Minutes: Motion by Jahnke, seconded by Lawson to approve the agenda. Motion carried. Motion by Hansen, seconded by Hultman to approve the November 17, 2025, PRPC meeting minutes. Motion carried.

Public Input: None.

Old Business: None.

New Business-Land Division & Two Variance Requests-4 Lot CSM B & R Properties, LLC/Real Land Surveying at 712-170th Avenue: Motion by Lawson, seconded by Hultman to approve the 4 Lot CSM with Lot #4 reconfigured with a stem, not an easement, down to 170th Avenue consisting of an 80' road right of way and a shared driveway agreement for Lots #1 & 4. Motion carried.

- **Lot #1=18.40 acres accessing off existing 66' wide shared easement:** Needs shared driveway maintenance agreement with Lot #4
- **Lot #2=13.25 acres new driveway access off 170th Avenue:** Acreage will go down due to 80' road right of way
- **Lot #3=11.16 acres new driveway access off 170th Avenue:** Acreage will go down due to 80' road right of way
- **Lot #4=48.56 acres with commercial property and two existing residential structures accessing off existing 66'wide shared easement:** Consensus was the lot needs to be changed so there is a stem with 80' road right of way down to 170th Avenue. Shared driveway maintenance agreement with Lot #1
- **2 Variances Requested by B & R Properties, LLC/Real Land Surveying at 712-170th Avenue**
- **Width to Depth Ratio:** Motion by Hansen, seconded by Lawson to a variance for Lot #1 width to depth ratio. Motion carried.
- **Two Residential Dwellings on Lot #4:** Motion by Lawson, seconded by Hansen to approve the variance for two dwellings on Lot #4 due to it being grandfathered in. Motion carried.

Announcements & Adjourn

- Motion by Lawson, seconded by Hultman to adjourn. Motion carried and meeting adjourned at 8:15 pm.

Jeri Koester,
Clerk