



959 Paris Avenue Circle North, Minnesota 55082
651/436-4773 · <http://www.westlakeland.govoffice2.com>

August 20, 2024

West Lakeland Town Hall

Present: Chairman Phil Moosbrugger, Supervisor Rachel Dana, Supervisor John Buelow, Carrie Seifert, Clerk; Troy Gilchrist, Township Attorney

Call to Order

The special meeting of the West Lakeland Town Board was called to order at 6:10 PM by Chairman Moosbrugger, followed by the pledge of allegiance.

Public Hearing, Amendment to Town Code to Allow Truck Parking as an Allowed Use

A draft amendment to the town code to add as an allowed use with conditional use permit the use of open vehicle parking was presented for review. The draft would allow open vehicle storage for trucks, campers, rv's or other vehicles. Mr. Mark Votava presented the draft with some modifications suggested by the planning commission. Chairman Moosbrugger opened for public comment. None was received. Having no further comment, the public hearing was closed at 6:20 PM

Consideration of an Amendment to the Town Code to Allow Truck Parking as an Allowed Use

Supervisor Buelow asked why a conditional permit would be needed for this use. It was noted that allowing the use sets the authority to have that business and the conditional use permit allows the township to set conditions on the conduct of the operation.

Mr. Votava suggested that on commercial lots it may not be feasible to screen along the roadway, and that the screening requirement be focused on the lot lines approaching residences. He also noted the planning commission is not inherently qualified to determine the appropriate design of the site to ensure safe operation and movement of vehicles and that should be the responsibility of the business owner. The planning commission also suggested striking the requirement for dustless surfacing, as only asphalt would be considered as dustless.

Chairman Moosbrugger would like to retain the requirement for a site plan and would like to retain language that dust from the site be minimized.

Supervisor Buelow asked to reconsider the restriction on idling vehicles. Colder weather may require the truck engines to run. He would also like the restriction on licensing to be current within one year, to accommodate seasonal vehicles. Mr. Gilchrist noted that the intent of this use is not long-term storage. The intent, as an example, is to provide short term storage for owner operators who cannot park their vehicles at their residence. It is expected that these trucks will move and thus should be licensed.

After discussion, Supervisor Moosbrugger moved to approve the draft as presented by the planning commission. Seconded by Supervisor Beulow, the motion carried.

Supervisor Moosbrugger moved to approve the resolution for the summary language for publication. Seconded by Supervisor Dana, the motion carried.

Continuation of Public Hearing to consider an application for a conditional use permit to allow a large truck self-storage business at 2910 Quant Ave N

Chairman Moosbrugger resumed the public hearing suspended from the August 7, 2024 meeting at 6:45 PM. No additional public comments were offered. The public hearing was closed at 6:50 PM.

August 20, 2024

West Lakeland Town Hall

Consideration of an application for a conditional use permit to allow a large truck self-storage business at 2910 Quant Ave N

Supervisor Buelow expressed concern about the area that was previously a ravine, noting that discarded auto parts were often found in that ravine. However, the borings raised no concern. He also requested that a point-of-sale inspection of the well and septic be done. This is a requirement managed by Washington County. Chairman Moosbrugger would like the conditions of the permit to include screening from the public roadways and dust mitigation. For screening, Stagecoach Storage is intending to replace the fence and will request a permit to build the fence higher than 6 ft.

Mr. Gilchrist presented a draft of the resolution authorizing the conditional use permit with the scope statement and conditions identified. After discussion, Chairman Moosbrugger moved to approve the conditional use permit with the conditions identified on the draft resolution with the addition of screening along the roadway and dust mitigation to be added to the resolution and authorize signature outside the meeting. Seconded by Supervisor Buelow, the motion carried.

Workshop on Zoning and Planning Processes

Mr. Gilchrist shared a presentation on his zoning and planning process with recommendations on how the township may better manage these processes. He noted the difference between legislative or policy decisions and quasi-judicial decisions. Mr. Gilchrist noted the conditions that would require public hearings and recommended that the board consider having the planning commission be the body that conducts the public hearings on behalf of the township, with the attorney drafting the appropriate documentation of findings and facts for consideration by the board when the subject item of the hearing be brought before the board. This would allow for a more complete presentation of documents, considerations, findings and a draft based upon the recommendation of the planning commission for the board review. It does not mean the board cannot move in a different direction than recommended. If that is the decision of the board, it should be documented with a resolution to direct the attorney to draft a proposed resolution to properly document the findings and facts. Mr. Votava asked about having additional resources available to the planning commission should they take on this role.

It was recommended that there be established rules regarding speaking limits, deadlines for documentation, etc. for public hearings.

Mr. Gilchrist also recommended that the attorney be brought into the process of drafting amendments to the town code earlier, so that language in the initial draft properly addresses the intent of the board. The planning commission can propose an initial idea, with the attorney providing the final language. He also recommended that the board consider engaging a professional planner to assist in managing zoning and ordinance issues.

Mr. Gilchrist also noted the township responsibilities with regard to the data practices act, open meeting law, and fiduciary responsibility of the board and planning commission.

The board discussed alternatives for managing electronic data, including an alternative website provider and the potential benefits and drawbacks of moving public hearing authority to the planning commission. No action was taken at this time.



WEST LAKELAND TOWNSHIP

959 Paris Avenue Circle North, Minnesota 55082
651/436-4773 · <http://www.westlakeland.govoffice2.com>

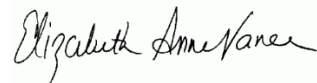
August 20, 2024

West Lakeland Town Hall

Adjourn

Having no further business, Chairman Moosbrugger moved to adjourn the meeting. Seconded by Supervisor Buelow, the motion carried. Chairman Moosbrugger adjourned the meeting at 9:38 PM.

Respectfully Submitted,



Elizabeth A. Vance
Recording Secretary