

September 12, 2022

West Lakeland Town Hall

Present: Chairman Dan Kylo, Supervisor Dave Schultz, Supervisor Marian Appelt, Carrie Seifert, Clerk; Marsha Olson, Treasurer; Jenny Samec, Deputy Clerk; Mark Votava, Planning Commission Chair; Viet Hanh Winchell, Township Attorney

Public Hearing, Twin Pine Fields

Chairman Kylo called to order a public hearing to consider the final plat for Twin Pine Fields development at 7:05 PM. Mr. Justin Conlin presented for final plat of Twin Pine Fields on Oakgreen Avenue for final approval, and a concurrent lot line adjustment between the proposed lot 6 and 7. The proposal is for seven lots with access with a new cul-de-sac off Oakgreen Avenue. Mr. Stempski, township engineer, reported that the developer is completing work with the Valley Branch Watershed District, and once resolved, would meet township requirements. There are comments remaining to be addressed from Washington County and the Valley Branch Watershed District and are pending the receipt of the permit from the watershed district. He believes these concerns can be met satisfactorily.

Mr. Votava presented the review of the planning commission and noted overall support for the proposal.

Chairman Kylo opened for public comment.

Mr. Vern Groppoli, 13629 30th Street Bay N, asked if the road was included in the acreage. It was confirmed that each lot would be at least 2.5 acres, as prescribed. Mr. Jim Berg, 2666 Northridge Lane, asked about water runoff on the northwest corner of the property. There should be no additional impact on drainage with this development. Ponding is proposed for lot 6 and in the southeast corner. Ms. Jean Delisi, 13889 28th St N asked about the progress of the watershed permit. Mr. Jesse Gavin, 2658 Northridge Lane, also asked about the ground water runoff expectations. He would like to see the rooted vegetation retained on the slope. Mr. Conlin noted the permit is in process, with the next Watershed meeting on September 22, 2022. Mr. Stempski explained the ground water runoff mitigation being proposed. Mr. Richard Buresh, 2659 Oakgreen, asked if construction of the road and homes would be before or concurrent with the work on Oakgreen. Ms. Maggie Knuteson, 13833 26th St N asked if the easements on 26th and 28th street would be vacated. Chairman Kylo noted that any vacation of existing easements would be a separate action at a later date. Mr. Tim Wolfgram, 2595 Oakgreen, asked if the buildings on the existing lot would be retained. That lot remains as is, with the exception of the proposed lot line adjustment. Supervisor Schultz noted an email from Jody Gavin expressing concerns about clear cutting trees.

The public hearing was closed at 7:52 PM

Consideration of Final Plat, Twin Pine Fields

Chairman Kylo opened the regular meeting and asked for supervisor discussion on the final plat for Twin Pine Fields. There is concern about the open comments from the Valley Branch Watershed District and Washington County and that the Valley Branch Watershed District permit is pending. Supervisor Appelt recommended conditioning any approval to ensure these concerns are sufficiently addressed. After discussion, Supervisor Appelt moved to approve the final plat for Twin Pine Fields Development subject to satisfactorily addressing the comments from Washington County as confirmed by the Township Engineer, issuance of the Valley Branch Watershed Permit and to approve the lot line

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adjustment between lots 6 and 7, and to direct the attorney to draft a resolution documenting the approval, draft a developer's agreement and storm water management agreement. Seconded by Supervisor Schultz, the motion carried.

Approval of the Minutes

Chairman Kylo moved to approve the minutes of the August 1 2021 regular meeting with minor corrections. Seconded by Supervisor Appelt, the motion carried.

Supervisor Appelt moved to approve the minutes of the special meeting held August 23, 2022. Seconded by Chairman Kylo, the motion carried.

Treasurer's Report

Ms. Olson presented the treasurer's report for August 2021, reflecting \$64,233 in receipts and \$70,260 in expenses. Chairman Kylo moved to approve the report and pay the invoices presented by the clerk. Seconded by Supervisor Schultz, the motion carried by roll call vote (3-0).

Planning Commission Update

Mr. Votava presented a review of the draft work to revise the ordinances regarding use permits impacting sections 2, 4, 10, 11, and 18. The intent was to better clarify what uses were appropriate for a conditional use permit, and what uses, primarily home occupations, which are better addressed with an interim use permit. The proposal also redrafts the application, hoping to streamline the process and add clarity. Supervisor Appelt suggested a special meeting specifically to focus on the changes to the business use language.

Mr. Votava also presented a draft for changes to Section 8,9 regarding driveways.

Once the changes under discussion are complete, it was recommended that the ordinances be recodified so that the amendments made over the past years can be correctly incorporated into the document, and formatting and minor language issues can be corrected. It was recommended a technical writer or other qualified professional be contracted for the work.

Road Maintenance

Supervisor Schultz noted that the work on 30th Street should be completed by the end of September. Street patching is continuing, with streets between 30th and 10th Street to be completed. No solicitation signs are on order, per the discussion in August.

Mowing Contract

The revision of the contract with M&S Tree Service for mowing and maintenance of the township right of way. Supervisor Schultz moved to sign the contract, noting the correction of the effective date to September 12, 2022. Seconded by Chairman Kylo, the motion carried by roll call vote (3-0)

Fall Newsletter

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Supervisor Appelt would like the next newsletter to have a focus on mowing and weed control. She would like to see a description of what is right of way, and who has which responsibilities in that right of way. Ms. Samec will discuss how the newsletter can move from a printed to electronic format. It is currently posted on the website when published.

Additional Business

The additional \$200 budgeted at the August meeting for the Town Hall Open House was not required and returned to the general fund.

Resolution R-2022-13/CUP 2022-5 for a ground mounted solar array for Lewis King was presented for signature.

Supervisor Schultz noted an email from Mr. Goran Beszovic, 12115 30th Street, regarding replacing trees removed as part of the construction on 30th Street. Supervisor Schultz noted that the vegetation removed was from within the right of way, and under township ordinance 16.8 and Minnesota Statute 160.22, the municipality may remove vegetation from the right of way. He can sympathize with the loss of vegetation but does not support any new plantings in the right of way.

Supervisor Appelt asked for confirmation on the town hall renovation progress. The next meeting is September 21, 2022 and funds must be committed by December 2024.

Chairman Kylo reported on the training with the state on tribal government relations and noted that the topics were more directed to state agencies, but he did get a better understanding of the role and interests of the tribes.

Public Comment

No public comment was offered.

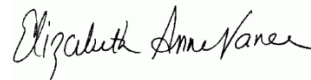
Resignation

Chairman Kylo announced his intention to retire from the board of supervisors effective in November 2022.

Adjourn

Having no further business, Chairman Kylo moved to adjourn the meeting. Seconded by Supervisor Schultz, the motion carried. The meeting was adjourned at 9:30 PM.

Respectfully Submitted,



Elizabeth A. Vance
Recording Secretary