



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

March 4, 2024

West Lakeland Town Hall

Present: Chairman Dave Schultz, Supervisor John Buelow, Supervisor Phil Moosbrugger, Marsha Olson, Treasurer; Jenny Samec, Deputy Clerk; Carrie Seifert, Clerk; Viet Hanh Winchell, Township Attorney

Public Hearing: To consider a variance from Section 5.3.1 which requires a minimum frontage on a public road of 160 feet, parcel id 27.029.20.23.0006.

Chairman Schultz called to order a public hearing to consider an application by Dennis and Karen Geffre for the property located on 15th St N with parcel identification 27.029.20.23.0006, for variance from Section 5.3.1 which requires a minimum frontage on a public road of 160 feet at 7:00 PM. Mr. Geffre described the request. Mr. Geffre clarified that the access currently to the property was not a driveway, but a farm road as confirmed by the building inspector. Mr. Votava reported on the recommendations from the Planning Commission. The Planning Commission was in favor of granting the request, noting the difficulty in further subdividing the lot as it is landlocked by surrounding parcels and as such, would be difficult to subdivide further. It was created as part of the subdivision as a substandard lot. The Planning Commission further recommended that the front setback line be located at a point in the lot where 160 feet was available, similar to how frontage for lots on a cul de sac are calculated.

During public discussion, a number of residents asked about the purchase, and noted that they believed there were covenants on the property. Mr. Geffre expressed the opinion that the covenants were not renewed and thus not applicable. Chairman Schultz noted that the Township does not enforce covenants.

After public discussion, the public hearing was closed at 7:16 PM.

Call to Order

Chairman Schultz called the regular meeting to order at 7:16 PM. He noted that Boy Scout Troop 249 had troops in attendance.

Consideration of the variance request from Section 5.3.1 which requires a minimum frontage on a public road of 160 feet, parcel id 27.029.20.23.0006.

Supervisor Buelow indicated no objection to granting the variance. Supervisor Moosbrugger did have some concerns because the lot was purchased as a substandard lot. No adverse action since purchase made the lot unconforming to the ordinance. Chairman Schultz agreed but did not know why the plat was allowed with the substandard lot at the time the plat was granted.

After discussion, Chairman Schultz moved to approve the variance from Section 5.3.1 to the minimum allowed frontage on a public road for parcel id 27.029.20.23.0006 noting the lot was allowed to be created in violation of the ordinance at the time of the original plat as the hardship, noting the township does not enforce covenants and contingent upon setting the front set back line to that point where 160 foot width across the lot was achieved. Seconded by Supervisor Buelow, the motion carried.

Resolution of Support, 22nd St N Turnover to Washington County

Mr. Andrew Giesen, Washington County Project Manager, appeared before the board to request approval of a resolution of support to move forward with the next phase of the 22nd St N turnover to Washington County. The approval of the resolution would allow Washington County to proceed to the next phases of scheduling the capital spending, more detailed planning and right of way acquisition.



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Washington County did send a letter to the Township detailing the concept of the cost share as equivalent to the cost of the road reconstruction as it would have been done by the Township and without the road improvements. However, no specific amount was assigned to the cost as the timeline for construction is still in the future, potentially 2029. Mr. Giesen did not that there is another decision point prior to construction where the Township could approve or reject the project when costs are more confirmed.

After discussion, Supervisor Schultz moved to approve Resolution R2024-3 West Lakeland Resolution of Support for Washington County 22nd Street Project. Seconded by Supervisor Buelow, the motion carried.

Approval of the Minutes

Supervisor Moosbrugger moved to approve the regular meeting minutes of February 5, 2024 with minor corrections. Seconded by Supervisor Buelow, the motion carried.

Chairman Schultz moved to approve the minutes of the Board of Audit for 2023. Seconded by Supervisor Moosbrugger, the motion carried.

Planning Commission Update

Mr. Votava presented an update on activities by the Planning Commission. The commission is finalizing a draft ordinance on the keeping of goats of less than 5 acres, completing the fee schedule with clarification of utility permits. The discussion on a noise ordinance was started, and Mr. Votava noted that the township has adopted standards set by the MPCA by reference. Under discussion is how to effectively enforce such an ordinance. Ms. Winchell noted that violation of a township ordinance is a misdemeanor and would need to be prosecuted by the Township as a criminal or civil violation. The recodification of the Township ordinance is under contract, and a subcommittee has been formed to work with the contractor moving forward.

Supervisor Schultz asked the planning commission to review the ordinance for guidance on advertising items for sale on private property.

Supervisor Reports

Chairman Dave Schultz presented payments to United River Law Firm and claims presented by the building manager. Chairman Schultz moved to ratify payment outside the meeting. Seconded by Supervisor Moosbrugger, the motion was carried by roll call vote (3-0).

Supervisor Moosbrugger brought forward revised bonding and capital improvement fund figures, which have been modified reflecting public input. The bond estimated was revised with a 15-year payback, reducing the annual impact on the levy and taxes. The proposal is to present the information at the annual meeting and put the bonding proposal up to a vote of the town.

The board discussed options for the town meeting to accommodate a larger attendance than past years.

Supervisor Buelow proposed changes to the existing right of way ordinance, to become more specific detailing who to contact for buried utilities. He would like all parties to work in the right of way to complete a right of way permit.

WEST LAKELAND TOWNSHIP

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Treasurer's report

Ms. Olson presented the treasurer's report for February 2024 reflecting \$89,827 in receipts and \$78,848 in expenditures. Chairman Schultz moved to approve the report and approve the invoices presented by the clerk. Seconded by Supervisor Buelow, the motion carried by roll call vote (3-0).

Other Business

Chairman Schultz moved to Resolution R-2024-2 denying Stephen nelson's CUP and variance request as approved at the February regular meeting. Seconded by Supervisor Moosbrugger, the motion carried.

ELC Lawn and Snow Management provided a quote to Chairman Schultz for the 2024 mowing season. After review, Supervisor Buelow moved to approve the 2024 mowing and trimming contract service with ELC Lawn and Snow Management. Seconded by Chairman Schultz, the motion carried by roll call vote (3-0).

Public Comment

No public comment was offered.

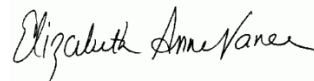
Additional Business

Ms. Siefert noted that this would be Chairman Schultz' last board meeting and thanked him for 15 years of service on the town board and an additional 11 years on the planning commission.

Adjourn:

Having no further business, Chairman Schultz moved to adjourn the meeting. Seconded by Supervisor Buelow, the motion carried. The meeting was adjourned at 8:32 PM.

Respectfully Submitted,



Elizabeth A. Vance
Recording Secretary