

West Lakeland Township
Regular Meeting

April 10, 2006

Oakland Jr High School

Present: Chairman John McPherson, Supervisor Dan Kylo, Supervisor Jerry Peterson, Sue Agrimson, Clerk; Ed Sumrud, Treasurer; Cara Geheren, Engineer; Scott McDonald, Attorney; Duane Stensland, Building Inspector; Ray Swanson, Planning Commission Chair; Elizabeth Vance, Deputy Clerk

Public Hearing: To review a request for Conditional Use Permit for Aggregate Industries.

Chairman John McPherson called the public hearing to order at 7:00 PM. Patty Christensen, of Aggregate Industries, presented the request for continuation of the Conditional Use Permit to operate in the township, with an additional request for extended operating hours to accommodate occasional equipment breakdown and service interruption and to extend the portable crusher use from 4 weeks to six weeks. The request has been approved by Washington County. The operation is still in the Phase I of the plan approved by EIS, and will be in that site until 2011. Mining and processing operations have not been changed since the permit was issued. The portable crusher is to be used from January to March, within the site, with the noise reflected back into the pit.

Chairman McPherson asked about the new berm location, being added to provide additional noise and visual screening. Supervisor Peterson asked about the location of the crusher. This site will not change.

Having no further discussion the public hearing was closed at 7:10 PM.

Call to Order:

Chairman John McPherson called the regular April meeting to order at 7:10 PM.

Approve the Minutes:

Minor corrections were made to the minutes. Supervisor Peterson moved to approve the minutes as amended. Supervisor Kylo seconded the motion. The motion carried.

Treasurer's Report

Mr. Semrud presented a revised report for February. Due to the date of the meeting, all bank statements were not available. Mr. Semrud presented the report for March, reflecting \$15,000 in receipts and \$14,000 in expenses. The audit is progressing, and should be completed in time for review and referral to the State by the end of June. Supervisor Peterson moved to approve the treasurer's report. Supervisor Kylo seconded. The motion carried.

Supervisor Peterson moved to pay the invoices presented. Seconded by Supervisor Kylo, the motion carried.

Conditional Use Permit - Aggregate Industries

Chairman McPherson asked for comments on the proposal. No issues were noted, and no concerns have been raised to date. After discussion, Supervisor Kylo moved to approve the amended conditional use permit, extending the hours of operation until 7:00

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p.m. in the mining season, and extend the winter crushing period for an additional two weeks. Seconded by Supervisor Peterson, the motion carried.

Loramere Letter of Credit

Ms. Geheren recommended that the letter of credit for the Loramere development be extended to the end of the warranty period. Supervisor Kylo moved to extend the letter of credit for \$75,000 held at Premier Bank through the warranty period. Seconded by Supervisor Peterson, the motion carried.

Board of Equalization

The Board of Equalization was held April 10, 2006.

Clean Up Day - May 20th

Ms. Agrimson reported all arrangements are complete for clean up day. The location is confirmed as Bryan Gravel. Hours are 8 to 3:00 and lunch will be provided for staff on site.

Neal Avenue

The onsite road review has been delayed due to bad weather. Ms. Geheren has Afton's engineering estimate for review. Denmark Township is also doing an engineering estimate.

Accessory Buildings

Mr. McDonald requested the discussion on accessory buildings be revisited. His understanding is that only one building is allowed on any lot less than 20 acres. At 20 acres or more, unlimited agricultural buildings are permitted. If that is correct, he provided a draft code revision to clarify the paragraph in the ordinance. Supervisor Peterson moved to adopt amendment to 13.06.02 subdivision 1, clarifying the number of accessory buildings. Seconded by Supervisor Peterson, the motion carried.

Erosion at Galway

Ms. Geheren reported she sent the letter, as directed to the developer. Their response indicated they recognize the concerns, and recognize their responsibility to restore the sites to plan, and will complete the work when the weather is more appropriate. Most likely, this will be done after the spring road restrictions are lifted.

Johnson Variance

Mr. McDonald provided a draft of a resolution dealing with the request for variance by Mr. and Mrs. Johnson, Greenwood Trail. The resolution indicates the variance is being granted, because action was not completed within the 60 day limit, not due to the merits of the request. Supervisor Peterson moved to adopt the resolution, subject to completing the effective date of the first resolution, and the costs incurred by the Township. Seconded by Supervisor Kylo, the motion carried.

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Signage Request

A resident inquired about the requirements for a posting signs, 18" x 24" to advertise a lawn care service. The board recommended a home occupation permit to clarify the conditions.

Holiday Gas Station

The board was asked about the next steps on the Holiday Gas Station Conditional Use Permit, and if any additional public hearings would be held. The remaining activity is approval by the County Board. Concerns included the speed of travel on Manning Avenue, which is managed by MnDOT. Noise and light were addressed in the Township's conditional use permit. Concern was also raised by residents on the potential for gas spills into the groundwater. There have been no incidents reported to the local fire department, and a spill response plan is in place. Questions were raised to determine if there were any plans for the remainder of the parcel. None have been presented.

Adjourn

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

Respectfully Submitted,



Elizabeth A. Vance
Deputy Clerk