

West Lakeland Township
Regular Meeting

May 8, 2006

Oakland Jr High School

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

Public Hearing: Vacation of Drainage Easement, Lot 5 and 6, Block 1, Wynstone

Chairman McPherson called to order a public hearing to consider a request by Karl Auleciems for a vacation of a portion of the drainage easement on the common lot line between lots 5 and 6, Block 1, Wynstone, to relocate the easement along a new lot line. As owner of the both lots 5 and 6, Mr. Auleciems wanted to move the lot line. No ordinances prohibited the move. The easement would be vacated from the current site, and reestablished along the new lot line. Mr. McDonald did not see any concerns of note. Having no additional input, Chairman McPherson closed the public hearing at 7:05 PM

Call to Order:

The regular meeting of the Town Board of West Lakeland was called to order by Chairman McPherson at 7:05 PM.

Approval of the Minutes:

The minutes for the April 10, 2006 meeting were presented for approval. A minor correction was made on page 2, to the discussion of accessory buildings. Supervisor Peterson moved, seconded by Supervisor Kylo, to accept the minutes as corrected. The motion carried.

Treasurer's Report

Due to personal issues, no treasurer's report was available for this meeting. Invoices were presented by the clerk for payment. After review, Supervisor Peterson moved to pay the invoices. Seconded by Supervisor Kylo, the motion carried.

Police Review:

A representative of the Washington County Sheriff's office appeared to present a blotter summary the board supervisors. No serious issues were noted.

Request for Vacation of Easement

Mr. McDonald recommended that any motion for approval should be contingent upon receiving a new deed dedicating the new easement. The new descriptions of the lots, based on the relocation of the lot line, are completed. Supervisor Peterson moved to grant the vacation of easement, subject to the receipt of the deed documenting the dedication of a replacement easement along the new lot line. Seconded by Supervisor Kylo, the motion carried.

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Request for Minor Subdivision

Mr. Terry Emerson appeared before the board to request a minor subdivision for the LePage property on 1569 Manning Trail. This is currently one tax parcel. The request is to split off a 13.9 acre parcel from the original tax parcel. There were no immediate plans to further develop the site. No application has been made to date. After deliberation, Supervisor Peterson moved to approval a minor subdivision to create a 13.99 acre Parcel A off the LePage property contingent upon a completed application and payment of applicable fees. Supervisor Kylo seconded the motion. The motion carried.

Hermann Dannholz, 1324 Oldridge Ave

Mr. Mike Kelly, of Lester Building, requested review of a variance of the 25 foot side setback on behalf of Mr. Dannholz. They would like to locate the building with a 20 foot side setback. This would better locate the building. Relocating the building did not appear to be a feasible option, due to the location of the septic systems, and the severe slope of the back of the lot. Mr. Kelly was directed to request a public hearing at the next regular meeting.

Gustave Thill Subdivision

Ms. Connie Volare, with Cornerstone Land Survey, presented a concept proposal for 16 lots, all meeting minimum lot requirements and road requirements for the Gustave Thill property. Part of the concept is an extension of Nicole Avenue, to connect this development with the Cherry Knoll development. Supervisor Peterson commented that the concept drawings included islands, and the islands should be removed. Discussion followed about the location of the outlots, to be retained by the Thill family. The location of the concept road on the lot line was also a concern for the supervisors. The concept plan was referred to the planning commission. Ms. Volare and the board concurred on a request for extension of time if required, to complete the review and appropriate hearings.

Concept for Rezoning of Plat at Manning and 30th Street.

Mr. Jim Zeller presented a concept plan to rezone the corner of Manning and 30th street from residential single family estate to commercial. The concept was to put in office condos at this site. The rationale for the change is that the site is at the end of the runway, and Metropolitan Airports Commission show this site as expanding in the future. The office complex proposed would be low profile, low impact, and blend well with the residential flavor of the community. Waste water would be treated with a self-contained centralized treatment system, and the site would use one shared well. This is a concept, and no formal application has been filed. Concern was raised in that this is clearly within the Single Family Estate zoning area, and was only recently platted into the current four lots. No further action was requested at this time. Mr. Zeller was invited to share his concept with the planning commission.

Rezoning off Hudson Road, neighboring Afton

Mr. David Bade, of Duke Reality Co, presented a concept plan to rezone to industrial a small tract in a parcel predominantly in the City of Afton. The lot under review is $\frac{3}{4}$ in Afton, and $\frac{1}{4}$ in West Lakeland. This remnant parcel has no direct access

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to Hudson Road. Afton has the lot zoned industrial up to the property line. Would like to have agreement so industrial building, could be built along the frontage road. It was suggested that some funds be put into escrow to allow Mr. McDonald and Ms. Geheren to do some initial review. Mr. Bade was amenable to this request. Mr. McDonald and Ms. Geheren were directed to make an estimate of necessary funds, and provide that estimate to the clerk.

Darryl and Linda Goughnour, 13639 30th St N

Mr. and Mrs Goughnour started a project for an accessory building in 2001, and proceeded no further than to obtain the building permit. At the current time, the site cleared is closer to the road than the primary residence. Moving the site is not desired due to the slope of the lot, and the location of septic and drainfield. It was recommended the Goughnour's schedule a public hearing, and review with the neighboring landowners prior to that hearing.

Ponding Maintenance in Westgate and Wynstone

There are drainage ponds in both Westgate and Wynstone that require maintenance to continue optimal operation. NPDES puts the responsibility for maintenance on the local governing body. There is some shared responsibility with Valley Branch Watershed District, as the permitting authority. Ms. Geheren was requested to provide an estimate of the repair, and the associated costs. It was recommended that all work for the sites be done at a single time, so it would minimize disruption for the landowners.

2006 Road Maintenance Projects

Chairman McPherson and Ms. Geheren completed the spring road inventory. Projects identified include Manning Trail, 19th Street, 27th Street. Bids should be available for review on the June 12th meeting.

Request for Home Occupation Permit, Lawrence and Martha Klein, 13145 4th Street

Ms. Klein has requested a home occupation permit to conduct business as a Mary Kay Beauty consultant. Board members agreed there was no need for a public hearing. Supervisor Kylo moved, seconded by Supervisor Peterson, to approve the permit request as presented. The motion carried.

Application for HAVA Grant

The board acknowledged the completion of Resolution 2006-4, authorizing the clerk to apply for a HAVA grant.

Development Block Grant

The development block grant, approved on September 27, 2000, is due for renewal. The board agreed to continue their support.

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Fly Ash Environmental Review Process:

Supervisor Kylo provided an update on the environmental review for the fly ash disposal site. The Environmental Assessment Worksheet will not be completed until July. The process then provides for a 30 day comment period. No specific response is required. The board has requested the comment period be extended up to 90 days to allow for full opportunity for feedback over the summer. After review of this document, the next step is the Environmental Impact Statement, which would review additional detail of the project. This step could take up to a year to complete.

Resolutions for Signature

Mr. McDonald presented for signature resolutions to document approvals granted at the last regular meeting. Resolutions were presented to approve the amendment for the Conditional Use Permit for Aggregate Industries and to modify the Township Ordinances to clarify the number of accessory buildings on a single lot.

Other Business:

The planning commission appreciation dinner was schedule for July 9th. Summer meetings will be held at the Washington County Fairgrounds. The July meeting will be in the 4H building, and the July and August meetings will be held in Hooley Hall.

Gravel mining inspections were scheduled.

Mr. McDonald was requested to investigate the authority of the Metropolitan Council to override zoning decisions made by the Township.

Adjourn:

Having no other business, Supervisor Peterson moved to adjourn the meeting. Seconded by Supervisor Kylo, the motion carried. Chairman McPherson adjourned the meeting at 9:10 PM.

Respectfully Submitted,



Elizabeth A. Vance
Deputy Clerk