

WEST LAKELAND TOWNSHIP

January 11, 2016

7:00 p.m.

Oak-Land Jr. High

Present: Chairman Dan Kylo, Supervisor Steven Ebner, Supervisor Dave Schultz; Carrie Siefert, Clerk; Mr. Scott McDonald, Township Attorney; Ms. Marsha Olson, Treasurer, Mr. Duane Stensland, Building Inspector; Dave Dupay, Planning Commission Chair

Call to Order

The regular meeting of the West Lakeland Town Board was called to order by Chairman Kylo at 7:03 PM.

Manning Avenue Project

Mr. Frank Ticknor, Washington County Design Engineer, presented the Manning Avenue Phase I project. Washington County is requesting a resolution from the township supporting the preferred design of the project. Manning Avenue is critical to the county because it serves as a major north south arterial roadway. The County is aware that the current roadway has intersections that do not function properly which are to be addressed by the project, as well as providing safe accommodation for nonmotorized users. The plan proposed is a result of a robust stakeholder involvement process. The project is designed to address the following summary of needs: turning in and out of driveways feels unsafe; there are not enough breaks in traffic; traffic is currently passing on the shoulders; the traffic travels at excessive speed; and a number of the intersections are poorly functioning, such as with CSAH 10 and the access points to OakLand Junior High School.

Four alternatives were developed, and the County is proposing an option with a reduced impact 4 lane divided highway with modified profiles and limited impact to trees and private property. This proposal narrows the width of the shoulders, median and boulevards, includes turn lanes, and adds a multiuse trail on the west side. The project also reconstructs the intersection with Manning and Highway 5 as well as CSAH 10 and OakLand Junior High School.

The first phase is the intersection at CSAH 10 Manning Avenue along with Oakland Junior High access. The second phase is the realignment of Manning and CSAH 14, planned for 2018. The area between those areas and the area by I94 will be completed last, and phased based on development pressure.

The resolution is addressing support of Phase I, the intersection improvements at CSAH 10 and Manning Avenue as well as OakLand Junior High School access. There are safety concerns with both of those areas and no pedestrian access across Manning Avenue. The proposal includes traffic signals at CSAH 10 and the southern exit of the school. The project has been developed in conjunction with the school district, Lake Elmo and West Lakeland. There are no specific costs for West Lakeland with the removal of the pedestrian facilities on the east side of the project, but will include grading along CSAH 109 to accommodate a trail in the future. Construction is proposed for spring and summer of 2016.

All three supervisors expressed support for the proposal. Supervisor Ebner moved to support the resolution, and authorize signature. Seconded by Supervisor Schultz, the motion carried.

Additional Road Concerns

Supervisor Schultz asked Mr. Ticknor to address the viability of a traffic count study on 30th Street, in anticipation of the upcoming airport expansion, preferably while the school is in session. Mr. Ticknor indicated the County can assist in that effort, and would be at no cost if it can be accommodated

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in the work being done by the traffic section. He requested the township provide a letter to Washington County asking for that street to be added to the roads to be studied in 2016.

Supervisor Schultz also asked about the repair of Oakgreen Avenue. Mr. Ticknor indicated that the work has been delayed to allow time for additional funding to be secured. Oakgreen Avenue has substantial movement of the road, and it distresses and cracks quickly. Investigation indicates that the subsurface of the road is not properly constructed to allow for the water to flow and move properly under the road and properly support the pavement. In addition, the turn lanes are too narrow, shoulders vary throughout the road, and many of the culverts need work. As a result, a full reconstruction is recommended. A microsurface treatment was directed to get 3 to 5 years from the current roadway while funding is found for a full reconstruction process.

Approval of the Minutes

Supervisor Ebner moved to approve the minutes with minor correction of November 24 concerning the Hanson hearing. Seconded by Supervisor Schultz, the motion carried.

Supervisor Ebner moved to approve the minutes with minor correction of the December 2015 regular meeting. Seconded by Supervisor Schultz, the motion carried.

Treasurer's Report

Ms. Olson presented the treasurer's report for December 2015, reflecting \$211,976 in receipts and \$81,868 in expenses. Current assets are \$1,494,705. Chairman Kylo moved to approve the report. Seconded by Supervisor Schultz, the motion carried.

Review and Pay Invoices

Supervisor Ebner moved to pay the invoices presented for payment. Seconded by Supervisor Schultz, the motion carried.

Public Comment

Mr. Brad Cornell, 2733 Neal Ave N, asked if the resolution for the County provided support for the entire four phases of the project. Supervisor Ebner clarified that the resolution addressed only phase one.

O'Geay Garage

Mr. Robert O'Geay was not present for the discussion. Mr. John Yanish, 1540 Neal Avenue, who lives next door to the garage under construction by Mr. O'Geay, raised his concerns. This building has been of concern for a long period of time. At the time of the variance approval for construction, Mr. and Mrs. Yanish objected to the construction, but an agreement was finally reached. Mr. Yanish indicated that the building is larger than anticipated, and are concerned that that the exterior finish will be different than that discussed at the time of the variance approval, and that the screening would be with mature trees so that it has immediate impact. Mr. Yanish asked that the trees be planted with completion of the construction and the exterior be stucco to match the exterior of the house. Further action was tabled since Mr. O'Geay was not in attendance.

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Preliminary Plat Approval, Mr. Joe Bush

Mr. Milo Horak of Landmark Survey, representing Mr. Joe Bush, presented a preliminary plat before the Town Board to begin the subdivision approval process. The plat is for six lots along 30th Street. The lots meet the subdivision ordinance requirements and add 800 feet of roadway. The last time it was presented, there was concern over removing mature trees, but after review with an arborist, the trees are not sustainable. Supervisor Ebner moved to refer the preliminary plat to the planning commission for review and set a public hearing of Feb 8, 2016. Seconded by Supervisor Schultz, the motion carried.

Hillcrest Animal Hospital Services Agreement

The chairman signed the corrected Hillcrest Animal Hospital Services agreement as approved at the January meeting.

Request for Cartway, Mr. Terry Emerson

The board discussed a petition for a cartway by Mr. Terry Emerson, for access to landlocked property. There is a state statute that allows for this action, and a hearing is required, and an escrow can be established. This is unique in that the parcels are in Lake Elmo, and the requested cartway is in West Lakeland. It is also impacted because it is part of a shoreland district. After discussion, Chairman Kylo moved to direct Mr. McDonald to draft a letter to set forth the requirements of cartway, request evidence that standards of the statute are met, noting the specific deficiencies in defining the size of the parcel, date of creation of the parcel, and requesting an escrow of \$1,000. Seconded by Supervisor Ebner, the motion carried.

MAC Information Meeting

MAC is having an additional informational meeting at the Baytown Community Center February 11. Supervisor Ebner moved to direct the clerk to send a postcard noting the informational meeting, and the extended public comment period. Seconded by Supervisor Schultz, the motion carried.

Home Occupation Permit Revocation, Mr. Lind

Mr. McDonald noted the planning commission did meet and recommended to the board of adjustment that they support the ruling of the Town Board. The Board of Adjustment met and moved to authorize a resolution to uphold the revocation of the permit. Chairman Kylo moved to authorize Mr. McDonald to prepare a resolution acknowledging the action of the Board of Appeals and the Planning Commission to support the revocation, noting the board continues to support the revocation of the permit, and to authorize Mr. McDonald to notify Mr. Lind through his attorney of the results of the review. Seconded by Supervisor Ebner, the motion carried.

Lake Elmo Comprehensive Plan Amendment

Lake Elmo has amended their comprehensive plan to allow for increased density for senior care facilities and multi-family housing along Manning Avenue. Overall, there is limited impact on West Lakeland. Specific comments on the review were prepared on behalf of the Township by Mr. Ben Gozola. Supervisor Schultz moved to send the prepared comments to the city of Lake Elmo. Seconded by Supervisor Ebner, the motion carried.

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Lake Elmo Airport Expansion

Supervisor Schultz reported on the December 21 MAC commission meeting. Washington County has not taken a formal position on the expansion proposal. The primary open issues are the road alignment issue and the impact on the runway protection zone from the Manning Avenue Corridor project.

Draft Town Ordinance Section 10, Home Occupations

The initial draft was presented at the last regular meeting, and the comments from the last meeting were included in this draft. In addition, a clause was added to allow current home occupations to continue. The board discussed screening, and the potential of requiring a screening plan as part of the permit. Chairman Kylo moved to direct Mr. McDonald to prepare a public notice, and direct the clerk to schedule a public hearing for the regular meeting on Feb 29, 2016. Seconded by Supervisor Ebner, the motion carried.

Clean Up Day

The only day Tennis has available for clean up day is May 14. It was noted that there not enough equipment, specifically rollofs, available in 2015, which should be addressed. Chairman Kylo moved to set clean up day for May 14, 2016. Seconded by Supervisor Schultz, the motion carried.

Old Business

The transition of authority for subdivision review from Washington County to the townships is currently with the County attorney for review.

The board discussed how to provide notice of the information meeting for the Tiller Asphalt plant. If the date can be confirmed, it can be added to the notice of the MAC informational meeting.

Adjourn

Having no further business, Supervisor Ebner moved to adjourn the meeting. Seconded by Supervisor Schultz, the motion passed. Chairman Kylo adjourned the meeting at 9:37 PM.

Respectfully submitted,



Elizabeth Vance
Recording Secretary