

WEST LAKELAND TOWNSHIP

Regular Meeting

March 12, 2012

7:00 p.m.

Oak-Land Jr. High School

Present: Chairman Dan Kylo, Supervisor Dave Schultz, Supervisor Steve Ebner, Marsha Olson, Treasurer; Ms. Sue Agrimson, Clerk; Mr. Scott McDonald, Attorney; Mr. Duane Stensland, Building Inspector, Frank Ticknor, TDKA, Township Engineer, Mr. Dave Dupay, Planning Commission Chair

Call to Order

Chairman Kylo called to order the regular meeting of the West Lakeland Board of Supervisors at 7:06 PM.

Approval of the Minutes

Supervisor Ebner moved to approve the minutes as presented. Seconded by Supervisor Schultz, the motion carried.

Treasurer's Report

Ms. Olson presented the treasurer's report for February 2012. The report reflects \$77,000 in receipts, with \$42,000 from Comcast, and \$26,000 from the apportionment of the Gravel Tax. Disbursements were \$107,000 for the month, reflecting \$60,000 for the renewal of the fire contract and \$10,000 for snow removal. Chairman Kylo moved to approve the report as presented. Seconded by Supervisor Schultz, the motion carried.

Review and Pay Invoices

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

Supervisor Schultz moved to sign the renewal of the fire contract with the City of Bayport with the proposed revisions. Seconded by Supervisor Schultz, the motion carried.

Request for Modification to the Conditional Use Permit for Holiday Station stores

Holiday Station stores requested a revision to its conditional use permit for the station on Manning Avenue to include a carwash using 100% recycled water with no requirements for sewer or septic for operation. The request would propose a 1,673 square foot addition, with 9,404 square foot additional paved surface, and reposition of the berms and landscape.

The Bionic System proposed is marketed and installed by Rowafil USA LLC from San Antonio, Texas. Mr. Cary Wise, the supplier of the proposed system, provided schematics and technical descriptions of the system proposed. It is currently installed and operating in New York, Ohio, Missouri, Michigan and Texas. It is also installed in four service stations in Minnesota, but these systems are connected to city sewer. Sewer is not necessary for the operation, and is not included in the request. This system actually uses 80% less water fresh than a conventional car wash system.

The system consists of a series of holding tanks which function as a waste water treatment system, using natural bacteria to treat the contaminants. It does require that the settling tank be pumped and the waste disposed of routinely. The size of the settling tank being proposed is 3,000 gallons. Testing is routinely done to ensure that contaminants are removed from the system.

WEST LAKELAND TOWNSHIP

Regular Meeting

March 12, 2012

7:00 p.m.

Oak-Land Jr. High School

Supervisor Ebner asked if the road salt used in the winter months would impact the system. Mr. Wise replied that the system operates without issue in Michigan and Indiana with similar road conditions.

The request was referred to the planning commission for review, and scheduled for a public hearing at the regular April 2012 meeting for modification of the Conditional Use Permit.

Request for Signage, Jehovah Church

Mr. Micah Parker, representing the congregation of the Kingdom Hall located at Paris Avenue Circle, at the corner of 10th Street and Stagecoach Avenue, appeared before the board. There is an existing sign at the corner of 10th and Stagecoach, but the notification to turn on Paris Avenue, and Paris Avenue Circle, are not as clearly noted. The request is for a 16 square foot sign, larger than the 10 square foot sign permitted, with the intent of providing direction to the parking area for the church. The project will include landscaping to ensure the sign is a welcoming feature. This sign will be in addition to the current existing sign. The request was referred to the planning commission, and a public hearing was proposed for the May regular meeting.

Commercial Horse Boarding Facility, Mr. Stacy Tschantz

The review of Mr. Tschantz' request for a conditional use permit for a commercial horse boarding facility was delayed at the request of Mr. Tschantz, pending completion of the request by Washington County for a formal purchase agreement.

Artisan Thill Letter of Credit

The letter of credit for the Artisan development is due to expire on March 31, 2012. Supervisor Ebner moved to authorize Mr. McDonald and Supervisor Schultz, acting in the role of Chairman in Chairman Kylo's expected absence, to exercise the letter of credit if an extension is not complete by March 26, 2012. Chairman Kylo seconded the motion, the motion carried. The escrow account is currently in arrears by \$362. The clerk, Ms. Agrimson, was directed to notify Mr. Thill to bring the account into balance.

Street Maintenance Projects

Mr. Ticknor presented the status of the current open street maintenance projects, and provided an engineering report detailing the projects and status.

The 2012 sealcoating will be done with Lake Elmo, and the proposal for bids will be brought to the Lake Elmo council at their May meeting. Identification of the roads and amount of repair is due to the Lake Elmo City Engineer by April 17, 2012. Baytown Township is still considering if they will also participate in the joint bid.

Mr. Ticknor presented options for the reclaim or repair of O'Ryan Trail, approximately 2500 feet of road. Originally constructed in the 1990's, the road is not a candidate for seal coat or overlay, but is a candidate for reclaim. Mr. Ticknor provided a cost breakdown of four options for the repair, from full reconstruction to injection with reclaim. Mr. Ticknor's recommendation was the bit curb and reclaim as the most appropriate option. Supervisor Schultz recommended that the board consider removing

WEST LAKELAND TOWNSHIP

Regular Meeting

March 12, 2012

7:00 p.m.

Oak-Land Jr. High School

the island at the entrance to the street from 10th street, as it is not properly maintained. Supervisor Schultz moved to authorize Mr. Ticknor to develop construction plans and specifications for a reclaim with bit curbs for review at the next meeting, in anticipation of initiating the bid process. Seconded by Supervisor Ebner, the motion carried.

The 22nd Street repair project continues to be on hold, pending suitable funding options. A traffic count will be completed during the period the Stillwater Bridge is closed for repair, and the condition of the road will be documented before and after the shutdown.

The repair of 30th Street is on hold, pending a cooperative agreement with Baytown, which may delay for three to four years.

Township Ordinances

Chairman Kylo moved, seconded by Supervisor Ebner, to approve a reform of the page numbering of the Township code, reflecting chapter and page within the chapter. The motion carried.

Signatures for Resolutions

The draft resolution for the Vance/Walsh conditional use permit was returned to Mr. McDonald for minor corrections, regarding the conditions agreed upon at the April regular meeting.

Supervisor Ebner moved to approve the draft resolution establishing unchanged precincts and polling places as a result of the recent redistricting. Seconded by Supervisor Schultz, the motion carried. The Chairman signed the approved resolution.

Additional Business

Supervisor Schultz moved to certify the Election Judge list for the March 13, 2001 town board election. Seconded by Supervisor Ebner, the motion carried.

The Canvas for the Election results will be completed after the conclusion of the Annual Meeting on March 13, 2012. The Organizational Meeting will be held on March 20, 2012 at 9:00 AM at the home of Chairman Kylo.

Mr. Dupay noted that the planning commission will need at least one member. Search has begun to find a new appointee to the volunteer committee.

Supervisor Schultz will be attending the LTAP course on Road Maintenance. The MAT Spring Short Course will be attended by Supervisor Schultz, Ms. Agrimson, and Ms. Olson

Adjourn

Having no further business, Supervisor Schultz moved to adjourn the meeting. Seconded by Supervisor Ebner, the motion carried. Chairman Kylo adjourned the meeting at 9:20 PM.

WEST LAKELAND TOWNSHIP

Regular Meeting

7:00 p.m.

Oak-Land Jr. High School

March 12, 2012

Respectfully Submitted

A handwritten signature in black ink that reads "Elizabeth Anne Vance". The signature is written in a cursive style and is centered on a light green rectangular background.

Elizabeth A. Vance
Deputy Clerk