STILLWATER TOWN BOARD MEETING

March 27, 2008 Town Hall 7:00 P.M.

PRESENT: Chairperson Jim Doriott, Supervisors Sheila-Marie Untiedt, Jim Hiniker, Linda Countryman and Clerk Pat Bantli. Also, Treasurer Carol Collins and Planner Sherri Buss.

1. AGENDA - M/S/P Hiniker/Countryman moved to adopt the agenda as amended. (4 ayes)

2. MINUTES - M/S/P Hiniker/Countryman moved to approve the 3/13/08 town board meeting minutes as written. (3 ayes, Untiedt abstain)

3. TREASURER -
   a. Report was given.
   b. Claims were reviewed and checks #18610 through #18622 were approved for payment.
   c. Attorney Mattick, who was not present, will be asked to check all Green Acres properties and report back at the next meeting. Under Green Acres, the property owner does not pay the assessment as long as he/she still meets the criteria for Green Acres or the property is sold.
   d. Brian Axdahl is asking when his subdivision will be finished. Carol will contact Attorney Mattick to request him to give a courtesy call to the Axdahls to inform them of the status.
   e. Patty Ogborn is requesting the balance of her escrow. The attorney and engineer will be contacted by the treasurer for any outstanding work or bills.

4. PLANNER -
   a. Major/Dwyer Variance Fee - On March 21, 2008 Tim Dwyer met with the clerk and the Nelson's at the town hall and paid a final variance fee of $1,995.89 for the township's escrow charges.
   b. Kennel Ordinance - Planner Buss will draft a kennel ordinance.
   c. Crosswinds CUP - The CUP application is complete.

Summary of Board Comments on Crosswinds Church Application Procedures and Issues at 3/27/08 Board Meeting

Planner Buss noted that the Planning Commission will consider an application from Crosswinds Church for a Conditional Use Permit at their meeting on April 3. She requested comments and direction from the Board on two issues identified in the review of the Application. The issues include the procedure for considering a Variance request for the proposed project along with the CUP, and the substance of the Variance request.

During the review of the Application, the Planners identified the need for a Variance for the proposed project. The project site plan includes *33-35* percent coverage of the lot

with impervious surfaces (the Application includes both estimates). The Township's Ordinances requires a maximum *25* percent lot coverage.

Attorney Mattick indicated that the correct procedure would be to consider and approve the Variance before granting the Conditional Use Permit. However, the CUP hearing has already been noticed for the April 3 meeting, and it was not possible to properly notice the Variance for the same meeting by the time that the issue was identified. The Planning Commission will also need to consider the decision of the Brown's Creek Watershed District related to storm water management in order to properly consider the Variance request, and these comments will not be available until sometime in April.

Staff and Board members noted that since the CUP hearing has been noticed, residents may have planned to attend the April 3 public hearing and provide comments on the Application. It would be unwise to cancel the hearing at this late date and not allow for public input at the April 3 meeting.

Therefore the Board recommended that the hearing for the CUP be opened at the April 3 meeting, and that it be continued to the May 1 meeting. In that way public comments on the CUP can be heard as scheduled, but the Variance decision can be made before the CUP decision.

Members also discussed the substance of the Variance request. The Planner noted that there are at least two reasons for the maximum *25* percent impervious coverage requirement--controlling storm water impacts to water resources in the area, and maintaining green space and the rural character of the community. Board members indicated that they are concerned about both of these issues for this project.

Board members noted that the Brown's Creek Watershed District (BCWD) has strong storm water management requirements. The Planner indicated that the District's requirements may be strong enough that the requirements for this site will result in a similar level of runoff to that which would occur at *25* percent impervious surface or less. The Planner noted that BCWD has requested a revised storm water plan from the applicant. Diane Grigg spoke on behalf of the church, and indicated that a revised plan was being developed to meet the District requirements.

Members also noted that they will require a landscaping plan that provides screening of the parking lot from the surrounding lots and roadway. The plan should use native and hardy species that will maximize the "green" appearance of the site and aid in good storm water management. The landscaping plan will be a strong consideration in reviewing the Variance application, in addition to the storm water management plan.

5. PEOPLE -
   a. Countryman - City of Stillwater/Township Annexation Meeting - There was discussion regarding the remaining pieces of the orderly annexation plan. The last Art Palmer parcel at Highway 96 and 15 will be discussed at the town board meeting on April 10.

b. Linda Countryman suggested that the planning commission consider whether goals and policies related to encouraging and maintaining agricultural sustainability be included in Stillwater Township's comprehensive plan. The planner will have information regarding Eureka Township's comprehensive plan elements and goals that address sustaining agricultural uses in their township. The information will be available for discussion at the April 3, 2008 Stillwater Township Planning Commission Meeting.

6. ADJOURNMENT - Meeting adjourned at 8:00 p.m.

Clerk_____

Chairperson_____

Approved_____