

STILLWATER TOWN BOARD MEETING

November 14, 2019

Town Hall

7:00 P.M.

PRESENT: Chairperson Sheila-Marie Untiedt, Supervisors Rod Hunter, Tim Sinclair and Bonnie Haines, Clerk Kathy Schmoeckel, Planner Merritt Clapp-Smith, Treasurer Marsha Olson and Chief of Police Steve Nelson

Public Hearing – Murphy Subdivision – 7:00 p.m.

Neighbors Present: Dan Thurmes, 14730 130th St. N.
Chris Murphy, 11283 148th St N
Irene and Cliff Brandvoll, 17107 116th St
Barb Parke, 17090 116th St N
Dave and Peggy Hayden, 17030 116th St N
Susan Rockwood, 11075 Arcola Tr N
Robert Ranalla, 9590 Stonebridge Tr N
Jay Riggs, WCD, 455 Haywood Av
Mike Isensee, CMSCWD, 21150 Ozark Av N
Kristin Tuenge, CMSCWD
Brian Axdahl, 17120 116th St N

A Public Hearing was held to consider a request from Chris Murphy to subdivide the existing single family property into two single family lots, with the smaller parcel to be sold as a new single family lot. No public streets or infrastructure are proposed.

Chair Sheila-Marie Untiedt opened the Public Hearing and introduced Planner Merritt Clapp-Smith who gave an overview of the application.

Dan Thurmes, Cornerstone Surveying, was present and described their plans. They would like to waive the requirement for a final plat.

There were the following questions and comments:

- Dave Hayden – They abut this property and they are concerned about the impact of any future development here. Sheila-Marie Untiedt – At this time they are applying for only a single family home. Merritt Clapp-Smith – This is a proposal for a single driveway with an easement dedicated to the Township. The property owner will be responsible to maintain the driveway. The cost is borne by the applicant.
- Susan Rockwood – What about further development? Can the access be determined in advance? Untiedt – We cannot put a burden on the applicant for something that may or may not happen in the future. A further road may be too long not to have access from Highway 95.
- Thurmes – When the plat for Dakota Wildwood was done, they required a right of way off of 116th Street at that time.

- Tim Sinclair – We cannot decide for the future. It would depend on the zoning and the proposal at that time.
- Brian Axdahl – He is not against another neighbor, but is concerned about another road access. Untiedt – This is not a road but just a driveway. Thurmes – We would enter into a license with the Township to use the easement.

The Public Hearing was closed at 7:25 p.m.

Merritt Clapp-Smith read the staff recommendations from her memorandum dated 11/14/19.

M/S/P Hunter/Sinclair moved to approve the Preliminary Plan for 11521 St. Croix Trail North subject to the following conditions:

1. The lot split plans shall be in substantial compliance with the plans submitted to the Township on October 15, 2019.
2. The Applicant shall satisfy all requests provided in comments by the Township Engineer.
3. As Parcel A proceeds to development, plans and applications for proposed site work and construction shall be submitted and approved, as required by local and state regulations. These shall include but are not limited to:
 - a. Grading and Erosion Control
 - b. Stormwater pollution prevention
 - c. Sewage Treatment System
 - d. Landscaping
 - e. Driveways
 - f. Buildings
4. The Township accepts the proposed roadway easement traversing the larger lot and enters into a License Agreement for use of the right of way and easement which gives the Township the right to develop the ROW and/or easement at a future date. The Township would grant the applicant access to the future developed roadway, but is under no obligation to pay for the connection cost to the new roadway.
5. A culvert is not being required under the driveway at this time. However, if drainage issues arise from the driveway blocking a drainage pattern and causing damming of surface water in the future, the Township will require installation of a culvert at the property owner's expense at that time.
6. The Applicant shall pay a Parkland Dedication fee of \$2,500 based on the Township requirement for \$2,500 in dedication fee per newly created lot.
7. The Applicant shall record the deed with Washington County within one year of the date when the minor subdivision is approved.
8. The applicant shall pay all fees and escrows associated with this application.
9. The Township will waive the requirement for a final plat.

(4 ayes)

Regular Meeting – 7:45 p.m.

1. AGENDA – M/S/P Haines/Hunter moved to adopt the agenda as amended. (4 ayes)

2. MINUTES – M/S/P Hunter/Haines moved to approve the October 10, 2019 Stillwater Town Board Meeting minutes as written. (4 ayes)

3. PLANNER –

a. Central Commons – Central Commons has submitted a plan for wetland replacement. It has been reviewed and a recommendation has been submitted to the Township. Jay Riggs, Washington Conservation District, was present to discuss. This commercial development has 3.23 acres of wetland. This must be replaced at a 2 to 1 ratio. Property owner Mark Lambert explained that they have found 4.64 acres in Isanti County which would qualify as a replacement. He is looking for approval from the Township. Jay Riggs explained how the banking process works.

M/S/P Sinclair/Haines moved to approve the wetland replacement plan application per the TEP findings. (4 ayes)

b. Solar Energy Ordinance – The Planning Commission had discussed this at their last meeting and recommended that a provision be added to the ordinance to allow the option of a Conditional Use Permit for solar arrays over the allowed 800 square feet. The consensus of the Board is that this would be a good approach.

c. Subdivision Ordinance – Traditionally Stillwater Township has allowed minor subdivision applications to go directly to the Board without the requirement of going to the Planning Commission first since they are generally less complicated. Our ordinance should be cleaned up to spell this out. The consensus of the Board was to amend the process in the ordinance and also to address the issues with wetland delineation.

4. CARNELIAN MARINE ST. CROIX WATERSHED DISTRICT – Mike Isensee, Administrator, CMSCWD, was present to give an overview of their upcoming projects and to discuss their budget. Rod Hunter offered to act as a liaison with them.

5. CENTRAL COMMONS AREA – Jerry McGibbon was present with Arne Anderson and Jason Anderson who have purchased land adjacent to Central Commons. They would like to have an excavating business there, which is already being done in part of this parcel which is in Oak Park Heights. They would also like to store trailers here. They said that Washington County has indicated to them that they would like to see a composting site here. They were told that we do not have any commercial zoning in Stillwater Township and they were encouraged to apply for annexation to the City of Oak Park Heights. Planner Clapp-Smith will check with our attorney to see if their proposed use would qualify as an agricultural use.

6. CHIEF OF POLICE –

a. Report given. There were 4 burning permits issued in October. We now have 76 burn permits for the year. There was one dog impounded and the owner picked up the dog and paid the impound fee.

b. Zoning Ordinance Violation – A resident had 20 chickens in a coop that was too close to the house, a rooster, 3 trailers in the front yard and ATV violations. A letter was sent asking for compliance. Chief Nelson checked on 10/29/19 and all issues are now in compliance.

7. TREASURER –

- a. Report given.
- b. Checks and Claims – Checks and Claims #44096 through #44123 were approved for payment.

8. ROAD AND SNOW PLOW CONTRACTS – The Road and Snow Plow contracts which were approved at the last meeting were signed.

9. PINE POINT PARK – Rod Hunter reported on the recent Open House to discuss proposed improvements.

10. HARRINGTON REPAIR WORK – Mr. Harrington was present to discuss problems he had encountered due to the need for culvert repair.

M/S/P Sinclair/Hunter moved to reimburse Mr. Harrington in the amount of \$1,065 for the work done because of a Township culvert failure. (4 ayes)

11. CARMAR APPOINTMENT – Sheila-Marie Untiedt is waiting to hear from a resident who may have interest in serving on the CARMAR Watershed District.

12. POSSIBLE FLOODING ON 120TH STREET – Bonnie Haines suggested that this may be an area for potential flooding. The engineer will be asked to evaluate.

13. TRUCK TRAFFIC FROM THE RALEIGH PIT – Both the 5 year mining permit with Washington County and the annual permit from the Township will be renewed early next year. Our intention is to work with the County to determine possible enforcement mechanisms.

14. ADJOURNMENT – The meeting was adjourned at 9:05 p.m.

Clerk_____

Chairperson_____

Approved_____