

LeSauk Township Regular Meeting
February 14, 2017

The regular monthly meeting of the LeSauk Township Board of Supervisors was called to order by Chairman Dan Heim at 7:00 p.m. in the Town Hall.

PRESENT: Supervisors Dan Heim, Jeff Westerlund and Shawn Omann, Treasurer Josh Bentley, Clerk Marlyce Plante and 18 interested parties. City of Sartell Joint Planning Board Members, Ryan Fitzthum and Anna Gruber were also present.

AGENDA APPROVAL: SUPV WESTERLUND MOTIONED TO ACCEPT THE AGENDA AS PRESENTED, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

OPEN FORUM – Mike Mayock – Shady Oaks-Divine Grace LLC Mobile Home Park Concerns

Mr. Mayock, a 12-year resident of the mobile home park, came before the Town Board to express his concerns regarding the park. He states the park has become a blight to the neighborhood, management has been extremely difficult to deal with since he is bound by a lease that states he cannot speak of incidents within the park, well water & septic are also a concern. Many incidents which require calls to the Stearns County Sheriff's Department have also occurred.

Mr. Mayock also discussed his inability to contact the new owner of the mobile home park. The Town Board suggested he write a letter to the new owner stating his concerns, get police reports & documentation of incidents in the park. Board members informed Mr. Mayock the township usually does not get involved with differences between neighbors, but thanked him for letting the board know what is happening. If at any time, township ordinances are in violation, he should again come before the board. In the meantime, the Town Board will review the townships ordinances regarding mobile home parks checking whether violations of the ordinances are occurring.

Discussion was also held on phone calls that Supv Omann and Clerk Plante received from an interested buyer in the Twin Cities area who inquired about purchasing the park. He had several questions regarding the possible expansion of the park, water & septic services to the area, setbacks etc.

Doug & Gail Brennan – The Brennan's are neighbors to the mobile home park area and were very concerned about sheriff's calls to the area, the homeless people it is now attracting and the general condition of the entire area and the former Schweiter's home which is now being rented.

**PUBLIC HEARING – JOHN & KATHREEN BROMENSCHENKEL REV TRUST –
CONDITIONAL USE PERMIT – MIKE BROMENSCHENKEL (Representative)**

Chrm Heim read the public hearing notice filed by John & Kathreen Bromenschenkel Rev Trust, represented by Mike Bromenschenkel, son to John & Kathreen. The conditional use permit application is to construct a 7210-square foot accessory building on a 19-acre parcel of land which does not contain a private residence. The hearing was open to the floor.

Mike Bromenschenkel – Mr. Bromenschenkel, son of John & Kathreen, was in attendance and stated they are in the process of cleaning out sheds from his parent's farm. They presently have 6 – 10 X 20 storage rental units filled with various farm machinery. They would like to construct the accessory building to store these items in one area and need to have everything cleared from the farm site by May of 2017.

Supv Omann questioned what type of machinery. Mr. Bromenschenkel stated they items include tractors, farm equipment and various other items. They would like to store them until a good price could be received

No more comments were heard from the floor and the public hearing was closed and discussion held by the Town Board. Anita Archambeau, Sartell City Planner, mailed a copy of a ghost plat for the Bromenschenkel property in 2003. A development agreement was also entered with the City of Sartell and the Bromenschenkel's regarding this property. The development agreement released 40 acres which was purchased by Fitzthum Development LLC and T & A Properties. The remaining portion, which includes the 19 acres owned by John & Kathreen Bromenschenkel, remains in the agreement. A condition of the agreement states the property cannot be developed until property has been annexed to the city of Sartell.

Another item of concern was discussed regarding the requested size of the accessory building. Supv Heim recalled that Mr. Bromenschenkel first discussed a 2400 square foot building which was then changed to 4000 square feet and when the conditional use permit was applied for it was 7210 square feet. Since this property is near possible future development, the size would be quite large and not consistent with other development.

Supv Omann stated he sees no problem with the size since it is 1% of the 19 acres, well below the allowable 33% coverage of property in the city of Sartell. Property owners should be allowed to do with their property as they choose and the intent of Mr. Bromenschenkel is to store all items within the building.

Supv Westerlund and Heim discussed the neighboring shed sizes which fall within 2400 to 4000 square feet. Township ordinances have no restrictions on building sizes located on agricultural zoned property, but the property owners must be using the farm machinery and equipment for farming. Mr. Bromenschenkel stated he will not be using the property for farming/agricultural purposes, only for storage.

WATERS CHURCH – SIGN VARIANCE

The public hearing for the variance to allow a sign on the Waters Church was held on January 27th with no one in attendance by either the church or sign company due to miscommunications. One letter from Ryan & Stacie Corrigan was received and read at the public hearing. The Corrigan's stated they were opposed to the sign since it would be illuminated by LED lighting and did not feel it would fit the residential area.

Since questions board members had could not be answered, it was the decision by the Town Board to postpone a decision on the sign and again invite area residents to tonight's meeting.

Pastor Doug Vagle of the Waters Church apologized for the miscommunications from the prior meeting and hearing and would like to hear neighboring residents concerns and work with them.

John DeZurik, representative from Scenic Sign Company gave a brief description of the sign which would be approximately 30 feet long and 2 feet high. It would be illuminated and like the Market Place sign on the Coborn's Superstore sign on Pinecone Road. He also stated it would be a timer system so that it wouldn't be lit all the time.

Ryan & Stacie Corrigan, Evening Star Court – The Corrigan's were both concerned about the illumination of the sign even though it may be low voltage and does not fit in a residential area. They discussed the increased traffic already on Pinecone Road and during the summer and fall when families want to enjoy outside activities, traffic is constant and to add a lit sign, would be overkill for identification of the church.

Darren & Jennifer Brix, Evening Star Court - Jennifer Brix presented a signed petition of neighbors who were opposed to the sign. Darren Brix felt if this sign was granted to the Waters Church, all area churches

Nicole Bolton, Evening Star Court – Ms. Bolton is opposed to the sign, stating it would be too bright and would not fit in a residential area.

Pastor Doug Vagle – Pastor Vagle discussed briefly the present sign for the church and questioned those in attendance if a different type of sign would be opposed to.

Ryan Corrigan – Mr. Corrigan stated the sign they presently have is nice, but if a new sign is needed, to keep it simple, possibly keeping the one designed without the lighting.

Theresa Lau, Evening Star Court – Ms. Lau stated she has no desire to have a lighted sign in the neighborhood.

Heidi Boerger, Evening Star Court - Ms. Boerger agrees with neighbors, no lighted sign in a residential area should be allowed. The sign the church has presently is sufficient.

The regular meeting was recessed to allow for the Joint Planning Board meeting.



The regular meeting was reconvened.

Waters Church Sign Variance - After discussion by the Town Board with recommendations of the Joint Planning Board, SUPV OMANN MOTIONED TO APPROVE RESOLUTION 2017-03 GRANTING THE VARIANCE FOR THE WATERS CHURCH SIGN WITHOUT ILUMINATION, SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0. A new resolution with the restricted illumination will be drawn up by Township Attorney Troy Gilchrist.

John & Kathreen Bromenschenkel Rev Trust Conditional Use Permit – This was discussed at length by the Town Board stating their concerns about the possibility of the area becoming cluttered with machinery and miscellaneous items, as well as the future residential developments, the delineation of wetlands in the area, the size of the accessory building etc. There are many factors involved with allowing the permit as well as setting a precedent for future accessory buildings.

This will be discussed later in the meeting.

MINUTES:

SUPV WESTERLUND MOTIONED TO ACCEPT AS AMENDED THE MINUTES OF 1-10-17, SECOND BY SUPV OMANN, MOTION CARRIED 3-0

SUPV HEIM MOTIONED TO ACCEPT AS AMENDED THE MINUTES OF 1-24-17, SECOND BY SUPV WESTERLUND, MOTION CARRIED 2-0. SUPV OMANN ABSTAINED.

ATTORNEY REPORT:

Feedlot Ordinance – Supv Heim has arranged a meeting to discuss drafting a feedlot ordinance for the township. SUPV WESTERLUND MOTIONED TO ALLOW SUPV HEIM TO MEET WITH ATTORNEY TROY GILCHRIST & ANITA ARCHAMBEAU, SARTELL CITY PLANNER AT THE REGULAR RATE OF PAY, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

Torborg Dirt Pile – The Stipulation & Order of Judgment dismissing the township from any further involvement with the removal of the Torborg Dirt pile located on County Road 1 has been signed. The

SUPERVISORS REPORTS

Jeff Westerlund –

Brian Gibson - APO – Supv Westerlund suggested the Town Board have Brian Gibson from the Area Planning Organization attend a meeting to explain to the board what the organization brings to our township. It was the consensus of the Town Board to have him come to the next scheduled meeting.

Township Meeting Rescheduled – After discussion of possible meeting dates due to the Annual meeting & conflicts of supervisor schedules, SUPV HEIM MOTIONED TO CANCEL THE SCHEDULED MEETING ON TUESDAY, FEBRUARY 28, 2017, AND MARCH 14TH, DUE TO THE ANNUAL MEETING AND RESCHEDULE THE REGULAR TOWNSHIP MEETING TO TUESDAY, MARCH 7, 2017 BEGINNING AT 7 P.M., SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0.

Annual Audit Meeting – SUPV HEIM MOTIONED TO SET THE ANNUAL AUDIT MEETING FOR MONDAY, MARCH 6, 2017 BEGINNING AT 6 P.M., SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0.

Tri-Rec/Sartell Recreation Advisory Council - Supv Westerlund and Supv Omann will be the townships representatives at the upcoming advisory council meetings. Approximately 4 are scheduled per year. Supv Westerlund attended the most recent one where discussion was held on upcoming events. The senior program which is housed in the Sartell District Service Center will be moving into the new Senior Community Center in June or July of 2017, the Lifeguard Program of the recreation program need lifeguards 16 and older and the Sartell Showcase will be held on February 25, 2017 at the Sartell Middle School. These are all programs discussed by the Recreation Advisory Council.

CMWEA Meeting – Supv Westerlund attended the latest CMWEA Meeting. He informed the board there are rain barrels available for purchase and he will be volunteering his time at a booth at the Summertime by George events in St Cloud. It is sponsored by CMWEA which promotes clean and safe water issues in central Minnesota.

15th Street Corridor Meeting – Supv Westerlund reported that two meetings have been held, the last one was at the Area Planning Organization office building. The group would like to invite property owners along this corridor to an informational meeting. It was the consensus of the Town Board to allow the Town Hall to be used on Tuesday, February 28, 2017 from 5 – 7 p.m. to allow property owners to come and view the possible corridor from Pinecone Road to 30th Avenue.

Township Day at the Capital – SUPV HEIM MOTIONED TO ALLOW ALL BOARD MEMBERS TO ATTEND THE TOWNSHIP DAY AT THE CAPITAL ON MARCH 1, 2017 AT THE REGULAR RATE OF PAY, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

Shawn Omann –

David Knowles – Shady Oaks Mobile Home Park – Supv Omann received a call from David Knowles, an investor who had questions regarding the mobile home park. Supv Omann informed him of the township ordinances regarding the mobile home park.

Dan Heim –

Mike Bromenschenkel – Supv Heim contacted Mr. Bromenschenkel regarding the conditional use permit for his parent's property. This was discussed earlier in the meeting.

Udermann Property - Supv Heim arranged a meeting with Atty Troy Gilchrist, and Anita Archambeau to discuss the drafting of a feedlot ordinance for the township. Supv Heim also discussed the possibility of Jake & Alex Udermann being able to place two mobile homes in the Udermann farm area since they are directly involved with the farming of the property.

Brian Fasen-Pole Shed – Supv Heim spoke to Brian Fasen who owns an 8.6-acre parcel that is zoned rural

residential. He would like to move his father's 36 X 28 pole shed onto his property.

Updated Zoning Map – Supv Heim stated that Jeff Rasmussen of Stantec has been given zoning changes to update the townships zoning map. Clerk Plante will forward the information to the rest of the Town Board to review. There are a couple of areas that need to be clarified before a final map can be printed. Also discussed was the possibility of putting the updated zoning map on the townships website. Mr. Rasmussen will consider that and inform Supv Heim.

Mary DeGiovanni – 30th Avenue – Sartell City Administrator, Mary DeGiovanni, contacted Supv Heim regarding revisiting the upgrade of 30th Avenue. Commissioner Joe Perske will also discuss it at the upcoming commissioners conference and Brockway Township will be discussing it at their meeting.

Township Internet – Mary DeGiovanni also informed Supv Heim she will be discussing the wireless internet in the Town Hall with Claude Dingmann, Assistant Fire Chief & Jim Sattler, Fire Chief.

OLD BUSINESS

Then & Zimmerman Property Clean Up – Supv Westerlund will review during his monthly road inspection if he can safely enter the areas due to snow & mud.

30th Avenue Bridge – Will be viewed during the annual road inspection in the spring.

Striping of Township Roads – This item will be left on until spring of 2017 at which time bids will be received.

MISCELLANEOUS BUSINESS AND CORRESPONDENCE –

Township Spring Short Course – SUPV HEIM MOTIONED TO ALLOW ALL TOWN BOARD MEMBERS TO ATTEND THE UPCOMING SPRING SHORT COURSE SPONSORED BY MINNESOTA ASSOCIATION OF TOWNSHIPS AT THE REGULAR RATE OF PAY, SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0.

Sartell-LeSauk Government Center Meeting – The dates that will be given to Mary DeGiovanni for possible meeting times would be March 20, 22 or 29th at the Town Hall beginning at 6 or 7 p.m.

JANUARY TREASURERS REPORT

Treasurer Bentley informed the Town Board a transfer of \$4000 from Road & Bridge to the Fire Fund will be need to cover the townships portion of the Government Center Building. SUPV WESTERLUND MOTIONED TO TRANSFER \$4000 FROM ROAD & BRIDGE TO THE FIRE FUND, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

Xcel Energy Bill – Treasurer Heim stated he is working with Xcel Energy regarding a mistake on our billing which changed our amount of street lights from 8 to 24, increasing our bill substantially. No resolution has been found yet but the township will make a good faith effort and pay our usual monthly fee until it is resolved.

SUPV HEIM MOTIONED TO ACCEPT THE JANUARY TREASURERS REPORT AS PRESENTED, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

VOUCHERS

SUPV WESTERLUND MOTIONED TO PAY ALL VOUCHERS IN THE AMOUNT OF \$10872.15 (CHECK #12569 THRU CHECK #12586 PLUS EFT73), SECOND BY SUPV HEIM, MOTION CARRIED 3-0.

John & Kathreen Bromenschenkel Rev Trust Conditional Use Permit – SUPV HEIM MOTIONED TO APPROVE RESOLUTION 2017-04 GRANTING THE CONDITIONAL USE PERMIT FOR JOHN &

KATHREEN BROMENSCHENKEL REV TRUST WITH THE FOLLOWING CONDITIONS: 1. THE SIZE OF THE ACCESSORY BUILDING SHALL NOT EXCEED 4000 SQUARE FEET 2. DELINEATION OF WETLAND ON THE INVOLVED PROPERTY MUST BE DONE BY AN ENGINEER PRIOR TO RECEIVING A BUILDING PERMIT FOR THE ACCESSORY BUILDING AND 3. NO OUTSIDE STORAGE WILL BE ALLOWED BY OR AROUND THE BUILDING OR PROPERTY, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

There being no further business, SUPV HEIM MOTIONED TO ADJOURN, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

Respectfully submitted,

Marlyce L. Plante

Marlyce L. Plante
LeSauk Township Clerk