

**UNOFFICIAL/UNAPPROVED MINUTES**  
SPRING LAKE TOWNSHIP ANNEXATION MEETING  
May 17, 2003  
15870 Franklin Trail, Suite 104, Prior Lake, MN 55372

Present:

Eugene Berens –Chairperson     John Henschel – Supervisor     Steve Pierson – Supervisor

Linda Westlie was present from the Spring Lake Township.

**1) Area & Year**

- a. Consistent with the principle that timing of the annexation should coincide with Prior Lake's ability to provide services, the Sunset Ave. area originally scheduled for 2004 should be changed to 2006. Other areas should also have their year adjusted based on the reasonable expectation of availability of service to an area. We will also remove the area South of 185<sup>th</sup> St.

**2) Zoning & Regulations**

- a. The change to RR Rural Residential is a big deal for the Township. Ideally we would have a trigger of the County changing the zoning before any 2006 + areas being annexed. Getting a resolution from the County Commissioners addressing the change from Urban Expansion Reserve to Rural Residential for the area East of Vergus and North of 190<sup>th</sup> will be satisfactory.
- b. We suggest that Prior Lake adopt a policy similar to Spring Lake Township's on permitting residents with newer /compliant septic systems a 3 year renewable extension on connecting to city services.
- c. Prior Lake should address some of it's zoning ordinances on Industrial Parks. Your current regulations are driving businesses to less expensive/less restrictive locations. The SLT industrial park owners need assurances that their use will still be permitted after annexation. In other words, if their building burned down, they would be able to rebuild the same building.
- d. While PL will have jurisdiction over subdivision and building permits in the new orderly annexation area, prior to actual annexation the County and Township land use regulations will apply. Farm animals, snowmobiles, vehicle storage, firearms, permitted uses etc.
- e. Clarification on PL regulations on wells. Lawn sprinkling, pool filling etc. Clearly stating that homeowners can keep their existing wells, and for what uses they can use the water would help.
- f. We need to get clarification on the zoning differences between Scott County and the City of Prior Lake in regards to lot size, lot width, and set backs. The main area of concern is in the 2024 area. If Prior Lake's zoning is more restrictive, we may request that the Vergus Ave. water and sewer project area be excluded from Prior Lake's zoning, or insist on a variance. This project will be helped by having more assessable lots.

**3) Park**

- a. Properties within the OA area that are subdivided prior to being annexed will be subject to the Scott County and Spring Lake Township developers agreement (park fees will be collected).
- b. Since Prior Lake will be annexing the Spring Lake Township park on Raymond Avenue, and SLT agrees to sign it over to PL at the time of annexation at no charge,

PL agrees to develop and maintain the park prior to annexation. Minimum improvements to include: park pavilion, picnic tables, fishing pier, and a walking bridge to South Shore Drive. We can work out a timetable for these improvements.

4) **Financial**

- a. If annexation is scheduled for 2007 or before, those residents will receive a phase-in. We propose a true 3 year step for those areas receiving a phase-in. For example for those areas annexed in 2004 there taxes would be: 2004 (township TWP rate), 2005 (TWP +25% of the difference between township and city, 2006 (TWP + 50% of the difference), 2007 (TWP + 75%), 2008 (full city rate).
- b. If there is not water and sewer service adjacent to an area (within 150 feet) scheduled for annexation there will be no financial consequences for the resident or the township. In other words, for the resident no increase in the property tax, for the township- the city reimburses the township level of property tax back to the township. If the area is eligible for a phase-in of the city tax rate the phase-in increase will begin when services are adjacent. **Since PL will not be receiving any tax revenue, during this “limbo” period, the assessed value of these properties will be used in calculating Spring Lake Townships fire protection bill.**
- c. The reimbursement for the township on properties annexed in 2008 to 2014 will be 2X times the township level of tax in the year of annexation, to be paid by Prior Lake in the year of annexation. Example: for 2008 year of annexation, 2008 SLT receives the normal tax payment from Scott County and 2X the TWP tax from Prior Lake.
- d. Assessment credit policy on properties with newer septic systems. 20 year prorated credit. This would be on assessments for those being provided water and sewer.