

**OFFICIAL MINUTES  
SPRING LAKE TOWNSHIP  
MONTHLY BOARD MEETING  
OCTOBER 10, 2024**

SPRING LAKE TOWNSHIP TOWN HALL  
20381 FAIRLAWN AVENUE, PRIOR LAKE, MN

Present:

Doug Berens - Supervisor  
Melissa Hanson – Clerk

Lisa Quinn – Supervisor  
Dave Johnson - Treasurer

Ted Kowalski - Supervisor  
Sara Domer – Deputy Clerk

Also Present:

Matt Stordahl - Stantec

- 1) a) The meeting was called to order by Chairman Kowalski at 7:00 p.m. The Pledge of Allegiance was said.  
b) Changes to the agenda. Berens made a motion to approve the agenda as presented. Quinn seconded. All in favor.
  
- 2) **Public Commentary**
  - a) Hanson presented updates on behalf of Christian Morkeberg, Prior Lake Spring Lake Watershed District-
    - i) Buckthorn removal event – we had a good showing of Spring Lake Township residents at the event and are very appreciative of their efforts!
    - ii) If people are feeling creative, we will be hosting a buckthorn wreath making event on Saturday, October 26, 1 – 3 pm at Boathouse Brewing
    - iii) The District received consultant proposals for the Lake Ridge Stormwater Study and will be making a recommendation for consultant selection at the October board meeting.
  - b) Tom Wolf - County Commissioner
    - i) Cannabis Ordinance being proposed/reviewed.
    - ii) Panama 23/68- Roundabout open house held 10/10. Construction to begin in 2026.
    - iii) Concerns about number of emergency vehicles called to home on Parkfield and management of the clients.
  
- 3) **Agenda Items**
  - a) Consent Agenda- Those items on the Board Agenda which are considered routine or non-controversial are included as part of the Consent Agenda. Unless a supervisor specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed on the council agenda under Items Removed
    - i) Approval of September 12, 2024 Monthly Meeting Minutes.
    - ii) Consider Request for Approval of Liquor License Resolutions: Country Prime Time, MN Horse and Hunt, Doherty’s
    - iii) Consider Approval of Resolution 24-008 Certifying Unpaid Utilities Owed to the Township

Berens made motion to approve consent agenda. Quinn seconded. All in favor.

- b) Continued conversation about Lydia Industrial- Kowalski explained the township is currently working on a comp plan amendment which will be followed by a study of a larger area at a later date to inform the next Comp Plan Updated in 2028. Kowalski further shared that this is a phased process and all issues/concerns will get addressed in the process and appreciates the opportunity for the Board to hear from residents.
- i) Randy Kubes – expressed support of the Lydia Industrial Area. In response to concerns about runoff he shared that development engineers must design it so the development retains 99% of water in pond/storm sewers with emergency overflow in the ditch. He then clarified that entire area would likely not be developed as densely as the preliminary design and lots will be informed by roads, soils and septic locations. Light and noise issues will get addressed as progress is made but all lights must point straight down. He also shared that there won't be much daytime activity as most work for rural business is done off-site. He recognizes the importance of screening and shared, as an example, that there is a nicely screened industrial park area in the middle of Chanhassen that you would never know is there because of how well it is screened.
- ii) Andy Jensen, 20636 Parkfield Ave – asked about changing the Hamlet zoning back to residential if the rural industrial zoning changes.
- (1) Parkfield - Jensen expressed concern about the speeds on Parkfield, particularly with changes to the neighborhood. He asked if the Board would consider removing speed sign, decreasing speed and/or consider putting up a dead-end sign. Staff explained that there are limited options based on MnDOT warrants for decreasing the speed limit; local municipalities do not have unilateral control.
- iii) Tim Arvidson, Engineer- shared current status of project: an updated Flood Plain Model has been submitted; wetland delineation completed. Analysis of the ditch completed. Septic designer is working to find suitable sites. Next pond sizing and storm water runoff will be analyzed, In response to a question about flood plains, Arvidson explained, no new materials can be imported into the flood plain. Ponds will take the water before they go into the ditch. Question asked about the springs in the area- Arvidson stated that all impacts will have to be considered. Arvidson noted that Hwy 13 traffic count is roughly 4,000 a day with capacity at 40,000.

#### 4) Engineer's Report

Stordahl presented the October Engineer's Report.

##### a) Miscellaneous

- Ditch 13 Culvert at 190<sup>th</sup> Street – The abundant rain caused Ditch 13 to flow at extraordinary volumes for an extended period of time, undermining the culvert. Doug Johnson was awarded the project and will complete the work before the end of the season. FEMA has requested additional information about the cost breakdown for the repair, and Doug Johnson is working on answering their questions.
- 195<sup>th</sup> St Ditch Cleaning –The grading has been completed and a thank you note from the land owner was received.
- 2024 Sign Replacement – JAAK has received the signs and will be installing them in the next few weeks.

- Future Road Projects – We met with members of PLSLWD regarding MS4 requirements for our planned road projects. For rural road projects, such as 190<sup>th</sup> Street, Fairlawn, Mushtown, etc, we would not need to meet the requirements of the MS4 permit unless significant subgrade corrections were needed. For neighborhoods with curb & gutter and storm sewer, these areas would need to be reviewed on a case by case basis.
- Panama & 190<sup>th</sup> St Roundabout – Scott County has received a grant to construct a roundabout at Panama & 190<sup>th</sup> in an effort to improve safety. The County is planning an Open House on Oct 10<sup>th</sup> at the Township Hall from 4:30 – 6:30. Board asked to add a link on the website to the project information.

b) Development

- Orderly Annexation Agreement – Prior Lake and the Township have approved the agreement. Township and City staff are now working on shared road and utility agreements.
- Developments –
  - Grube Property Development (Prior Lake project) –The Township has been notified that the developer has decided not to proceed with the project at this time due to higher than expected construction costs.
  - Lydia Rural Industrial, Phase 1: Nomadic Homes & Schiffer 7 – County staff provided a schedule for proceeding with the Comp Plan Update, and a DRT meeting has been held. The next steps and schedule are summarized as follows:
    1. August – September: Property owners prepare plats and plans for application submittal to rezone and subdivide properties with the

anticipation of CPA approval, and informed by the detailed transportation study.

2. August – September: Consider communicating with Lydia residents about the CPA and the potential impacts to the properties in the area.
3. Late September – Early October: County Board takes preliminary action on CPA.
4. October: DRT meetings on develop proposals. Property owners submit rezone and plat applications.
5. October – November: Met Council review and determination.
6. November: County Board takes final action on CPA.
7. December: County holds public hearings on property rezone and plat applications.

The EDP Grant Application has been approved by the CDA, and the Township has approved \$48,000 in matching funds to fully fund the study for the greater study area.

There was a Planning Commission public hearing at the County Building on Sept 9<sup>th</sup>. The Commission tabled the matter to their November meeting, hoping to get more information about soils and water issues that the residents discussed.

- Murza- Administrative Subdivision. Stordahl explained how approximately 40 acres would be divided between the owner's property and neighboring properties. The DAP transportation map shows a road going through the area on the north west corner of the property but that should not prevent the subdivision.
- Huntington – 18661 Huntington - Lot Split – DRT Meeting next week. Owner would like to rezone to RR-2 and subdivide 11 acres into two lots with one 3-acre parcel and one 8-acre parcel. DAP transportation map shows a road going through the middle of the property- discussion had about where road could go, possibly to the north.

## 5) Road Report

- a) Fairlawn/180<sup>th</sup> – Mattress picked up from ditch – no other road issues.
- b) Scott County has returned portions of Revere to Spring Lake Township and Prior Lake.
- c) Cole Cut Bid for tree work near Spring Lake launch, Mushtown and South Shore Drive in the amount not to exceed \$6000. Quinn made a motion to accept the bid. Berens seconded. All in favor.

## 6) Town Hall and Parks Report

- a) Raymond Park and South Shore Park- Quinn, Hanson and Schoenecker reviewed parks to be acquired with annexation agreement
  - i) South Shore Park – in good condition but for a couple of trees.
    - (1) Edge of Township road and one sign is in poor condition.
    - (2) Schoenecker will access park for maintenance off surmountable curb rather than off South Shore drive to limit road damage.
  - ii) Raymond Park- not in terrible condition but the center of the park and shoreline areas are overgrown and need to be cut. Staff asked to contact Doug Johnson for

access to flail mower. Quinn noted there are also downed trees and large stumps in the area. Staff asked to get an estimate from Cole Cuts to clean up the downed trees before discussing with Prior Lake.

- b) Homeschool Rental- local homeschool group requested to use the hall as their classroom every Wednesday.
  - i) September – early May, approximately. 32 students, 6-10<sup>th</sup> grade.
  - ii) Concern about disruption during the week, equal access to others and wear and tear on facility, chairs and tables. Board tabled and will be revisited next month. Staff asked to send current rental agreement to the Board.
- c) Camera that was out is temporarily fixed – need to rent or get a boom truck or tall ladder to fix connection.

#### **7) Water Resources Report- Quinn**

- a) Quinn received a request PLSLWD to have input on the Lydia Industrial Park wetland buffers and ditch 13. Arvidson noted that all impacts need to be permitted and the wetland buffer will have to properly managed by adhering to all rules by County/PLSLWD.

#### **8) Treasurer's Report**

- a) Johnson presented the September, 2024 Treasurer's Report. In September total receipts were \$11,880.92 total disbursements were \$43,593.14, and the ending cash balance was \$2731521.012. Kowalski made a motion to approve the September, 2024 Treasurer's Report. Quinn seconded. All in favor.

#### **9) SCALE**

2025- Legislative Priorities- Quinn walked through priorities and policy positions including posting notices on the municipality's websites rather than publishing because there are no local papers left in the area. Prior Lake is considering an online newspaper service. Discussion had SCALE priority of ensuring bridge ownership/maintenance should be with MnDOT

#### **10) New Business/Old Business**

- a) SLT Merch- Board reviewed options to make Spring Lake Township shirts/sweatshirts available for purchase. Board in support of working with Paar Sports.
- b) Cannabis- draft of Ordinance was sent out last week. Township planner is reviewing the draft as she is one of very few experts in the field. The County will hold a public hearing on Tuesday, November 12 with comments requested to the County prior to that or on the night of the hearing. Retail establishments are in commercial zones only, Spring Lake Township doesn't have that zoning but mezzo and micro businesses would be allowed (retail plus growing). Quinn asked about farm stands being allowed to sell but it is unclear which kind of license that would fall under.
- c) Maple Drive – Meeting held early in early October to discuss septic concerns. Attendees were interested in more information about annexation and the costs. Letter and survey sent to all township residents on Maple Drive on 10/6 with responses requested by October 21<sup>st</sup>.

- 11) Approval of Disbursements** The Board reviewed the October, 2024 disbursement ledgers and approved checks numbered, 14963 to 14995, to be issued. The checks were signed and given to Hanson for mailing.

There being no further business before the Board, Berens made a motion to adjourn. Quinn seconded. All in favor. The meeting was adjourned at 8:50 p.m.

Melissa Hanson, Clerk  
Spring Lake Township

Minutes approved \_\_\_\_\_

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Ted Kowalski, Chairman

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Melissa Hanson, Clerk