

**OFFICIAL MINUTES  
SPRING LAKE TOWNSHIP  
MONTHLY BOARD MEETING  
December 12, 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. Quinn made a motion to approve the agenda as presented. Berens seconded. All in favor.
- 2) **Public Commentary**
  - a) Proclamation for Doug Berens- See attachment as read by Ted Kowalski honoring his 12 years of service. Berens thanked the Board, staff and residents for their support.
  - b) Tom Wolf, Scott County Commissioner-
    - i) Thanked Berens for his common-sense approach to carrying out his role on the board.
    - ii) Election 54A Shakopee – Week of Dec 15th, more information will be available about how the open seat from election will be managed.
  - c) Christian Morkeberg, Prior Lake Spring Lake Watershed District- Updates
    - i) Thanked Berens for his service.
    - ii) Emily Dick was named BWSR’s 2024 Outstanding Watershed Organization Employee of the year for the state of Minnesota.
    - iii) Buck Lake Stream stabilization project is complete. Restored 1300 feet of stream that prevents 56 tons of sediment from going into Buck Lake. Vegetation will be planted next year replacing the buckthorn.
    - iv) Swamp lake iron enhanced filter- waiting for grants.
    - v) Lake ridge storm water study. Results are anticipated by June.
    - vi) Fish Lake- many ongoing projects to reduce phosphorus load.
  - d) Deputy Dan Aszmann, Sheriff’s Department Representative-
    - i) September 82 calls for service - 15 medical (high)/14 suspicious.
    - ii) October total 83 calls- 11 accidents.
    - iii) Nov. 59 total calls- 12 accidents and 7 medicals.  
----Sept and October more deer are moving resulting in more accidents. No burglaries in the last 3 months.
    - iv) Pathways to Communities on Parkfield will continue to be monitored.
  - e) Beau and Cindy Geer, 18595 Panama Ave- Shared desire to split off 2.5 acres of his 11 acre parcel so his daughter can build a home. Asked about steps/options. Kowalski explained to Board they don’t have sufficient frontage on a publicly maintained road to meet county requirements. Gear owns the driveway by which neighbors have access.

Geer explained neighbors are supportive of a public gravel road but don't want it paved. Berens noted it could be in the best interest to have a township road there if sufficient number of homes. Board recommends a DRT meeting be scheduled with Scott County. Township engineer will examine road and determine its quality

- i) Doug Johnson noted that road was built to be wide enough but it's not currently up to township standards and would need to add 8 inches of gravel, create a cul-de-sac, ditch work needed and multiple trees need to be removed. All costs would be responsibility of homeowner/s. Recommended keeping the road gravel until 20-30 homes take access from the road.

### 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 November 14, 2024 Monthly Meeting Minutes.
  - ii) Approval of November 15, 2024 Board of Canvass meeting
  - iii) Consider Shakopee Shared Road Agreement

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

- b) Update on Lydia Industrial Comp Plan Amendment:
  - i) Jennifer Haskamp, Township Planner- Provided background of the requested Comp Plan Amendment compared to Comp Plan Update and provided overview of current Hamlet Overlay zoning. Presentation attached for reference.
  - ii) Tim Arvidson, Stonebrook Engineer- provided update on Comp Plan Amendment and potential development answering questions brought up over the last 4 months. Presentation attached for reference.
  - iii) Ernie Moen, 20220 Langford Way - Stated Zion Church could not be completed because of storm water concerns. Expressed concern about building in this area and wants the development elsewhere, keeping the 2040 Comp Plan rules.
  - iv) Jim Larson, Larson Land in Lakeville/Scott County. Shared he had residents with the same concerns when developing a similar industrial site in New Market Township. He developed 83 acres which required 9 infiltration ponds. The development contributes about \$1 million-\$1.2 million in taxes each year for 7 building. Trucks are in and out in the morning in about 45 minutes. Cities do not want these kinds of small businesses and they need to have a place to operate. The buildings are beautiful and there is no light pollution. Most people who work at Larson's business live in Scott County.
    - (1) Questions asked/answered:
      - (a) Why Larson was here – life long resident of Scott County.
      - (b) Number of homes near the development in New Market- about 40 homes.
      - (c) BMP's and storm water maintenance and inspection- Stordahl explained processes and dependency on terms of agreements for maintenance. If privately held area also have obligations to maintain; if public then County or Township has the obligation to maintain.
  - v) Steve Niosi, 5761 Starview Lane – Former resident on Prior Lake, expressed concern that Prior Lake residents have paid high taxes as a result of not having any industrial areas. Asked about how water can be held in storage tanks and reused.

Arvidson said that tanks are generally found in urban areas but that option can be explored. Niosi explained taxes will go up exponentially if we don't have a diversified tax based and thanked the Board for their work.

- vi) Doug Johnson, BKJ 18075 Dairy Lane – Explained that their business has tried to expand multiple times but has been denied by Prior Lake. Need more areas for small businesses that the city's don't want. He stated that concerns about water have to be addressed with holding tanks, ponds and other processes including monitoring so the water is cleaner as it leaves. He shared they have no crime, no accidents in the industrial park and jobs are needed.
- vii) Ben Heller, 5840 205<sup>th</sup> Ste E - Resident of SLT. Board is working hard to preserve township and to not increase taxes. No one wants a business next to them but it happens. If we cannot have more businesses in SLT, there will be more people that move to large properties and operate business out of their home. There will be an increase of IUP's.
- viii) Trevor Weinzierl, 1633 205<sup>th</sup> St.- Stated residents don't want industrial park in their back yard. Started a petition, which was not presented to the Board, stating only 1 of 66 signatures are in favor the industrial park. Expressed concern that the water table will be impacted by the development and that homes will end up with water in their basements and drinking water will be affected. Also concerned about arsenic in water. Asked about IUP/CUP and if home based businesses would still be allowed or if they would have to go in the Industrial Park.
- ix) Jim Klingberg, 18151 Vergus Ave-Thanked the Board for the work they have done. Commented that since Hentges' request for rural industrial at 13/282 fell through, industry needs to go somewhere since the tax base is important. Commented- "Don't tell me what to do on my land, I won't tell you what to do on yours."
- x) Bob Erkel, 1860 Vergus Ave – Offered that people have to have places to do business and recognizes there is no location that will make everyone happy but that the tax base is important to the township.
- xi) Doug Fontaine, 5780 Starview Lane- Expressed appreciation for a strong township acting as a watchdog to keep what we love, as it is why we moved here. He has seen a lot of change in the area and we need to find a place for people and business to co-exist to keep the taxes low. An industrial park gives a place for businesses to exist without congesting neighborhoods.
- xii) Kari Richardson, 1241 E 205<sup>th</sup> St - Asked if a turn lane/by-pass lane would be required for development as she is concerned about the impact on her property and the surrounding the area. Arvidson explained that turns lane are typically required for more than 3 lots, that the developer is responsible for it and the turn lanes are often placed on the developing property.
- xiii) Andy Jensen, 20636 Parkfield Ave- Shared continued concerns about Pathway Communities home and the number of calls. Expresses concern over lack of enforcement regarding conditional use permits- highlighting a bus repair business along with Pathways house. Light and water pollution are also concerns. Arvidson explained that most of what they want to do can be done under the current zoning of the hamlet.
- xiv) JoAnn Beuch, 21455 Langford Ave- asked about how to get across the ditch and who is responsible for the maintenance of it. Arvidson explained a culvert will be installed at the appropriate size and the County would be responsible for

maintenance as it is a county ditch. Concerns about Nomadic Shack and the stuff sitting outside.

- xv) Josh Dotseth, 20820 Langford Way – Asked if road will be widened to handle traffic and is concerned about who would pay.
  - xvi) Randy Kubes, Kubes Realty and resident of Scott County- Talked about the positive impact that two strip malls in Belle Plaine have had on reducing resident taxes. Shared example of negative tax impacts for local school districts and cities when long term planning for a diverse tax base isn't a priority.
- c) Discussion of Next Steps for South Shore Drive Mill and Overlay- Project was put on hold during annexation conversations. The annexation agreement is now in place so the project is to be revisited including quantities of material for the project. The road is at the place that it needs a mill and overlay before it deteriorates to a full reconstruct. The current assessment policy establishes mill and overlays are part of maintenance and not assessed. Quinn asked if project would require both reconstruction and mill and overlay work. Stordahl stated that they might discover some problem areas but it would not rise to the level of a full reconstruct. The next step is to open bids with the goal to complete the project early next summer. If project were to be assessed, the policy would need to be updated and the 429 process would need to be followed, which would include a feasibility study and public hearings. Bids would not happen until the end of summer 2025 if this were to happen. Berens explained that the residents on South Shore Drive paid for the entire road when it was done for sewer and water so if the Board desired a change, it should be after this project. He also noted that when Lakeview Drive needed to be reconstructed the residents 202nd Court did not get an assessment as they only had a mill and overlay completed. Berens made a motion to update plans in order to go out for bids in January. Kowalski seconded. All in favor.
- d) Discussion of Maple Drive Survey Results – A survey regarding annexation for city services was sent to Maple Drive residents in September. As no residents were in attendance for discussion, Board asked to table until next month and send letters to residents informing them that review of survey and final decision on project would be discussed.

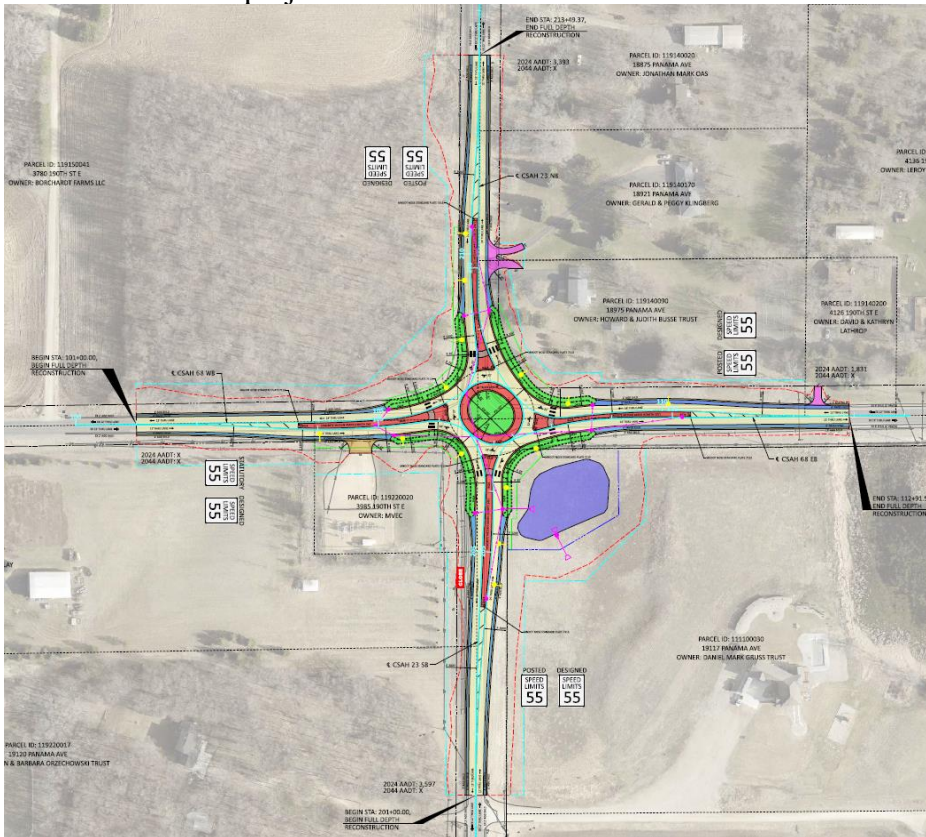
#### 4) **Engineer's Report**

Stordahl presented the December Engineer's Report.

- a) Miscellaneous
  - 2025 JPA Road Maintenance – The preliminary planning work for the 2025 JPA project has started, with the kickoff meeting scheduled for January.
  - County 13 Ditch – At a recent County meeting, we learned that there have been discussions about the future ownership of the County Ditch network. There have been discussions, in Spring Lake Township as well as other areas in the County, about who will own these ditches and the costs to maintain them. The County has proposed either assessing the property owner's fees for the needed maintenance, or the land owners will take over the ditch responsibilities themselves.
  - County 2025-34 Transportation Improvement Plan – The County has forwarded their plans for the next 10 years projects. Included is a proposed roundabout at County Road 8 and County Road 23 to improve the existing offset intersection. The Township has prepared a list of comments &

questions regarding this project and has asked to be included in the development of this project.

- Ditch 13 Culvert at 190<sup>th</sup> Street – The culvert has been replaced and the area restored. We’re working with FEMA to make sure they have all of the information they need to receive the reimbursement.
- SLT GIS – Fabric Mapping – We have approached BKJ about getting together to inventory and record the locations in the Township where fabric has been utilized as a component of road construction. As soon as schedules permit, we will get together and gather this information to be incorporated into our GIS database.
- Panama & 190<sup>th</sup> St Roundabout – Scott County hosted an Open House at the Spring Lake Township Hall on October 10<sup>th</sup>. A good number of residents attended, and seemed to be happy with the information shared about the project.



## b) Development

- Orderly Annexation Agreement – Township and City staff are working on shared road and utility agreements, which have been forwarded to the City meeting scheduled to discuss in January.
- Developments –
  - Sandhill Meadow: The property owner at 5140 230<sup>th</sup> Street is proposing to split their lot, creating a new property that fronts Mushtown Road. There would be no new Township roads, and the location of the driveway does not create any safety concerns.

- Comp Plan Amendment: Lydia Rural Industrial, Phase 1: Nomadic Homes & Schieffer 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:
  - 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.
  - August – September: Consider communicating with Lydia residents about the CPA and the potential impacts to the properties in the area.
  - Late September – Early October: County Board takes preliminary action on CPA.
    - ❖ The Commission tabled the matter to their November meeting, hoping to get more information about soils and water issues that the residents discussed. Applicant requested January to get additional information requested.
  - October: DRT meetings on develop proposals. Property owners submit rezone and plat applications.
  - October – November: Met Council review and determination.
  - November: County Board takes final action on CPA.
  - December: County holds public hearings on property rezone and plat applications. There was a Planning Commission public hearing at the County Building on Sept 9<sup>th</sup>.

- 2050 Comp Plan Update- Study: Rural Industrial Study Phase 2

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

Task	Description	% Complete	ETA of Completion
Task 1	Background data assembly	50%	
Task 2	Concept Master Plan	0%	
Task 3	Off-site aerial review of farmed wetlands and est. wetland boundaries	75%	
Task 4	Wetland Delineation, Inventory & Replacement options	35%	
Task 5	Final Master Plan	0%	
Task 6	Community Engagement	0%	
Task 7	Land Use Plan & Zoning Amendments	0%	

Some wetland delineation work has been done but multiple property owners have been unwilling to allow the tests/work on their property.

#### **5) Road Report**

- a) Doug Berens and Jeff Miller went on road tour and reviewed township roads in preparation to transition road supervisor role to Miller.
- b) Staff was asked to review the County weed spraying program for a decision on a provider for 2025. In summary, costs to utilize the County's program are similar to what the Township has paid in the past utilizing our own contractor. Staff identified a few advantages to the County program including mapping of weeds, reduction of area sprayed and corresponding decrease in cost due to eradication of weeds, monitoring by the County for effectiveness and the ability for a road supervisor to ride along with County applicator to understand and consult. A potential disadvantage is not knowing final costs as grant funding is not secured until after commitment but they have received funding for the last 9 out of 10 years. The County also has asked that we provide guidance for Townships goal with brush control as each Township is very different. Paid \$4275 in 2024 for weed and brush spraying for 45 miles. Kowalski made a motion to contract with County for weed/brush spraying. Quinn seconded.

#### **6) Town Hall and Parks Report**

- Panic Bar/Lock – fixed
- Memorial Bench Program Draft- Staff presented the board with a draft memorial bench program. Additional suggestion-require that the bench remain for a minimum 10 years. Board asked staff to check on disposal fee, what to do with bench at end of life, administrative fee and costs for upkeep.

#### **7) Water Resources Report**

- a) Hanson attended Water Planning Commission-
  - i) Three WPC Board Members are at the end of their term and they are seeking interested candidates.
  - ii) Watershed Plan being updated – public meetings and surveys being conducted. Common themes from feedback include ground water concerns- increased demand and protection.

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

- a) Johnson presented the November, 2024 Treasurer's Report. In November total receipts were \$8,270.99, total disbursements were \$97,156.72, and the ending cash balance was \$2,634,283.84. Kowalski made a motion to approve the November, 2024 Treasurer's Report. Quinn seconded. All in favor.
  - i) Audit fieldwork scheduled for week of Jan. 21<sup>st</sup>.

#### **9) SCALE-**

- a) Guest Speaker: Representative for the cities to the Met Council.
- b) Quinn attended legislative meeting for township association where motions were made for legislative priorities for townships. None of which were urban in nature.
- c) Honoring outgoing Savage Mayor Janet Williams
- d) 12/13 Meeting – Dakota Prairie Composting & Opioid Settlement Update

**10) New Business/Old Business**

- a) Set date and time for Organizational meeting- January 9<sup>th</sup> at 6:00pm

**11) Approval of Disbursements** The Board reviewed the December, 2024 disbursement ledgers and approved checks numbered, 15038 to 15067, to be issued. The checks were signed and given to Hanson for mailing.

There being no further business before the Board, Kowalski made a motion to adjourn. Quinn seconded. All in favor. The meeting was adjourned at 10:30 p.m.

Melissa Hanson, Clerk  
Spring Lake Township

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

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Ted Kowalski, Chairman

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Melissa Hanson, Clerk