

**OFFICIAL MINUTES  
SPRING LAKE TOWNSHIP  
MONTHLY BOARD MEETING  
APRIL 9, 2026**

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

Present:

Ted Kowalski - Supervisor  
Melissa Hanson – Clerk

Lisa Quinn – Supervisor  
Stacy Siegle - Treasurer

Jeff Miller - Supervisor  
Sara Domer – Deputy Clerk

Also Present:

Matt Stordahl Stonebrooke  
Nate Drews- Stantec

- 1) a) The meeting was called to order by Chairperson Quinn at 6:00 p.m. The Pledge of Allegiance was said.
- b) Changes to the agenda. Kowalski made a motion to approve the agenda as presented. Miller seconded. All in favor.

**2) Public Commentary**

- a) Stacy Siegle introduced as new treasurer.
- b) Tom Wolf, Scott County Commissioner- Planning Commission meeting 4/13

**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 March 12, 2026 Monthly Meeting Minutes.
  - ii) Request to Approve Resolution 26-003 Nuvera Franchise Extension

Kowalski made motion to approve consent agenda. Miller seconded. All in favor.

- b) Consider CUP Request for a Barn and Riding Arena at 5075 Starview Lane- Dave and Jodi Martin are requesting a CUP for a barn/shop for personal storage and personal use riding arena that exceeds the County allowed size of 5,000 sq ft. in RR-1 zoning. Proposed build is for a 4200 sq. ft shop and a 4800 sq, ft. riding area. Martin’s explained they have boarded their horses and are now looking to have horses closer to home and a safe space to ride them year-round.

Neighbor concerns:

- Ron Sekenski, 5286 Starview Lane- Cited County criteria of indoor riding arena be “not unsightly in appearance and typical of a rural accessory building”. He stated that there are already multiple accessory buildings on the property and with the new building being 9x larger than the home, asked if the total building

footprint exceeds what is allowed. Also concerned about future uses that aren't permitted and proximity to road.

- John Woodhead, 5655 Starview Lane –is supportive of building a private riding arena but wants area to stay peaceful and quiet without traffic from events held at the property.
- Doug Fontaine, 5780 Starview Lane– Shared concern of continued retail events at the property. Asked for a continuation so neighbors could work together to settle concerns with Martins as there wasn't sufficient time between County notice and hearing- noting burden on township and neighborhood to manage through rapid changes. Provided staff with written concerns.
  - Commissioner Wolf explained that statutes dictate timing for County response to permit application, as well as who gets sent notice of hearing. Notice is limited by distance.
- Mark Maust, 5785 Starview Lane –Concerned about waste management as well as the number of animals on the property.
- Dave Beissel, 5231 Starview Lane - Asked about how much area was needed for pastureland and if there is sufficient room for all the horses and goats. Other concerns: location of manure stockpile, horse mortality plan and asked that elements of CUP be of minimal impact to neighbors. Beissel reiterated concern about use of building for commercial purposes which Board explained is prohibited and would be considered a violation of the CUP.

Quinn reviewed, and read aloud, both the county conditions and proposed township conditions. Kowalski explained the need to have specific remedies in place for violations as recent revocations have few actionable remedies. After discussion, Board agreed on conditions as set out and explained that several questions about pasture area, definition of animal unit are best asked and answered by Scott County Staff as subject experts. Quinn asked for comments from Martins regarding conditions. Martins explained that they have no intent to use arena for anything other than for private riding and have no problems with the conditions. Kowalski made a motion to approve the requested CUP with conditions as set forth by the County and Township (see Martin Recommendation), Miller seconded. All in favor.

- c) Consider Acceptance of PID 119150270 from Scott County with Encumbrances Removed- Staff explained that Scott County has removed the encumbrances on this parcel located at Fairlawn and 180<sup>th</sup> and is prepared either to give the property to Spring Lake Township or sell it. Because the County will not provide an easement for the Township to fix the drainage issue, Township Attorney Tiede believes it is most efficient to accept the property, complete the project and then for the Township to sell if desired. Tiede is checking on an additional title issue; barring complications he is in support of accepting the property. Quinn asked about value of property – the County Assessor provided a new value of about \$8,000-10,000 in current condition. Miller made a motion to accept the property provided title is clear. Kowalski seconded. All in favor.

#### 4) Engineer's Report

Stordahl and Drews presented the April Engineer's Report.

- a) MS4: Stantec

- Township’s MS4 permit documentation in preparation for the permit schedule deadlines- In process.
- New MS4 draft permit was released. Stantec reviewed with Township staff.
- MS4 Inspections field inspections are complete. The GIS dashboard for Township staff to assess maintenance or repair needs is complete. Stantec completing final updates to the dashboard per Township staff comments.

b) 2050 Comp Plan Study: Stantec  
Rural Industrial Study-

Task	Description	% Complete	ETA of Completion
Task 1	Background data assembly	100%	[11/24/2025] Background Report Complete
Task 2	Concept Master Plan	50%	Workshop conducted 4/9/2026.
Task 3	Off-site aerial review of farmed wetlands and est. wetland boundaries	100%	[9-10/2025] Task 3 is complete. Wetland area map shared.
Task 4	Wetland Delineation, Inventory & Replacement options	70%	We had phone meetings with Scott County and PLSWD about the wetland inventory, classifications systems and protection strategies from these two wetland regulatory authorities for the area. A draft of the write-up and a map of the classifications systems were sent to the Watershed District and Scott County on Monday February 9, 2026 for review. The PLSWD provided input on the write-up on February 23, 2026. The input has been incorporated into the write-up.
Task 5	Final Master Plan	0%	[TBD] Final Master Plan within 4 weeks of township board meeting and open house to review the draft concept plan.
Task 6	Community Engagement	0%	Open house to be done when a draft concept plan is prepared. Any relevant input from both the township board and residents will be incorporated into a final master plan.
Task 7	Land Use Plan & Zoning Amendments	0%	Land use will be addressed in the Comprehensive Plan Update process with Scott County.

c) Lydia Prime Central Development Review: Stantec

- Reviewing updated plans dated 3/22/2026. Stonebrooke has submitted revised preliminary plat with outlots to move forward until FEMA plan is updated and

floodplain issues addressed. Stantec highlighted a few issues with culverts and access to ponds. Stordahl said Stonebrooke would address; goal is to have construction start this summer

d) Road Projects

- Buck Lake Circle Reconstruction: Stonebrooke; Status- Design phase- We have had productive conversations with the Watershed District and the DNR to determine permitting requirements for the project and Scott County will review.
- Full Project Budget = \$1.05M. New: Cost of appraiser study estimate: \$10,000 for road assessment report; \$2000 for each easement.

Task	Description	% Complete	Completion ETA	Notes
Task 1	Feasibility Study	100%	May 6, 2025	Study approved at the May 8 <sup>th</sup> Board meeting.
Task 2	Coordination with Prior Lake	90%	Unknown	Prior Lake is claiming they do not contribute any water to the wetland complex and will not participate in SLT's project costs.
Task 3	Hold Public Hearing	0%		It has not been initiated yet.
Task 4	Prepare Construction Documents	50%		Design survey work has been completed. Design work is underway for the draintile replacement, and meetings with the Watershed will occur soon.

- 199th Street Reconstruction: Stonebrooke; Status- Design phase. Plans for the road reconstruction are underway and are anticipated to be complete for the Board to approve at the May meeting. Reviewed drainage issues – one will need to be addressed by resident with grading and the other does not appear to be a problem for the resident or neighbors.  
-Full Project Budget = \$425,200. Feasibility Study has been completed for Board review.

Order Feasibility Report	Nov 13, 2025	Complete
Accept Feasibility Report/Call for a Public Improvement Hearing	Dec 11, 2025	Complete
Public Improvement Hearing	Jan 8, 2026	Complete
Order Plans and Specifications	Jan 8, 2026	Complete
Approve Plans/specs authorize bidding	April, 2026	
Open Bids/Call for Assessment Hearing	May, 2026	
Assessment Hearing	2026	

Award Contract	2026	
Begin Construction	Summer 2026	
End Construction	Summer 2026	

e) Development Projects: Stonebrooke –

Project Name	DRT Mtg Held	Plat	Construction Plans?	DA	Construction Started?	Note
Lakeview Estates	Yes	Yes	Yes	Yes	Yes	The revised plans have been reviewed & approved; the culvert portion of plan is considered complete. The remaining \$6000 culvert surety funds can be released.
Lydia Prime Central Development	Yes	Yes	Yes	No	No	Revised preliminary plat and construction plans have been submitted to County and the Township.
Meadow Oaks	Yes	No	No	No	No	DRT Meeting held and concept plan shared for 14 lots along Vergus and 195th Street. <i>Staff to get escrow for work already done for development</i>

f) Outside Agency Projects:

Owner	Description	Project Phase	Notes
Scott County	Panama & 190 <sup>th</sup> Roundabout	Construction	Utility relocations are underway, with pond grading and other improvements outside of the roadway to begin soon. The County has agreed to allow the Contractor to close the intersection prior to the end of the school year due to the minimal impact to bus traffic.
MnDOT	Hwy 13/Hwy 282/Cty Rd 17 Roundabout	Concept	Preliminary planning has begun for the future road layout, trending towards a roundabout. Accident data has been collected and shared for the area. In addition to roundabout planning, MnDOT is looking for interim solutions to help with accident and near-miss issues.

g) Miscellaneous:

- Prior Lake/Spring Lake Shared Road Agreements, Stonebrooke– The City has proposed a 60% City; 40% Township split for costs of M/O reconstructs impacting Fairlawn (Hwy 13 to 180<sup>th</sup>), Mushtown (Ponds Parkway to 180<sup>th</sup>); 180<sup>th</sup> E (Mushtown to Revere). Future paving/maintenance of 180<sup>th</sup> St E at Fairlawn would be Prior Lake's. Other road maintenance activities would be as currently shared in the agreement.
- Prior Lake/Spring Lake Utilities Agreement, Stonebrooke– The City has been asked to draft the Agreements and they have agreed.
- Winker Court Pavement- Discussion to be had once more information is provided by Cedar Lake on timing and project type. Spring Lake requested a 5 year look back on maintenance expenses for Winker per agreement.
- The South Metro JPA group for pavement maintenance has disbanded. Estimated quantities for 2026 maintenance are being prepared and bids will be requested in coordination with New Market and Sand Creek Townships to achieve the lowest possible prices.

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

- a) Road Tour – Doug Johnson, Stordahl and Miller completed review and created tracking document to update year over year.
  - i) 190<sup>th</sup> w of Vergus – Rusty culvert needs replacement.
  - ii) McKay and 165<sup>th</sup> - patching area will be expanded.
  - iii) Raymond Park – if parking area is to be expanded, need to move the porta potty to add new spots – could be part of mill/ overlay project on Vergus.
  - iv) Revere and 190<sup>th</sup> – waiting for contractor to get product to fill holes (a couple weeks)
  - v) Overhanging trees to be removed – staff will get bids.

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

- a) Bids received for removal of large, dead tree at Fish Lake Park that will damage fence if it falls. \$4000 from Monster Tree Service, \$3800 from Cole Cuts. Clarification needed from Monster Tree Service before acceptance of either.
- b) Miller talked with MVEC about fluorescent lighting rebates and recommendations for electrician.

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

- a) Quinn and Hanson met with Emily Dick from PLSLWD and reviewed projects that may be beneficial for lakes in township. Question remains about matching funds.

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

- a) Siegle presented the march, 2026 Treasurer's Report. In March total receipts were \$67,192.24, total disbursements were \$66,342.50, and the ending cash balance was \$604,027.24. Kowalski made a motion to approve the March, 2026 Treasurer's Report. Miller seconded. All in favor.
- b) Discussion about unemployment insurance and status of township reimbursing or prepayment entity.

#### **9) SCALE- Miller/Quinn**

- a) General : Miller attended March Meeting – Assessors Office Update. April meeting will address new election rules and provide SCALE committee updates.

**10) New Business/Old Business**

- a) Difficult Conversation training available. Virtual or in-person starting in May.
- b) Prior Lake AUAR Workshop- Hanson and Domer attended workshop. Discussion had about development plans (primarily on 170<sup>th</sup>) and complications of development including costs for extending pipe, need for contiguous annexations and legislative initiatives around housing density.
- c) Panama Avenue Mail update – per new US Post Office District Manager , 2/3rds of resident had mail delivery reinstated as of 4/2/2026. Waiting for information about who remains unserved and options for addressing.

**11) Approval of Disbursements** The Board reviewed April, 2026 disbursement ledgers and approved checks numbered, 15557 to 15582, to be issued. The checks were signed and given to Domer for mailing.

There being no further business before the Board, Kowalski made a motion to adjourn. Miller seconded. All in favor. The meeting was adjourned at 8:05 p.m.

Melissa Hanson, Clerk  
Spring Lake Township

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

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Lisa Quinn, Chairperson

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Melissa Hanson, Clerk