

CASTLE ROCK TOWNSHIP
BOARD OF SUPERVISORS REGULAR MEETING
August 11, 2014 @ 7:00 P.M.

Approved

The regular monthly meeting of the Board of Supervisors of Castle Rock Township was convened at the Castle Rock Town Hall on Monday, August 11, 2014 at 7:00 p.m. Present were Drea Doffing, Chair; Russ Zellmer, Vice-Chair; Jeff Partington, and Sandy Weber, Supervisors; Barbara Lang, Clerk, and Colette Mumm, Treasurer. Supervisor Dave Nicolai was absent. Also present were Monique Berg, Planning Commission Chair, Cindy Nelson, Jan Free, Neil Gustafson, Harold Flatula, Dan & Diane Kloster, Mark & Amanda Roberts, Jim & Kay Bratsch, Joe August, Stan Tessmer, GRE Representative, Mark Henry.

Drea Doffing called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

APPROVE AGENDA

Sandy Weber made a motion and Jeff Partington seconded to accept the agenda. 4 ayes. Motion carried.

CONSENT AGENDA REVIEW/APPROVE

1. July 8, 2014 Board of Supervisors Meeting Minutes
2. Joint Resolution R42-14 between Town of Castle Rock and City of Farmington providing for joint maintenance of 225th Street. New expiration date will be Dec 31, 2020.
3. Temporary On-Sale Liquor License for Rotary Club of Farmington, Sept 12&13, 2014 at Fairgrounds
4. Large Assembly Permit for Valek Auctions, September 27, 2014 at Fairgrounds

Sandy Weber made a motion and Jeff Partington seconded to approve the consent agenda. 4 ayes. Motion carried.

DAKOTA COUNTY SHERIFF UPDATE - None

ROAD REPORT

- Drainage Project in Rocky Hills Addition

Russ Zellmer gave a brief overview of the work planned under the CIP that was established for this year. The plan is to replace culverts under 263rd and 264th Streets, and to deepen the ditch on the west side of Canada Avenue per the Township Engineer's report and direction. Mark Henry then gave a more detailed breakdown of the project and presented some diagrams to show where the areas of concern are. Joe Auge asked if there will be additional clean-out at the west end of Rocky Hills Park. The Township doesn't have easement on that side of the property. Mark Henry indicated that he and the property owner on that side have had discussions and are working toward coordinating some clean-up on that side. Drea Doffing commented that in addition to this project, the Township is working with Viking Auto to get their drainage updated. Tiling on nearby farms, trees, and other changes have contributed to the drainage flows changing over the years. The Township Engineer has drawn up the plan we will be using, to hopefully correct most of the current drainage problems. The question was asked if there will be further work done along 263rd Street to resolve some of the drainage problems in that part of the development. Drea responded that the project that was presented at this meeting was what was budgeted for this year and it will be a beginning of repairing the drainage problems. Once this phase is done, the Township Roads Committee can re-evaluate if another phase needs to be developed to be included in next year's budget.

- CapX2020 Final Wrap-up.

Stan Tessmer was in attendance and stated that the project in our area has been successfully completed. He also stated that it has been a pleasure working with the Township, despite a few

bumps along the way. The final accounting of Escrow funds has been prepared and will be picked up by Stan this week. The Right-of-Way Permit has been closed, and the cover letter with the release of Escrow funds reiterates that the Performance Bond will be held for one year after the date the permit was closed.

- **Roadsides for Wildlife.**

Sandy Weber has had conversations with some of the members of Dakota County Master Gardeners about the possibility of doing more plantings in our Township. She is willing to pursue working on the possibility of applying for a grant to fund such a project, or to be prepared to present the information at the Annual Township Meeting to add such a program to the budget.

- **Summer Ditch Mowing.**

Mark Henry is working with Dale Kuchinka to coordinate the late summer mowing, and Mark might be giving Dale some assistance to get the mowing done since Dale is having some health issues. Sandy Weber will do updated wild parsnip mapping for the township.

PUBLIC COMMENT - None

PLANNING COMMISSION UPDATE

Monique Berg, Planning Commission Chair brought the following recommendations:

- Recommend Ag Building permit application for Gary & Mary Guildner, 23366 Chippendale Ave W
- Recommend Building Permit application for Anthony Degrood, 3094 225th St W
- Recommend Building Permit Application for Farmers Mill & Elevator, 27551 Danville Ave, with the condition that the building be no more than 80' x 200'. (Applicant has requested that final building size be 80' x 220')
- Recommendation setting Public Hearing date of August 26 at 6:30 pm for Variance Application for Farmers Mill & Elevator, 27551 Danville Ave, proposing setback to be less than required 110' from centerline of road. If proposed building is approved for 200' in length, distance would be 103' from centerline; if proposed building is approved for the desired 220' in length, distance would be 83' from centerline of road.

Monique also gave a reminder that the Township is still looking for two Planning Commission members as replacements for herself and Arlyn Lamb.

REVIEW / APPROVE

1. Ag Building permit application for Gary & Mary Guildner, 23366 Chippendale Ave W

Russ Zellmer made a motion and Sandy Weber seconded that the ag building permit be approved. 4 ayes. Motion carried.

2. Building Permit application for Anthony Degrood, 3094 225th St W

Russ Zellmer made a motion and Jeff Partington seconded to approve the building permit. 4 ayes. Motion carried.

3. Building Permit Application for Farmers Mill & Elevator, 27551 Danville Ave

There was discussion about the building size being approved for 200' or 220' in length. Joe Auge summarized the Farmers Mill properties and the fact that they have been a good neighbor through the years. Discussion of the Variance application was included in the building permit consideration, since the two are tied together. There was discussion that 275th Street most likely would never be expanded due to the railroad trestle. The location of the new building on the property is also limited because of the power lines and the location of the well and septic at that site. Since the larger building would still be well outside the road right-of-way and within the fence that surrounds the property, there was agreement that no problem is foreseen, with the contingency that the required Public Hearing would be held, and as long as there were no objections the Variance will be authorized.

Russ Zellmer made a motion and Sandy Weber seconded to authorize proceeding with a new 80' x 220' building, 4 ayes. Motion carried.

4. Set Public Hearing date of August 26 at 6:30 pm for Variance Application for Farmers Mill & Elevator, 27551 Danville Ave, proposing setback to be less than required 110' from centerline of road on 275th Street.

Jeff Partington made a motion and Sandy Weber seconded that the Public Hearing be held on August 26, 2014 at 6:30 pm and approve the road variance contingent on no objections found at the Public Hearing. 4 ayes. Motion carried.

UNFINISHED BUSINESS

- CUP for establishing cemetery at 1120 220th St. Review of soil borings and other considerations to determine if CUP will be authorized.

The actual engineer's report that was to accompany the boring sample details was not received until the BOS meeting date, so the Supervisors were given some time to review for any final comments or concerns.

Drea Doffing, Chair, asked the Supervisors present for any final comments regarding the project before the vote would be taken.

Russ Zellmer stated that the parcel is over 70 acres, which is extraordinarily large for a cemetery. He feels this is a lot of tax base which will be lost to the Township. Russ also has concerns that this large of a parcel might not be maintained properly, since the application indicates they will only develop a small portion at a time. He feels that it is discriminatory that if the facility is approved it would not be open to the public for burials. He further expressed concern that because there is an existing irrigation system on the property, the undeveloped portion might be rented out for individual gardens or something of that nature.

Sandy Weber stated that she has spent time doing research to obtain more information about Al Maghfira Cemetery Association in the metro area, and has been unable to find any information about this organization. She called and spoke to the Executive Director of the Minnesota Association of Cemeteries and was told that "There is no need for more land to be made into cemeteries in the state of Minnesota." Drea asked for any further discussion, and then a motion.

Russ Zellmer made a motion and Sandy Weber seconded to deny approval of the Conditional Use Permit application for establishing a cemetery at 1120 220th Street W. The Supervisors were asked to vote individually.

Sandy Weber – Aye, no further comment

Jeff Partington – Aye, no comment

Drea Doffing – "I find the cemetery arguably incompatible with the current and surrounding uses, so for that reason I vote Aye"

Russ Zellmer – Aye, no further comment

Dave Nicolai was not present

4 ayes. Motion carried to deny the Conditional Use Permit.

- Discussion of Viking Auto Drainage Plan follow-up.

Engineers for the Township and the business owners have come to an agreement of an updated plan. The Clerk was instructed to contact LKQ to request that they supply the Township with a start date for the work.

- Recycle Center on Chippendale Ave. Discussion on solutions to minimize clutter visibility. Aerial photos and information provided by MNDOT regarding the right-of-way measurements were reviewed. It was decided that a six foot high privacy screened fence on the north and west sides of the lot would be sufficient to screen most of the clutter. The Clerk was instructed to send the business a letter requesting that this type of fence be installed. If the business had already purchased some type of fencing when this problem was reviewed several years ago, the letter is also to include a request that they contact the Clerk to make arrangements for supervisors to examine the fence materials.

- Nike base updates

The clean-up at the Alverno Avenue site is continuing to be monitored by Dakota County. Further updates on the status will be provided to the Supervisors as they are received. The Township also had been contacted about thistles and weeds needing to be cut at the other site. The Clerk has contacted the Commerce Bank property manager, who has scheduled this to be taken care of.

- Update regarding resolution for IUP for Northland Equities Two, LLC at 22480 Chippendale Ave

The e-mail explanation from Troy Gilchrist, our attorney, of what our Zoning Ordinance specifies to be covered under an Interim Use permit was provided to the Supervisors, and this type of business does not require the IUP. The Township will process a refund of the Escrow fee.

Jeff Partington made a motion and Sandy Weber seconded to process the Escrow Refund to Northland Equities Two LLC with the September claims. 4 ayes. Motion carried.

NEW BUSINESS - None

TREASURER’S REPORT

Colette Mumm, Treasurer, presented payment confirmations for the required July tax payment forms.

Receipts	\$173,385.24
Cash Control	\$128,068.23
Current Investments	\$700,129.09

Jeff Partington made a motion and Russ Zellmer seconded to approve the Treasurer’s Report. 4 ayes. Motion carried.

REVIEW PAYROLL AND CLAIMS

Payroll:	\$ 1,649.39	Claim #8071-8072
Claims:	\$47,495.06	Claim #8073-8092
Total:	\$49,144.45	

Jeff Partington made a motion and Sandy Weber seconded to approve the Payroll and Claims Review. 4 ayes. Motion carried.

CLERKS REPORT

- Computer update – Beth Sullivan, our IT repair person, and Barbara Lang, Clerk, are coordinating purchase of the new computer tower sometime probably in September.
- Clerk has tried to contact the electrician that was recommended to look at repairing the Handicap button at the front door, but has not had a call back. Jeff Partington knows an electrician and will have someone contact the Clerk within the next week.
- All were reminded that the State Primary Elections are tomorrow.

Russ Zellmer reminded everyone about the Farmington Veteran’s Memorial dedication that will be on September 7th. He also reminded everyone about the Open House on August 22 at the Dakota County Soil & Water Conservation office to celebrate their 70th Anniversary.

Russ Zellmer made a motion and Jeff Partington seconded to adjourn. 4 ayes. Motion carried.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,
Barbara M. Lang, Clerk

Attest: Drea Doffing, Chair of Board of Supervisors