

Marysville Township
MONTHLY BOARD MEETING
Monday July 29th, 2019

Meeting: The meeting was called to order by Chair Augie Riebel at 7:00 PM. Members present: Augie Riebel Chair, Joe Hickman Vice-Chair, Jane Hurley Supervisor, Debbie Uecker Clerk-Treasurer, Marty Randal Deputy Clerk-Treasurer, Ron Boehlke Road Maintenance, Bob Casey Road Maintenance and 29 residents.

Pledge of Allegiance: Recited.

Meeting Minutes: A motion to accept the June 24th, 2019 Meeting Minutes was made by Jane Hurley, 2nd by Joe Hickman and carried 3-0.

Treasurers Report: The beginning balance for July 2019 is \$125,995.85, receipts of \$1,407.00, expenses of \$20,351.66 and ending balance of \$107,051.19. A motion to accept the Treasurers' report was made by Joe Hickman, 2nd by Jane Hurley and carried 3-0.

Old Business:

1) The condition of Desoto Ave was discussed and the best way to fix the road. Some of the residents that live on the road are not in favor of returning the road back to gravel. Currently Marysville Township has no asphalt roads and no equipment in which to maintain the road. There are a couple of roads in Marysville Township that are asphalt however the Township does not maintain the road, they were forced on the Township by a plat from Wright County Planning and Zoning. Marysville Township only snowplows those roads per the plat agreement.

A discussion was made to grind the asphalt and replace it on the road, the problem is the asphalt is mostly gone and there wouldn't be enough asphalt to replace it back down. The use of the road was discussed. Dust Control on the road was discussed. All Township gravel roads are listed at 55 mph. It was discussed to cut and tear up the asphalt right near the Milhausen property where the asphalt is bad, then continue back to the Gun Club to remove the rest of the asphalt. Ron Boehlke and Bob Casey will work on the road. A motion was made by Jane Hurley, 2nd by Joe Hickman to turn Desoto Ave back to gravel and carried 3-0.

2) Township Driveway requirements were discussed; the new form will be given to Wright County Planning & Zoning when residents apply. Bob and Ron will inspect each driveway and there will be no fee for the permit.

New Business:

1) Char Driver, Doug Desmarais & Duane Desmarais were present to discuss a split in Eugene Desmarais property located 3791 20th St NW, Waverly PID 211-000-162200 currently this parcel is 59 acres. A split was discussed, one acre of Eugene Desmarais property will be added to Char Driver's property 211-000-162101, the split will also contain a new parcel of 14 acres and the remain 44 acres of land will remain with the farm site. No further division or building entitlements will be allowed.

A motion was made by Jane Hurley, 2nd by Joe Hickman to allow the split of the parcel and make a one-acre addition to Char Driver's property, allow a 14 acre new parcel with remain 44 acres of land to stay with the farm site. No further divisions or building entitlements will be allowed and carried 3-0.

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2) Sara Woolf and Daren Lazan with Landform Planners and Scott Carlston were present to discuss the property 211-000-13100 & 211-000-12400 located between Buffalo Lake and Deer Lake.

Michael Erppling owns the property, he was lead to believe that he could build town homes etc. on this property that is 88 acres. Michael Erppling hired Landform Planners to look at what could the property be used for. The model they built would have 13 homes. Part of the property is in a flood zone.

They are looking for a PUD plan to apply at Wright County with 12 lots in standard size and looking to have about 13 homes and working with current land owners to square out their parcels.

They are looking to do administration lot split with Wright County and then come back to the PUD.

They would be looking at 2,000 feet of gravel road with drainage swells and looking at an extended cul-de-sac for turn around purposes.

The PUD would include the open spaces as presented with sketch plan dated 7.25.19. They have meet with a few of the neighbors working thru the project. The road would stay in the higher plowed land.

Augie asked if they have walked the property as lots 1 & 2 as proposed are typically wet on a dry year. Fred Bonk stated the property is 1 per 40 acres and now they are wanting to build 13 homes on these 2 building eligibility sites. With most of this property in a flood zone. Our concern is what will happen down the road.

The owner knows he bought a bad piece of property for developmental purposes.

Landform Planners are asking if the Township will accept on the road built to the Township specifications.

Wright County will not accept the PUD application until the Township will accept the road in the plat if build to Township specifications. This would start the application process only, not approving the PUD or the Plat.

The road would need to be built for Township Specifications and each lot and road will be bored for the land and septic/well of each site.

After this first step if they would do the borings and it is found out that the cost is too high to build then the project would die.

The road requirement would be 66 foot road right away, 28 foot top surface.

3:1 slopes with the ditches

160 degree turn around

20 feet on the inside of the round circle to allow for snow and the snow on the outside of the property.

9 ton road would need to be build for fire, emergency, garbage, etc.

Landform Planners would also be required to do a 5 year bond for the road.

Supervisor Joe Hickmann is not comfortable saying that we will take it over as we don't know what the road will be and would like to see the soil borings first, to determine if a road would be supported.

No soil borings have been done at this point as Wright County will not allow an application until

A joint meeting between Landform Planners, Wright County Planning and Zoning and Marysville Township was discussed to discuss the request.

A motion was made by Joe Hickman, seconded by Jane Hurley to table this matter for tonight's meeting and carried 3-0.

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3) Dan Buring, Realtor for Gary Fehn is looking to re-zone the property located at 35th St SW & Co Rd 12 S, PID 211-000-231101 as it currently zoned as AG General Agricultural.

They are looking to change the property to Agricultural-Residential and a conditional use permit for an unplatted three lot residential subdivision. 1st site would be 12.5 acres, 2nd site would be 12.5 acres and 3rd site would be 12.5 acres. Each site would have a proposed septic site area.

Currently zoning is one building entitlement per 40 acres.

CUP would be removed from the property as a gravel pit, the property would be reclaimed as per the current CUP requirements.

Gary is scheduled on the Wright County Planning and Zoning meeting for August 8th.

This request is NOT in the current land use plan for Marysville Township. Supervisor Joe Hickmann would like to see the property reclaimed before the application for the re-zoning issue. Questions were raised about the best use for this property. Supervisor Joe Hickmann is looking at the fact that this parcel is currently zoned 1 building eligibility per 40 acres. A motion was made by Jane Hurley 2nd by Joe Hickman to decline the rezoning request and leave the property as it reads with our current land use plan of 1 building entitlement per 40 acres and carried 3-0.

4) Arnie Desmarais was present to discuss splitting his property on PID 211-000-022200 this property is currently zoned AG residential. With the split of the property one additional building entitlement would be granted and consist of 1 parcel of 12 acres and 1 parcel of roughly 13 acres.

A motion was made by Jane Hurley, 2nd by Joe Hickmann to allow the split of the property as it is in our current land use plan and it will result in 1 parcel of 12 acre lot and one parcel of roughly 13 acres with no additional split of either property and carried 3-0.

5) Having heard no complaints regarding Roland Epple's CUP for a mobile home, a motion to renew mobile home CUP for Roland Epple under the same conditions for review in 2 years was made by Jane Hurley, 2nd Joe Hickman and carried 3-0.

6) Mike Couri Marysville Township attorney was contacted by the City of Montrose Attorney, Amy Schutt of Campbell Knutsen P.A. for two different annexations.

a) Hertzog property is a little more than a silver of land that somehow became stranded. It is smaller than 1/100th of an acre and no tax reimbursement will be due on the Hertzog property.

b) Epple property was purchased by the City of Montrose and will be subdivided after the annexation. The parcel is 6.915 acres, under the 2008 Orderly Annexation Agreement the property owner, in this case the City of Montrose must pay the Township \$250 per acre for a total of \$1,728.75.

After discussion on each annexation a motion was made approving annexation resolution number 2019-1 & 2019-2 to accept and approve the annexation resolutions. The resolutions will not be signed until payment is received from the City of Montrose and carried 3-0.

7) Propane cost was discussed. Ron, Bob and Debbie will call and get propane costs from Centra Sota, Ferrellgas and LP Gas Service and will be discussed next month.

Business from the Floor:

1) none heard

Upcoming Events:

1. August 8th, 2019 – MAT District 7 Meeting, Big Lake Town Hall 7pm
2. August 26th, 2019 – Monthly Meeting 7pm, Town Hall

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A motion to approve payroll/claims check numbers 11349-11364, EFT 07-2019, EFT 07-2019-1 totaling \$20,351.66 was made by Jane Hurley, 2nd by Joe Hickman and carried 3-0.

There being no other business to be brought before the Town Board, the monthly meeting was adjourned by Augie Riebel at 8:50 p.m.

Prepared by: _____ Date _____
Debbie Uecker, Clerk/Treasurer

Board Signature: _____ Date _____
Chairman

Vice – Chairman

Supervisor

Date Filed: _____

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