

Minutes of Special Watab Town Board Meeting on August 21, 2017

A special meeting of the Watab Town Board was called to order at 9:00 a.m. on Monday, August 21, 2017 at the Town Hall by Town Board Chair Craig Gondeck. Following the Pledge to the Flag, the board addressed the findings in the Benton County Planning Commission document for its August 24, 2017 meeting regarding the requests from The Grace Apartments, Michael Nwachukwu, for conditional use permits to operate a manufactured home park in the R-2 Residential District and to use an alternative elevation method in the R-2 Residential District. In attendance were Board Members Craig Gondeck, Lloyd Erdmann, Todd Waytashek, Maureen Graber, and Pat Spence and Little Rock Lake Board Member, Mary Kivi.

Board members asked Supervisor Waytashek information about the Board of Adjustment Meeting. He reported that the Board of Adjustment was in the closed portion of their proceedings, and Chairman Daryl Scott did not want to re-open the public hearing; after pressure from the audience and members who weren't present at the prior meeting, it was re-opened. All concerns brought forward from Watab Township by Supervisor Waytashek were addressed as being irrelevant to the variance by the chairman. Mary Kivi stated that Board of Adjustment Member Bonebright asked in an aside, "When is the African speaking?" Later, The Grace Apartments employee accused the audience of being racist. Mary stated that the audience members she has spoken with took great exception to the comment, and one neighbor spoke to the accusation stating that this doesn't represent the feelings of the neighborhood.

Supervisor Gondeck asked if there was any information presented about The Grace Apartments relationships with the communities where they have a presence. No one was aware of any background information.

Other items discussed:

- Benton County is not recognizing that this property is within the Shoreland District Management Area; it is less than 1000 feet from Little Rock Lake.
- The Benton County Development Code states that a private septic system for four homes needs a lot size of 160,000 square feet. This lot is 45,000 square feet. Only a single-family home would fit on the lot to meet this requirement.
- A multi-unit development would need to submit an entire plan.
- The drawing presented by The Grace Apartments lists the lot at 152 feet in depth. It is actually 150 feet. This error affects the calculations for impervious surface in the

development. With four homes and the shed, the impervious surfaces would be 27% of the lot. The driveways would add to the impervious surface.

- The Storm Shelter does not meet the FEMA requirements. It is 6 x 10 x 6'2" in size. Supervisor Waytashek had a copy of the FEMA requirements.
- The development code states that a multi-unit development must meet all setbacks. It does not appear that setback variances are allowed for a multi-unit development.
- The Department of Development staff needs to re-calculate the lot size section in 9.10.3. to correct the lot size to 150 feet by 300 feet.
- 9.10.5. The township will only allow the one driveway that was given a permit in May. The owner presented a different lot drawing to Town Board Chairman Craig Gondeck. There was no indication that there would be four mobile homes on the site, nor that four driveways would be requested. Four driveways close together on Roseanna Beach Road would create a safety hazard. With one driveway access, the owner will need to install a frontage road on the lot, which will push the mobile homes a minimum of thirty feet toward Highway 10. It will also remove the required space for the septic system.
- The property owner will need to present a SWPPP plan developed by a certified engineer to the township showing less than 25% impervious surface and meeting all the requirements of Ordinance 6: An Ordinance to Meet Construction Site Erosion and Sediment Control Requirements for Watab Township's MS4 General Permit MNR040000 adopted in 2015. There is a \$2,500 application fee for the Land Disturbance Permit Review. No excavation can begin without the approved Land Disturbance Permit.
- The Town Board believes that the Mobile Home Park will create undue hardship on Roseanna Beach Road with the addition of 12 additional cars creating traffic from the lot. This is a twenty-foot wide road with no shoulders. The only tax revenue to the township will be the portion of property taxes on the land, since the mobile homes are considered Personal Property.
- The Watab Building Inspector is required to make sure that each home placed on the lot meets the Minnesota State Building Code.
- Most mobile home parks have a fire hydrant(s). Is there one proposed for this site?
- The board expressed serious concerns about placing a septic system in the Shoreland Management District. It will drain into the wetland across the road and is within 1,000 feet of Little Rock Lake, which is already one of the most impaired lakes in Minnesota. The board wonders if the Department of Development is requiring an alternate site on the lot for a future septic system.

The board considered Ordinance 8, prepared by Attorney Mike Couri, to amend Ordinance 4, An Ordinance Regulating Town Road Rights of Way. The board had considerable discussion among themselves and with Attorney Couri by phone. The purpose of the amendment is to clarify previous board policy on having one driveway per lot for safety reasons and to reduce impervious surfaces. No more than one driveway access to a public road shall be allowed for any residential lot less than 1.5 acres in area except in the case of a corner lot, wetlands, or extreme elevation changes that pose practical difficulty in accessing the lot. For all other lots, no more than one driveway access to a public road shall be allowed without the approval of the town board. Motion was made by Supervisor Gondeck, second by Supervisor Waytashek, and passed to adopt Ordinance 8. Direction was given to the Clerk to have it published in the August 24th issue of the Sauk Rapids Herald.

The board received a draft of the letter from Mike Couri to the Benton County Planning Commission members regarding Grace Apartments Conditional Use Permit Applications. Motion was made by Supervisor Gondeck, second by Supervisor Erdmann, and passed to recess the meeting to 8:00 a.m. on Tuesday, August 22nd to have further discussion and time to review the attorney's letter.

Respectfully submitted by Clerk Pat Spence