

# **Credit River Township Monthly Meeting Minutes March 4, 2002**

## **Call to Order**

Chairman Kane called meeting to order at 7:15.

## **Members Present:**

John Kane, Jerry Maas, Leroy Schommer, Clerk Val Zweber, Treasurer Ginny Dahl, Township Engineer Greg Halling

## **Minutes of Previous Meeting:**

Minutes of the Feb 7, 2002 meeting were read. Jerry Maas made a motion to accept the minutes as read, Leroy Schommer seconded. All in favor. Motion carried.

## **Treasurers Report:**

Treasurer's report was read. Leroy Schommer made a motion to accept as read. Jerry Maas seconded. All in favor. Motion carried.

## **Agenda Items**

### **Open Forum**

No items discussed

### **Bridgeland Development - Fairway Woods - Request for Approval Final Plat**

Steve Nelson, Vice President of Bridgeland Development appeared on behalf of Bridgeland Development to request Approval of the Final Plat for the Fairway Woods project. This project consists of 14 lots on 44.68 acres located in Section 21.

Engineer Halling presented a final copy of the developer's agreement. This agreement is between Bridgeland Development (the Developer), the Town Board and Scott County.

Jerry Maas made a motion that the Board approve the Final Plat and enter into the developer's agreement in that the applicant has satisfied all of the conditions of the Preliminary Plat. Leroy Schommer seconded the motion. All in favor. Motion carried.

Mr. Nelson also presented the Township with a check for \$10,000 to be distributed as follows;

\$3,000 to the escrow account  
\$7,000 for the lot fees (14 lots x \$500/lot)

Mr. Nelson also presented a 2 letters of credit dated 3/4/02 in the total amount of \$350,056.25 as a performance guaranty against the entire project. This letter of credit is valid for one year and is automatically renewed for a second year unless the 1<sup>st</sup> Bank of Waconia gives the Township 60 days notice of cancellation

### **John Kane-Request for Approval on Preliminary Plat for Century Hills**

John Kane appeared to request approval for the Century Hills project, which consists of 20 lots on 68.82 acres in Section 31.

After a review of the project and noting that the developer met all of the requirements for RR-2 Zoning District, the Scott County Subdivision Ordinance, the Comprehensive Land Use and Transportation Plans, Jerry Maas made a motion that the Town Board approve the Preliminary Plat for Century Hills. Leroy Schommer seconded the motion. All in favor. Motion carried 2-0. John Kane abstaining.

### **Larry Gensmer-Petition for SSD, Sketch and Preliminary Plan for Rolling Oaks.**

Larry Gensmer appeared and presented the Town Board with a petition for a Subordinate Sewer District (SSD) for the Rolling Oaks subdivision in the NW Quarter of Section 34. He also presented a Sketch Plan of the project, which consists of 18 lots on 49.85 acres in an Open Space Design (OSD) configuration. This project is being developed in conjunction with the adjacent Monterey Heights project and these two projects will require a single State permit for the sewer project.

After considerable discussion regarding the landscaping plan, especially that part that called for trees overhanging the road right of way and the need to insure that the intersection with county road 8 is properly aligned, Jerry Maas made a motion to accept the petition for the SSD from Deerfield Development. Leroy Schommer seconded the motion. All in favor. Motion carried.

### **Other Business**

The Township formally signed the Joint Powers agreement with Scott County to participate in an AUAR study assessing the impact on ground water and transportation relative to 2,835 acres on large parcels yet to be developed in the Township. A discussion took place as to exactly how this expense was to be charged back to the developments that come forward in the future. A suggestion was made by Greg Halling that a "fee per acre" structure be included as a part of the new Road Ordinance recently adopted by the Township. A decision on this question was tabled for formal action at a later Township meeting.

Val Zweber, town clerk, was asked to contact Mr. Roach, Township Attorney in order that steps are taken to process the request for the SSD for Rolling Oaks.

### **Review and Pay Bills**

### **Adjourn**

Leroy Schommer made a motion to adjourn the meeting. Jerry Maas seconded. All in favor. Motion carried. The meeting was adjourned at 10:00 pm.