

**Greenvale Township
Board of Supervisors Meeting Minutes
Wednesday, September 20, 2023**

Present: Supervisors Tony Rowan Dave Roehl, and Chairman Charles Anderson, Treasurer Wayne Peterson, and Clerk Jane Dilley

Others Present: Scott Norkunas, Richard and Joyce Moore, Maynard Bolton, Jerry Bolton, Bruce Paulson, Gregory Langer, Ken Malecha, Bobbi Bolton, Mary Langer, Linus Langer, Dean Odette, Mary Collins, Perry Collins, Tom Wirtzfeld, Andy Anderson, Quincy Moore, Stu Berg, Judi Malecha, Jenn Welbaum, Lorn Manthey, Bob Ruddle, Erv Ulrich, Cindy Roehl

Opening of the Meeting: Anderson opened the meeting requesting audience members keep their comments to themselves and silence any electronic devices.

Approve Agenda: Roehl moved to approve the agenda. Anderson seconded. Motion carried 3 – 0. Rowan said he had some comments to make.

Minutes: The minutes from the August 17, 2023 Board of Supervisors meeting are not completed. Clerk Dilley is working to summarize the 45 minutes of discussion with Sheriff Joe Leko. The minutes were tabled.

Comment from the Board: Tony Rowan commented about errors and accusations included in the most recent Greenvale Township Preservation Watch (GTPW) newsletter. The newsletter stated that:

- 1) There was no Greenvale representative on the Board discussing the 911 Joint Powers Agreement (JPA) funding proposal; fact: Rowan has been a member of the Dakota County Township Officers Association for the past four years.
- 2) The Board was voting on the resolution for the 911 JPA in September; fact: the Board voted to support this funding method in August.
- 3) That no funding was approved for the lawsuit; fact: the Board voted and approved moving forward with this matter in January 2023 (Rowan voted against it).
- 4) That Rowan was held back from looking at invoices; fact: Board members review invoices every month, nothing is being “held back.”

5) It was implied the Planning Commission is changing the Comprehensive Plan; fact: The Board assigned the Planning Commission to make changes to the township's ordinances to comply with provisions in the Comp Plan. A letter was sent to residents and landowners to invite comments on the content of the township's current ordinances. Suggestions were discussed; some cannot be implemented without changing the Comp Plan; others are being considered. Bolton & Menk, a professional planning consultant, is gathering all input and will create a draft amended ordinance to be reviewed at a public hearing where comments from the public will be heard. Based on the public hearing, the Board will either approve or recommend changes to the draft ordinance. The decision is made by the Board of Supervisors, not the Planning Commission.

Rowan urges people publishing newsletters and emails to get their facts straight. This misinformation is pushing people apart and creating distrust. Rowan spent all week dealing with the misinformation published in the GTPW newsletter and some citizen emails.

He wrote up two items for tonight's meeting. One was what he just shared with the audience, and the other was his immediate resignation. This township needs to get together, leaving the past in the past. The people of this township need to work together.

Guests: We are expecting Mike Slavik, Dakota County Commissioner, but had not arrived at this point. Scott Qualle of MNSpect will also be joining the meeting after his meeting at another township is concluded.

Citizens comments:

Jane Dilley said she supports that citizens are given a forum to speak at Board meetings. She is troubled when that opportunity is misused to spread false information – specifically that in the lawsuit the township is pursuing Linus Langer's personal emails. The township has always only been seeking township related emails. Why are the defendants in the lawsuit exaggerating the situation with false information? If this false information is brought up again, she asks that that point be proven by providing documentation.

Charles Anderson provided comments in writing to the Town Clerk. They are attached at the end of these minutes.

Wayne Peterson read the recent GTPW newsletter and was very disturbed by the allegation the Supervisors are blocked from seeing the actual costs for the township attorney. Wayne emailed the GTPW, with a copy to Rowan, correcting their erroneous statements. It was stated that only summary financials are available, not the detail. This is false. Each month

Peterson assembles the financial portion of the Public Packet – it contains every invoice, every receipt, everything the Supervisors see. All other documents the Supervisors will be reviewing or discussing are contained in the Public Packet. Peterson notes audience members routinely review the Public Packet, so it apparently has value. Minnesota state statutes require a packet of information be made available at public meetings to comply with Open Meeting Laws. Peterson stated that Greg Langer and Linus Langer would not put documents in the Public Packet. He appreciates the comments made by Rowan. Peterson approaches his work with openness and will continue to do so.

Ken Malecha talked about the Planning Commission being charged with aligning the township's ordinance manual with the Comp Plan. Notices were mailed to citizens and landowners about two open houses – Tuesday, September 12 at 7:00pm and Saturday, September 16 at 10:30am. Notices for these open houses were posted on the message board and on the website. The regular meeting of the Planning Commission on Thursday, September 14 also provided an opportunity for public input on the ordinances. This meeting was also posted on the message board and the website. Malecha said a lot of ideas were brought up including a small commercial park suggested by Jim Larson. The day after the first open house Malecha received a phone call from Victor Volkert, a member of the Planning Commission. Greg Langer called Volkert wanting to know why Malecha personally invited Jim Larson to the open house. Larson was invited to the open houses because he owns land in Greenvale Township. All citizens and landowners who were invited to the open houses were welcome to express their thoughts about the ordinances. Malecha said he took umbrage at the idea he personally invited Larson, pointed to Greg Langer and made an unflattering suggestion, for which he now apologizes. It was improper and was not right. Bruce Paulson smirked at the exchange and Malecha called him out as well. Malecha apologizes for doing so. Friday a personal email was sent out by an officer of the GTPW stating that the Planning Commission was endorsing commercial zoning in the township and that housing density of 1 home per 40 acres (a quarter-quarter section) be changed to 1 home per 10 acres. Malecha described the email as being crap. He said that was improper on his part, he apologizes to Vicki Tyler. It wasn't right that he made that remark. At the close of the Saturday open house, Planning Commission member Steve Wickelgren shared an observation. Steve is a former Minneapolis police officer and now owns a consulting business that provides therapeutic services to police officers who have gone through traumatic experiences. Wicklegren observed there were a lot of good statements and even disagreements. That's passion. Everyone wants to do what's best for the township. Malecha said because of differing opinions this is a balancing act. He remains open to exploring all ideas, he does his research and homework and brings forth the best information and observations he can. He said he will not make inappropriate comments and again apologizes to Greg, Bruce and Vicki.

Bruce Paulson read a letter dated September 19, 2023 written by Alison Bartlett, Treasurer of the GTPW who could not be present tonight as she is on vacation with her family. Her letter is addressed to Greenvale neighbors and the Greenvale Board of Supervisors, and specifically to Supervisor Tony Rowan and Treasurer Wayne Peterson. Writing as a resident, landowner and Treasurer of the GTPW, she stated her sincerest apologies for a written error in the most recent newsletter. She spoke with Rowan in early September and misunderstood the level of access he has to invoices and the newsletter went to print containing erroneous information. She called Rowan and apologized for the error. An email was sent to Peterson apologizing and stated the GTPW would set the record straight. The GTPW believes Peterson pays invoices in a timely manner and maintains accurate financial records. The GTPW does note the availability of the financial records in the Public Packet prepared for each monthly Town Board meeting. The question still remains – how much has been spent trying to retrieve township emails and subsequent lawsuits.

Maynard Bolton – a motion carried last month to mow the ditches and it hasn't happened yet. Visibility is an issue so please at a minimum open up the intersections.

Wendy Bolton – notes that snowplowing for Glenview Estates is on the agenda. She did research via the Minnesota Association of Townships (MAT) and is concerned that the township will be maintaining the streets in Glenview. After six years of maintenance, the streets would be dedicated to the public. She further noted publication TR-4000, Appendix C which addresses platted roads and maintenance by the township. She hopes the Board of Supervisors will take this into account. She further noted there was no expense reimbursement request from Charles Anderson for driving the roads to assess conditions. She referenced information she found on the MAT website regarding the town board's responsibility for roads, that an assistant can be established to handle those responsibilities. She further noted that Supervisors area entitled to reimbursement for mileage in fulfilling responsibilities related to roads but any other expenses have to be approved by the Board. The Board did not appoint Anderson as Road Superintendent so she feels he is not entitled to compensation for doing that job. She further noted the ditches have not been mowed and there is tree growth in the ditches that will cause drifting in the winter. MAT materials note the actions of the Board are to be in the best interests of all residents. Bolton said residents can review a MAT book in the town hall or look up information online.

Greg Langer stated he left the office of supervisor in March 2022. In the fall of 2022 he received a letter requesting that township materials be turned over to the township. He has already turned over records relating to roads and the North Cannon River Watershed Management Organization. This year a lawsuit was filed against him from David Roehl and the

township to get access to his personal emails. Langer’s attorney has been in touch with township attorney Mike Couri. The day after this Board meeting, Greg Langer, Linus Langer, their attorneys and township attorney Mike Couri will participate in a Zoom call with a District Court judge for a case management conference. Anyone interested in listening to the call can obtain information from Supervisor Roehl, Clerk Dilley or Langer himself who will stay after the meeting in case anyone would like to talk about this.

Scott Norkunas thanked the Board for their support of the Planning Commission in updating the ordinance manual. Things have gotten contentious, it’s unfortunate the PC has been caught in the middle. We need to work through all of this.

Clerk’s Report: Prior to the meeting, the Supervisors received a final version of the new Compensation and Expense Reimbursement Policy. Anderson made a motion to adopt the policy via resolution to be effective October 1, 2023. Motion seconded by Rowan. Motion carried 3 - 0.

The annual levy needs to be certified and sent to the County by October 3, 2023. Dilley had a letter ready for the Supervisors to sign in lieu of approved minutes. The levy amounts submitted to the County for 2023 – 2024 are:

Roads & Bridges	\$ 275,000
General	\$ 46,500
Fire	\$ 32,000
Grand Total	<u>\$ 353,500</u>

Anderson made a motion to certify these levy amounts set at the annual meeting in March; Roehl seconded the motion. Motion carried 3 – 0.

Responses from candidates for Building and Septic Inspectors will be reviewed at the October meeting.

The Rainbow Saddle Club inquired about renting the Town Hall for their monthly meetings (November to April 2024). Last year’s arrangement included a deposit but no fee for renting the Town Hall. Rowan made a motion to continue the same arrangement; Anderson seconded. Motion carried 3 – 0.

Guests: Mike Slavik, Dakota County Commissioner: A very aggressive election bill passed during the last session of the Minnesota Legislature. Absentee voting has been expanded to

two weeks before the election. The legislature requires an Absentee Ballot Board be created and Dakota County is doing so. The County has been processing absentee ballots on behalf of townships and will now be doing so for cities as well. A Joint Powers Agreement is forthcoming for this service which goes into effect January 1, 2024. The legislature authorized mail-in ballots for voting for cities with fewer than 400 voters and for all townships.

Treasurer’s Report: Wayne Peterson presented the Treasurer’s Report.

checking account

August 1, 2023 beginning balance	\$	174,797.30
deposits	\$	2,197.35
checks cleared	\$	(148,442.67)
August 31, 2023 ending balance	\$	28,551.98
less: outstanding checks	\$	(6,229.11)
plus: deposits in transit	\$	6,772.07
reconciled August 31, 2023 balance	\$	29,094.94
savings account Castle Rock Bank	\$	232,514.99
CDs Community Resource Bank	\$	55,221.54
Grand Total	\$	316,831.47

Anderson moved to accept the Treasurer’s Report; seconded by Roehl. Motion carried 3 – 0. Claims were reviewed. Anderson moved to approve the claims, Rowan seconded. Motion carried 3 – 0.

Rowan asked that it be noted the Board approved all claims before them at the August meeting – but that the email containing the last four claims was not delivered to the Supervisors until after the August meeting. This was caused by a storage issue on the

township email server. This issue has been corrected. Rowan moved to approve those four claims from August; Roehl seconded. Motion carried 3 – 0.

Peterson reminded everyone that claims and payroll paperwork are due to the Clerk by the 10th of the month at 5:00pm in order to be paid at that month's Board meeting.

Road Committee: Quotes from Cannon Valley and Castle Rock Contracting for tree removal were reviewed. Substantial price difference. Cannon Valley quoted each individual noted tree for removal; Castle Rock Contracting's fee was a lump sum with the trees noted. Anderson made a motion to have Castle Rock Contracting do tree removal for the township. Rowan seconded. Motion carried 3 – 0.

Tree removal should not begin until residents have received, reviewed and signed off on a permission slip. Permission slip draft created by Clerk Dilley. Residents can refuse tree removal and can request a public hearing about tree removal. Anderson will go around to each of the fifteen locations where tree removal has been identified and get the permission slips signed. If any residents decline to sign the permission slip, Anderson will give the names to the Clerk, who will distribute same to the other Board members. Anderson made a motion to accept the permission slip created by Clerk Dilley; Rowan seconded. Motion carried 3 – 0.

Local Road Improvement Program (LRIP) funding. Anderson attended a zoom call on September 6 about LRIP. Eligible projects must have contracts ready in 2024 with work done in 2024 – 2026 and completed in 2026. The resulting project needs to be something with at least a 10 year life expectancy. We would need a County sponsor and asked for Mike Slavik's guidance. Anderson with contact Jake Chapek and/or Todd Howard. Anderson has a couple of ideas for projects. Isle Ave and Eveleth Ave. There is also a local bridge replacement program, Anderson will talk to the County about this. The County administers the program; funding comes from the state.

Some signs at the entry points to the township have become faded. Anderson will convene a Road Committee meeting – perhaps split up the township and ask members to identify where signs exist and what kind of shape they are in. Do we have signs at all entry points? Jerry Bolton mentioned that reflective warning signs should have a warranty for a certain number of years. Will bring suggestions to the October Board meeting.

Anderson proposes a triple pass for ditch mowing that could address the grown of small trees and brush. After the ditches get mowed Anderson will consider having the Road Committee meeting posted noting a possible quorum of Supervisors so the group can drive around, review and target any small trees and brush remaining. Anderson made a motion for a triple

pass of ditch mowing, so long as it is safe for the operator to do so. Roehl seconded. Motion carried 3 – 0.

Planning Commission: Malecha reported on the September 14, 2023 Planning Commission meeting. Advantage Capital Management presented a request to build additions onto an existing shed on property recently purchased along 280th St. Malecha sent an email to Scott Qualle of MNSpect about the current zoning of the property (residential) and if the fact situation described meets the exception rule for qualifying as an ag building. Qualle's opinion was that it did. Malecha is a principal with Advantage Capital Management and had recused himself for the voting at the Planning Commission. The Planning Commission recommended approval. Anderson made a motion to approve; Roehl seconded. Motion carried 3 – 0.

An application was made for a new ag shed by Stuart Berg on a 19 acre parcel zoned agricultural. The Planning Commission recommended approval. Rowan made a motion to approve, seconded by Roehl. Motion carried 3 – 0.

Under zoning, Robert and Kathleen Ruddle presented a request to move building rights associated with property along 280th St. The request is to move building rights from two parcels onto two other parcels. The result is two parcels will have zero building entitlements and two parcels will each have two building entitlements. The Planning Commission recommend approval. Rowan made a motion to approve, Anderson seconded. Motion carried 3 – 0.

Bruce and Laurie Heikes and the Laurie Heikes Trust presented a request for a subdivision to facilitate the sale of a parcel. The survey is not completed yet. The Heikes' are working with Ryan Blumhoefer. The Planning Commission recommended approval, so long as the descriptions in the survey and the subdivision agreements agree. There are three building entitlements on the property. Malecha found a letter in June 2017 to the Heikes' in the township files, however it had no signatures. The Heikes' provided a signed copy. They plan to sell the house and the shop and realign other parcels; Blumhoefer will make certain easements are attached to each parcel to allow access to a public road. As a result of the parcel realignment, new PIDs will be established. Paperwork for the designation of Legal Nonconforming status will need to be reworked for the shop and event center to be identified with these new PIDs. Anderson made a motion to approve pending receipt of documentation. Rowan seconded. Motion carried 3 – 0.

The Planning Commission continues its work on the township's ordinance manual. Two open houses were held for public input. Input was also received during the regular September PC meeting. Good discussions, residents are very interested. PC member Wickelgren noted a lot

of passion amongst the residents and landowners. Malecha has about 15 pages of notes. Rowan, Norkunas and Malecha met to review. Harry Davis will come to the township and the groups of two that addressed various sections of the ordinance will meet with him and go over feedback. A draft ordinance will be the result.

Building/Grounds: Roehl reported that some of the window screens at the town hall contained large holes. Replacement screens were donated by Bill Mueller, a township resident. The septic tank was pumped prior to the township picnic.

Old Business: Mike Slavik said that Sheriff Leko had a great time at the August Board of Supervisors meeting where the 911 funding proposal was discussed. At the August meeting the Board made a motion to support the 911 funding proposal. The resolution is being signed at tonight's meeting. Rowan made a motion approve signatures, Anderson seconded. Motion carried 3 – 0.

Committee reports: Picnic – Jen Welbaum performed an animated one woman show as she described her history with the township picnic along with help from many others. The picnic is September 23 from 4:00 – 7:00pm. Postcards were mailed last month. Welbaum noted everyone is welcome, so please plan to attend – bring your grandchildren! Invite your neighbors! Everyone should feel welcome. Please bring a dish to pass. The township is providing pulled pork and buns, cake, lemonade and coffee. There will be some old tractors on display – bring yours! Set up will start at 4:00 Friday – please join if you can lend a hand. Jen shared a poem about the picnic. There will be a table for attendees to share any extra garden produce they might have.

Broadband – the committee consists of Anderson, Lorn Manthey and Sara Lofgren. Clerk Dilley also attended the meeting held in June at the town hall. Dan Ferber of Dakota County was planning a subsequent meeting that has not occurred despite repeated follow ups on our end. Anderson will get in contact with Georg Fischer Jr. to move this along. Anderson plans to attend a broadband meeting in Minneapolis tomorrow.

County Road 90 – The task force met July 6, formulated questions and forwarded them to the County. No response has been received. Mike Slavik said he had received a draft email response dated July 21 from the Dakota County Transportation Department and will forward it to Dave.

Slavik elaborated on other topics. He appreciates the invitation to the picnic on Saturday. He plans to attend. This evening he was at one of the open houses for next year's transportation

projects. There are only five and a half weeks left for paving and there's a lot of work to be done.

The Glenview Estates snowplowing agreement was addressed next. Lorn Manthey came to the table for the discussion. Anderson said township attorney Mike Couri has reviewed and approved the contract. Ryan Blumhoefer reviewed the contract on behalf of Glenview Estates. Anderson made a motion to approve the contract so that discussion could take place. Roehl seconded. Rowan questioned the 10 year length of the contract with no early termination clause. Anderson said this was deliberate so it is clear the only service the township will provide is snowplowing. No other maintenance will be provided. This protects the township from becoming responsible for the Glenview Estates roads. There is an annual fee of \$25.00. Anderson called for a vote. Anderson – yes, Roehl – yes, Rowan – no. Motion passed 2 – 1. Anderson will sign the contract at the end of the Board meeting.

New Business: Scott Qualle was present to answer some specific questions about certain building projects. Tom Wirtzfeld started with projects in 2021 for a deck and gazebo, then eliminated the gazebo. There were issues with building material supplies due to CoVid and the project was not completed. A new permit request was submitted in 2023 for a deck involving Diamond Pier footings. Diamond Pier footings are described as an alternative in the Minnesota Building Code. Qualle doesn't believe they meet the standards of the code and are not permitted in any of the 25 jurisdictions MNSpect handles with Minnesota. Anderson has talked to other building inspectors. One stated they will approve Diamond pier foundations for structures not attached to a house. Qualle is concerned that the foundation product has not been adequately vetted in Minnesota over multiple years and freeze/thaw cycles. In locations where the ground doesn't freeze, he thinks they are a great alternative.

The permit fees paid in 2021 would've rolled forward if a new project had been submitted before the expiration of those permits. Dilley reported that in conversations with MNSpect employees there may have been services rendered by MNSpect for the 2021 projects that were not billed to the township. MNSpect will look further into this and get back to us.


Anderson noted other jurisdictions list out their building permit fees – perhaps we should do the same. MNSpect has a great website with a link to handouts that answer most potential questions. Dilley will work with Jess Bodnar to secure a spot on Greenvale Township's website for the township's building permit forms, the fee schedule for permits established by the township and a link to MNSpect's handouts.

Anderson has received feedback from people doing their own building projects that they'd appreciate a more collaborative approach from MNSpect to solving issues. Building

contractors know what to do, not all homeowners have that familiarity. Qualle asked for some specific examples so he could talk to the inspectors. Anderson didn't ask for specifics from homeowners so could not pass along examples. Qualle said specific examples make the discussions much clearer when talking with staff.


Rowan made a motion to adjourn the meeting. Anderson seconded. Motion carried 3-0. Treasurer Peterson brought claims checks to the board table for signature.

Submitted:



Jane Dilley
Town Clerk

Approved:



Charles Anderson, Chairman
Board of Supervisors

Charles Anderson
Supervisor Greenvale Township

There has been a question that many township land owners and residents have in regards to Greenvale Township and the advice of the Township Attorney Mike Couri for the retrieval of township property, Documents and Emails that belong to Greenvale Township.

The main question that has come up is what does the township hope to gain by spending the money that the Lawsuit cost?

Since the lawsuit that was filed by Linus Langer to try to change the outcome of the election for clerk was decided by the court in favor of Jane Dilley (this cost Jane Dilley over 30,000.00 dollars out of her own pocket) it has been a struggle to try to obtain the Township's computer files, documents and Emails from both Greg and Linus Langer.

It is my opinion that the board had exhausted all options to gain missing documents and Emails by the end of December 2022 and because of this it was and still is my opinion that the only way forward was to drop this or seek a court order requiring the Township's documents and files be returned to the Township. In January, 2023, the Town Board approved the action to have the township Attorney file a lawsuit in court to recover these documents from the Greg and Linus Langer. The vote to do this was 2-1.

I had hoped that just the approval to take this to court would be cause for some response to ~~end this from~~ Linus and Greg Langer. Unfortunately, they still refuse to turn over the Township's documents.

What does the Township gain by doing this? We now have Township documents related to the McNamara family and the Heikes family. The township had to obtain these documents from these families because these documents were not to be found in the township files that we have at this time.

It has been said we do not know what we are looking for. How would anyone know this when the township does not have the unknown documents or Emails because the Langer brothers have not returned them to the Township?

I, Charles Anderson, as a Supervisor for Greenvale Township, am committed to take the retrieval of the Township's Documents and Emails as far as the Township Attorney advises the Township to reasonably do to obtain records that belong the Township and are necessary for the Township to function properly.

I have had many discussions with Supervisors from other townships and their feelings are that if Greenvale was to drop this action it would set a very bad example and could affect this same issue if this would come up in their townships.

I have had Greenvale Township residents come up to me and tell me not to give in to the pressure to drop this action. This was as recent as last Monday, September 18th 2023.

Now as far as cost, All bills have been in the public packet every Month. These are put in for payment by Wayne Peterson and are public record.

There are residents in the township that believe that this is money that Greenvale Township should not spend. I agree the township should not need to spend money retrieving township property, but instead of complaining about what the Township is spending you should be encouraging Greg And Linus Langer to do what they know is right and follow the Law.

This entire case would be dismissed and the Township would spend no more money on this issue if the Langers would simply return the Township's documents and emails to the Township, where they rightfully belong.

Charles Anderson
Supervisor Greenvale Township

June 20, 2017

The Greenvale Township Board of Supervisors
31800 Guam Avenue
Northfield, MN 55057

Mr. Bruce Heikes
Mrs. Laurie Helkes
9605 320th Street West
Northfield, MN 55057

Dear Bruce and Laurie,

This letter is written to state that the Greenvale Township Board of Supervisors agree that you have Three (3) building sites on your property in section 20 of Greenvale Township. We understand that it is your wish to assign one (1) to each of the following parcels of your property: one to Parcel # 16-02000-26-010, one to Parcel #16-02000-25-050 and one to Parcel #16-02000-50-018. The clustering and assignment of these building site rights is permitted, as stated in Section 5 of the Greenvale Township Zoning and Subdivision Ordinance. Each parcel description must include perpetual access easements to a maintained public road with a thirty(30) foot width, as described in our Greenvale Township Zoning and Subdivision Ordinance. The Greenvale Township Board of Supervisors agree that no other single family dwellings are permitted on your property in section 20 of our Township, until such time as the Township zoning ordinance is amended to permit additional dwellings.

Sincerely,

The Greenvale Township Board of Supervisors

By: David Reckl Supervisor Date: 6-20-17
By: Annun Langer Supervisor Date: 6-20-17
By: [Signature] Supervisor Date: 6/22/17

COPY

Greenvale Township
31800 Guam Avenue
Northfield, MN 55057

April 20, 2021

Ms. Becky McNamara
VIA PERSONAL DELIVERY

Dear Ms. McNamara:

The purpose of this letter is to respond to your letter dated April 6, 2021 regarding your proposed purchase of the property located at 10548 320th Street W., Northfield (PID No. 16-03000-25-011) and some requests that you made of the Township related to that property.

After consideration of your requests in the April 6, 2021 letter, the Greenvale Town Board of Supervisors has determined the following:


1. PID No. 16-03000-25-011 does currently meet the Township zoning ordinance as a buildable parcel for two (2) single-family dwellings.
2. There are two (2) available building rights for single-family dwellings on PID No. 16-03000-25-011.
3. You asked for a determination that a variance will be granted for structures, a home or garage, that fall within the 130' setback from the centerline of 320th Street W. as long as the closest point of the structure is no less than 80' from the roadway centerline. The Town Board is not able to make that determination at this time.

Section 8.01 of the Greenvale Township Zoning Ordinance describes the process for making a variance application. A copy of this section of the Ordinance is attached for your reference. Pursuant this section, in order to apply for a variance, the applicant must submit an application form with the Town Clerk, along with the application fee and a scaled map or drawing of the property depicting numerous items as specified in the ordinance. The planning commission then holds a public hearing, after posting notice of the hearing and mailing notice to neighboring property owners. The planning commission then makes a recommendation to the Town Board and the Town Board then approves or denies the variance.

At this time, a formal application for a variance, along with the applicable fees and drawings has not been submitted to the Township for consideration. Therefore, we are

unable to make a determination as to whether to approve or deny a variance until that formal application and all associated materials and fees are submitted

Sincerely,

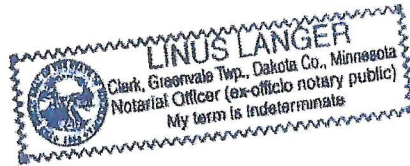

Town Board Supervisor




Town Board Supervisor




Town Board Supervisor



COA