

**Greenvale Town Board
Public Hearing - Mike Jones Driveway Variance Request
Monday, December 11, 2017**

Present: Chair Gregory Langer, Supervisor Darcy White, Supervisor David Roehl, Clerk Linus Langer

Guests: Mike, Natasha & Bronson Jones, Gerry Gehler, Bruce Paulson, Richard & Carolyn Fott, Road Superintendent Jerry Bolton.

6:00 p.m. meeting started with the Pledge of Allegiance.

Langer read the public notice from request for driveway variance. Explained purpose of public hearings.

Read current ordinance standards from page 28 of Greenvale Zoning Ordinance, where it states 200 ft is required for spacing of driveways.

Roehl posed zoning question of center line vs edge of driveway as standard - to property line?

Langer opened discussion to questions. Bruce Paulson asked if neighbors have been notified? Yes, they would want to come to the hearing to offer input. Langer read list of neighbors who have been sent notices by mail, which was same as notice published in the Northfield News. Note new Friday deadlines.

Published Notice:

PUBLIC HEARING FOR A DRIVEWAY VARIANCE

The Greenvale Township Board of Supervisors will hold a Public Hearing at 6:00 p.m. on Monday, December 11, 2017 at the Greenvale Town Hall to hear a request from Mike Jones for a driveway variance at 28847 Isle Avenue.

Linus Langer | Town Clerk | 31800 Guam Avenue Northfield MN 55057 | 507-663-9049 | www.greenvaletwp.org

Gerry Gehler asked which owner is the closest? Xiong's are closest and Langer explained they are aware and they have been in touch on their own recent culvert needs and other like matters.

Jerry: people right next have a driveway and they use a ditch. Maybe they would use new driveway?

Previous driveway was unusable before culvert.

Roehl asked if ditch was deep? Jerry what size culvert would be needed? Jerry maybe 12" would be good. Roehl: room for 12"? Yes.

Richard Fott: because I'm new... I am assuming if he went 200 ft it would mean what? Mike Jones: that would run into the house and get in the way.

Mike: would culvert be from the township? Langer: not cheap, either from county or township. We'd need to set up a vendor account with vendor/provider. Example: with Jane Dilley's culvert I used my credit card and it was sort of a clumsy process to invoice and then submit a follow-up claim.

Some vendors only have steel, not plastic double-wall, which can be gotten from Menards for example. Roehl mentioned MN Pipe in Farmington as another vendor.

Gehler: is there a minimum length on the culvert? L: with access application (a separate item) committee would look at property and make a determination. MAT says plastic is half the money and doesn't rust, but plastic will melt with a ditch fire. White asked how wide is the proposed driveway? Jones: 12ft.

Bolton: if/when needing a wider driveway there would be a pitch to calculate into design.

Communications with MNSPECT on building plans are going well.

Langer notes we will bring it up for discussion and vote at our regular monthly meeting on the 19th.

Bronson (age 5) contributed some personal wisdom to discussion.

6:20 Langer moved to close the hearing. Roehl gave a second with motion passing.

Respectfully submitted,

Attest,

Linus Langer | Clerk