

**STANFORD TOWNSHIP
SPECIAL MEETING
SEPTEMBER 27, 2022**

The Special Township Meeting opened at 2:30 pm. Present were Chairman Loren Daudt, Supervisor's Wayne Anderson and Scott Johnson, Clerk Barb Vogtlin. Also present Shane Nelson from Hakanson Anderson and Township Attorney Bob Ruppe.

Development:

Shane Nelson from Hakanson, Anderson said that he has not gotten anything from them yet. Wayne asked once he gets the information how long would it take for him to get it done. Shane stated he is at least 3 weeks out on work and once he gets everything he needs he will do it.

Question was asked if the Lake in this development is land locked? Wayne stated he is on the Park Board so he will check with them. Also culverts, does it drain anywhere? It should drain to the East.

Outlot A must be dedicated to someone, and the Township does not want it. HOA could be established which would cost the homeowners money to maintain it. As far as Outlot B, we don't know about that one yet.

Shane said an escrow of 5,000 should be paid. Bob Ruppe will write a letter to the developer for things he needs and Shane already sent a list of what he needs.

A fee schedule should be adopted and will have to be adopted every year.

Road Ordinance:

The Moratorium is for 1 year. Bob will do a Subdivision Ordinance.

Wayne said we do not want private roads.

North Branch Township and Bradford Township also put Moratoriums on. Bob said for us to look at the County's Subdivision Ordinance and get together with Bradford and North Branch.

Shane stated that if you have more than 2 houses on a private road you should adopt the Minnesota State Fire Code.

Our Development Agreement is from 1999.

Shane asked a few questions on our Road Ordinance – 24ft top 4 ft shoulder, class 2, ditch 2 ½ , driveway culvert rivitated or spiral, curb & gutter has to be approved by the Town Board. What percentage of Letter of Credit, Shane said 125% is normal. Also take out Community Septic's. Driveway width 16 ft minimum, 24ft maximum or 10ft minimum to 32 ft maximum, otherwise agreed by the Town Board.

Mailbox – break away post. Paving bump out for mailbox.

Culvert 18" – under road must be concrete.

Pavement markings on developments depends, no street lights, utilities must be put on back slope.

More discussion will be held on the Road Ordinance and Subdivision Ordinance.

Motion by Wayne second Scott to adjourn the Special Meeting at 4:30 pm. Loren approved the motion.

Barbara A. Vogtlin
Clerk

Loren Daudt
Chairman