

MONTHLY MEETING OF
CLITHERALL TOWNSHIP
FEBRUARY 21, 2008
EAGLE LAKE CHURCH
7:30 P.M.

Meeting called to order by Chairman Donald Davenport at 7:45 P.M. Meeting was opened w/the Pledge of Allegiance.

The Treasurer's Report was approved on a motion by Dallas Grewe. 2nd by Lyman Trutna. M/PU.

The Minutes of the January Monthly meeting were approved on a motion by Lyman Trutna, 2nd by Dallas Grewe. M/PU

REPORTS

Motor Patrol. No problems reported, other than some lights torn off snowplows from low-hanging branches. A resident living on Crane Lake Road requested some sanding on So. Clitherall Lake Road on the curve going uphill by the former Carl Christianson property.

Fire Department. Residents encouraged to attend fire department meetings to understand cost of operation. Additional funding requested to help purchase a new building. A firm dollar amount should be prepared to present residents at the Annual Meeting on March 11. Lyman will get this amount.

Road Inspection. Some frost heaving evident already on several township roads.

A discussion of the Suchy property, formerly Elsworth Holo residence, on Crane Lake Road followed. The R/W issue has been resolved between the township and Suchy. Attorneys for both parties have signed an agreement to this end. Anderson Surveying is in the process of surveying Crane Lake Drive. There are some problems in the R/W of this piece of road.

A letter from Qwest requesting notification prior to working on township roads. This letter should be handed to Jeff Stabnow, Twp Engineer.

A discussion of the proposed new Zoning Ordinance followed. Areas zoned "Agricultural" seem to be contentious among twp residents. As originally presented, a minimum lot size for areas zoned "Agriculture" would be 35 acres. Ag residential minimum size would be 20 acres. With the new plan, areas along Co Highways #78 and #81, ¼ mile on each side of these roads, will be zoned Rural Residential. This discussion will continue at a reconvened meeting on March 3rd at 6:30 P.M. at Eagle Lake Church.

Economic Development – Chairman Donald Davenport considers looking into the Minnesota JOBZ program to entice businesses in to our township. City of Battle Lake offers an incentive to Clitherall Township to complete and adopt a zoning ordinance and enforce it.

On a motion by Lyman Trutna, 2nd by Dallas Grewe, three election judges were approved for the Annual Township Meeting and Election March 11, 2008. They are as follows: Carol Stewart, Mary Nelson, and Deb Uselman.

The Board examined the Clitherall Township Six-Year Finance Plan. Sky Hawes discussed methods of assessments on Klar-Jo Road and proposal to black-top that road. He has been in the “point man” of this project. The board made the decision to include rebuilding and black-topping So Clitherall Lake Road and Crane Lake Road in the Six-year Plan. Also discussed was an alternative using the product called “Base One.” Further discussion of improvement and maintenance of designated roads in the township.

A motion was made to pass a resolution Establishing and Altering Town Roads (a designated portion described in the resolution of No Clitherall Lake Road; Klar-Jo Road; Westwood Drive, to include Hillside Estates and Westwood; and 402nd and Statesboro Drive). There will be no net damages awarded or to be paid to any property owners. The motion was made by Lyman Trutna, 2nd by Dallas Grewe. A roll call vote was taken and the resolution passed unanimously.

A Motion to have the Chairman execute an approval of an Order Altering A Town Road and Establish Town Roads in Clitherall Township, Otter Tail County, was made by Dallas Grewe, 2nd by Lyman Trutna. M/PU.

A discussion of hiring a Zoning Administrator followed. Rate of pay, hours worked, etc., are areas that need to be examined. Clerk will contact CGI for any input Ben Oleson may contribute. This will be discussed at the recessed meeting on March 3rd.

On a motion by Lyman Trutna, 2nd by Dallas Grewe, the bills were paid beginning w/check # 3798 and ending w/check #3815. M/PU.

At 11:15 P.M., on a motion by Dallas Grewe, 2nd by Lyman Trutna, the meeting was recessed until March 3, 2008 at 6:30 P.M. at Eagle Lake Church.

J. Bruce Larson, Clerk
Clitherall Township

The meeting was reconvened on Monday, March 3, 2008, at 6:45 p.m. Present were supervisors Lyman Trutna and Dallas Grewe. Treasurer Polly Berg was also in attendance. Supervisor Donald Davenport and Clerk Bruce Larson were absent.

Supervisors discussed necessary changes to the zoning map in anticipation of next week's Annual Meeting. Local farmers have expressed concern over the minimum lot size requirements in the agricultural and agricultural residential districts, wanting the minimum reduced to five acres (not the 35 and 20-acre minimums reflected in the current draft of the Township Land Use and Subdivision Ordinance). For those districts, the supervisors discussed changes which would make the minimum lot size along the township right-of-ways 2.5 acres. This change would effectively minimize the agricultural residential zoning district as reflected on the latest draft of the zoning map. Trutna suggested that the entire stretch along Highway 81 also be changed to rural residential (certain portions are currently designated as agricultural and agricultural residential).

At the earlier meeting, local farmers also expressed concern about the "boundary lines" of the various districts and how the lines would be determined (would surveying become necessary to establish lines of the various districts?). Supervisors Trutna and Grewe discussed ways of modifying the current district lines to make those zoning lines more apparent; also discussed whether the Township should retain all of the current zoning districts currently described in the ordinance document.

The Board's attention then turned to the topic of the six-year financial plan and future road projects. A large map is being procured for display at the Annual Meeting and will be used as various road issues and projects are discussed.

For Thursday's meeting, the Board will continue its discussion of the following issues:

- ▶ In the ordinance document, the need to modify the agricultural, agricultural residential, and rural residential districts, including minimum lot sizes and the location of such districts.
- ▶ Budget/levy/road projects. Updating the road projects list and dollar amounts reflected on the six-year financial plan, as well as the 2009 proposed levy for the General, Road and Bridge, and Fire funds.
- ▶ Further action required with respect to the Resolution Establishing and Altering Township Roads.

- ▶ Increasing the number of supervisors elected to the Township Board from three to five persons.
- ▶ Changing voting to occur at the same time as the General Election rather than on the date of the March Annual Meeting.

At 8:15 P.M., on a motion by Dallas Grewe, 2nd by Lyman Trutna, the meeting was recessed to March 6, 2008, at 6:30 P.M. at Eagle Lake Church. MPU

Polly Berg
Acting Clerk

The meeting reconvened on Thursday, March 6, at 6:40 p.m. All Board members were present, except Clerk Larson.

The meeting began with a discussion of the ordinance document. The supervisors discussed the zoning map and additional changes which may be necessary prior to adoption of the ordinance. Current language of the document allows feedlots in zoning districts in which the Board would not like to permit their operation. The question then becomes where should the Township NOT allow such feedlots? Certain agricultural and agricultural residential areas could be designated as rural residential which would have the effect of making that restriction. In short, the Board believes that the desired area for feedlots would be agricultural and agricultural residential districts only.

The Board then reviewed areas of the agricultural district that should be reclassified and outlined the following changes to the current draft of the zoning map:

They believe the northwest quarter of section 4 should be strictly commercial while the southeast quarter should be classified as rural residential. Areas currently labeled as agricultural in sections 3, 7, 8, 9, 10, 13, 16, and 17 should be converted to rural residential. Section 18 would remain as it currently is. Section 19 should also be converted to rural residential.

Discussion then changed to lot sizes. Agricultural has a 35-acre minimum; agricultural residential has a 20-acre minimum; and rural residential has a 2.5 acre minimum. The Board considered whether it might be prudent to eliminate one of the two agricultural districts (agricultural or agricultural residential), instead combining them into a single district. It was decided that the better option is to leave the districts as currently designated on the zoning map. A footnote would be added to the land use matrix that indicates that if residents want to subdivide, smaller lot sizes would be allowed so long as the owner obtains a conditional use permit.

Reviewing the map again, supervisors decided that the portion of sections 20 and 21 currently designated as agricultural should be changed to agricultural residential. A portion of the rural residential area of 21 should be changed to agricultural residential. In section 22, all of the portion currently designated as agricultural should be changed to rural residential. In sections 23, 24, 25, and 26, agricultural areas should be converted to rural residential. In section 27, the agricultural district should be converted to rural residential. No changes required to section 28.

In section 29, all of the northeast quarter of the northeast quarter should be converted to rural residential. In section 30, that portion currently designated as agricultural should be converted to rural residential. In section 31, no changes are necessary. In section 32, all of the agricultural areas should be converted to rural residential. In section 33, that portion designated as agricultural should be changed to rural residential. As for section 34, the Board felt that all of the agricultural area should be converted to rural residential; in addition, in the south one-half of the southeast quarter, the agricultural residential area should be converted to rural residential. In section 35, as for the south half of the southeast quarter, it should be converted from agricultural to rural residential; the remaining agricultural portion would be converted to agricultural residential. In section 36, the little piece designated as agricultural should be converted to rural residential.

The Board discussed enlarging the blue commercial portion of section 4, in the area between Highway 78 and 368th, from a width of one-eighth to one-fourth mile. In section 3, along Front Street, the commercial portion that falls within the jurisdiction of Shoreline Management should be changed to shoreline residential (the trapezoidal-shaped lots).

Further discussion needs to take place with Ben Oleson on the topic of zoning for adult establishments.

The Board's attention then shifted to the six-year financial plan for presentation to residents at next week's Annual Meeting. Reviewed the plan prepared by Don Davenport, including the estimated costs for various road projects proposed for each of the years 2008, 2009, 2010, 2011, 2012, and 2013.

Following lengthy discussion, the supervisors decided on a proposed levy for 2009 of \$325,000.00, to be broken down between the funds as follows:

General Fund	\$45,000.00
Road & Bridge Fund	\$260,000.00
Fire Fund	\$20,000.00

This would represent an increase of \$40,000.00 over the levy approved at the 2007 Annual Meeting.

The Board then addressed the issue of whether or not it would be prudent to suggest an increase in the number of Board supervisors from three to five. This topic will be brought before Township residents for discussion at the Annual Meeting. At this time, we will not budget for the additional personnel, but will research this issue further during the course of the next calendar year.

Don Davenport mentioned that, at Lobby Day, there were several townships who mentioned the fact that they switched their election to November when the general election occurs, and now wish to switch back to the March election because it has been hard to encourage attendance at their annual meetings. This topic will be brought up for discussion at the Clitherall Township Annual Meeting, but the Board will recommend that Clitherall Township stay with a March election rather than moving it to November.

Another topic for the Annual Meeting is the issue of economic development and the joint effort proposal involving Battle Lake, Clitherall Township, and Everts Township. It would involve the creation of a joint, incorporated organization which would have separate taxing authority and would engage in efforts aimed at the promotion and development of the economic and agricultural resources of the city and townships. However, from a review of the relevant statute provided by the Township attorney, it appears that Clitherall Township cannot participate as part of such an organization as the statute applies to “urban town boards” — by definition such boards include townships with a population of more than 1,200 residents. Clitherall Township does not reach that level. Before next Tuesday’s meeting, the Board needs to ascertain whether or not this statute applies to our Township.

The Board briefly discussed the survey completed by Anderson of Crane Lake Road and the placement of stakes marking the road right-of-ways. The Board will need to have a special meeting and a hearing on 160th and South Clitherall Lake Road and 180th and Crane Lake Road to determine how the road issues involving these areas are to be resolved.

On a motion made by Grewe, seconded by Trutna, the meeting was adjourned at 10:00 p.m. MPU

Polly Berg
Acting Clerk