

Pursuant to due call and notice there of the Southside Township Board of Supervisor held a special meeting for the purpose of discussing the annexation of property into the City of Annandale. The following members were present: Chairman Tim Hable, Supervisors Jim Hallstrom and Marty Ferguson and Clerk/Treasurer Carmen Merrill. Also present: Karen Lohn, Kathy Jonsrud, Lisa Peery, Paul Chouinard, Amy Chouinard, Blain Barkley, Russ Fortner, Dan and Sue Kunelius, Bob & Elaine Fleskes, Adele Segner, Bob & Laurie Hackl, Deborah Johnson, Rick & Dawn Becker, Peggy McDongall, Becky Eastman, Steve Kosloski, Kelly Kosloski, Lee Custer, Kile Olson, Aland and Aleta Isaacson, Michelle Sutton, Steve Sutton, Matt Bronder, John Bergstrand, Renee Wyffels, Jean Sutherland, Mark and Joleen Sytsma, Jack and Nancy Techel, Larry & Linda May, Steve Benzschawel, Paul Robinson, Darren & Kim Droegemueller, Jim Vos, Cameron Sucik .

Chairman Hable opened the meeting and led the pledge of allegiance.

He introduced the township attorney Mike Couri and Kelly Hinnenkamp, City Administrator, City of Annandale.

He turned the meeting over to township attorney Mike Couri.

Mike explained the laws surrounding annexation. A property owner can petition for annexation. The township could contest it and it could go to trail which would cost the township a lot of money. An orderly annexation is for a specific property and after it is signed the property is immediately annexed in the city. The main issue her is the land is going to be developed soon. If the township would fight it Mike feels in his view it will be annexed. By doing an orderly annexation it only applies to this one parcel of land. We were able to negotiate a 20-year period in which the city will not be able to annex an area of land set out in the document. This does not prohibit the residents the right to be annexed in. The city will require contractors to use County 183 to preserve Nevens Ave NW road surface. The city will pay a portion of cost to maintain Nevens Ave NW if traffic increases due to the city's development. The development will be included in the police area for patrols. It is better for it to come in on our terms. We cannot stop development; it is a natural progression.

Debra Johnson stated the county's lakefront requirement is 150' for Lake John but the city will be the zoning agent.

Mike stated the development must meet the requirements of the zoning ordinance and comply with shoreland rules for the area within 1000 ft of the lake. The county requires larger lots because they are served by a septic system. And the preliminary plan is reviewed by the DNR.

Jon Bergstrand asked why they are allowed a 75' lot size. Kelly stated the DNR developed the standards that have minimal impact on the lake and the sizes range from 75' to 176'.

June Sutherland stated she is concerned bout the health of the lake and the loss of the public access.

Supervisor Ferguson stated there are mixed feelings about the access.

Aleta Isaacson stated the developer has plans for moving the road. Kelly stated the zoning requires a minimum of 75' setback and the impact buffer zone of a minimum of 25'-50'.

Joleen Sytsma lives next to the property and talked to the DNR. They suggested asking the developers to put a park in and maintain an access on the lake. She is also concerned about the watershed into the lake.

Kelly stated the developer must do a stormwater development plan to manage runoff. Mike stated it is state law that there must be stormwater system. Joleen asked who will maintain Nevens. Kelly stated whoever owns the road. Joleen asked about the private access and multiple dock system. Kelly stated the DNR regulates the shoreland overlay district and the number of docks planned is under the amount allowed for the lot. Joleen asked about the LID assessment lake John owners are assessed each year. Alan Isaacson a LID board member stated anyone with lake access will be paying a special assessment.

June Sutherland asked about future annexation and the need to have 100% approval from the property owners. Mike stated the city will not provide sewer and water to properties one at a time due to the cost.

Amy Chouinard is a member of the Lake John Board and read statements from property owners opposing the development and stating their concerns about the lake.

John O'Donnel is concerned that the additional 20 acres will be developed. Kelly stated the land is mostly wetland and under current standards could not be developed.

Elaine Fleskes stated the number of lots on the lake changed. Supervisor Ferguson stated the total number of lots remained the same.

Joleen Sytsma asked if this is where they go to ask for a park. Mike stated we don't have the ability to do that. The City may be able to ask for a park or may require a park dedication fee. The township could only negotiate what jurisdiction our residents will be in.

Michelle Sutton asked who decides how many lots are allowed. Mike stated the city has ordinances that the developer must adhere to. Kelly stated the preliminary plat will have a public hearing. If the plat meets standards they do not have a right to deny.

Amy Chouinard stated they did a survey of the lake residents. 71 responded out of 142. 17% wanted the road rerouted. 33% supported sewer/water. 90% opposed the out lot development.

Mike stated this is a question of annexation. Annexation is geared towards development.

Blaine Barkley was present as a representative of the Greater Lake Sylvia Association. They oppose the development of the land because of the 2nd tier development. The lake is nearing 100% built out and this will change the lake.

Bob Fleskes asked why have the road go through a neighborhood. Kelly stated the DNR requires a buffer zone from the OHW. The road is impervious surface within 25' of the buffer zone.

Paul Chouinard stated it is a small lake and already stressed. Adding 20 more docks to the lake will have a significant impact.

Dan Bentrelli asked if the Board had a chance to negotiate any of these land concerns. Mike stated we could not because it is not within our scope of power.

Cameron Sucik stated it seems like they will want to develop the property to the north in 20 years. There is no guarantee that they will not do that.

Supervisor Hable stated we do not know what will happen in 20 years.

Bob Fleskes asked how we plan to keep the contractors off Nevens. Mike stated the city has agreed to repair damages to the road. Kelly stated the city has inspectors on site during construction and will stop the trucks.

Kelly stated the owner is selling both parcels that total 51 acres. The annexation agreement states the area is 32 acres. The lawyers will have to correct. The 2nd smaller parcel is not buildable. It is part of the annexation but not part of the development.

Elaine Fleskes stated a EAW is required for lots over 25 in number. The developer is only doing 21 but perhaps they'll add 6 additional with the additional land. Paul, the developer, stated it is not a connected action. They did a ghost plat so the neighbor, Adele Segner, knows what her lot could be if developed.

Kelly stated there will be increased use of the area but the land is being developed within the guidelines of the DNR and will not have a significant impact on the lake. The DNR will comment on the preliminary plat and the City must meet the minimum standards or comments or the DNR could sue the city.

Paul, the developer, stated he was open to feedback which is why he held the neighborhood meeting.

Kelly encouraged those present to come to the city when the public hearing is held. She assured them the City Council will listen to their concerns. This area was planned for growth by both the County and the City 15 years ago when the comprehensive plan was developed.

The Board signed the annexation agreement, which was approved at the September 7, 2021 meeting.

The meeting was adjourned at 8:55 p.m.