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**PROCEEDINGS OF THE AFTON CITY COUNCIL
CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

APPROVED City Council Special Meeting Minutes
July 24, 2018
Afton City Hall
3033 St. Croix Trail
Afton, MN 55001
6:30 P.M.

1. **THE MEETING WAS CALLED TO ORDER** at 6:30 P.M. by Mayor Bend.

2. **ROLL CALL:** Council Members Ross, and Richter and Mayor Bend. Members absent, Council members Nelson and Palmquist. **Quorum Present.**

ALSO PRESENT: City Administrator Ron Moore and City Attorney Fritz Knaak.

3. **APPROVAL OF AGENDA –**

Motion/Second: Richter/Ross. To approve the meeting agenda as presented. Motion carried 3-0-0.

4. **CITY COUNCIL BUSINESS**

A. Schiltgen Request to determine the Parcel at 12916 15th Street is a nominal 20-acre parcel
Moore explained that Amy and Brian Schiltgen are in the process of purchasing the property at 12916 15th Street for continued agricultural use. In addition, they currently farm 33 acres through a lease arrangement. The current accessory buildings on the 15th Street property are not large enough to accommodate their farm equipment. The storage of their farm equipment requires a building larger than the 2,500 square feet maximum allowed on a parcel less than 20 acres. The 15th Street parcel is 19.7 acres. The 19.7 acres is 1.5% less than the full 20 acres. They are requesting that the parcel be determined to be nominally a 20 acre parcel. The determination of a nominal parcel is provided for in the zoning code.

Moore indicated that, while the language of the nominal parcel definition refers to a parcel that has been reduced in size due to right-of-way dedication or a perturbation in the rectangular survey system, the parcel at 12916 15th Street was reduced below 20 acres due to a historical lot split that created a small lot in the southeast corner of the former parcel, which reduced the parcel to 19.7 acres. (The house on this small parcel was built in 1922). However, the parcel size is very close to 20 acres and the request is based on the need for an agricultural building to support an agricultural use.

The Council discussed the request. Council member Richter expressed a concern regarding the Schiltgens' possible interest in a future subdivision of the property that would not be currently allowed.

The Schiltgens indicated their interest is in being able to have a building large enough to store their ag equipment.

Motion/Second: Bend/Ross. To determine that the parcel at 12916 15th Street is a nominal 20-acre parcel specifically for the purpose of allowing the Schiltgens to build an ag building large enough to store their ag equipment and not to allow a subdivision. Motion carried 3-0-0.

B. Soil Borings Necessary to Determine Construction Options Related to Sewer line Improvements on River Road

Moore referenced a memorandum from Nick Guilliams City Engineer regarding a proposal for the completion of soil borings along River Road to determine if there is bedrock in the locations where sewer lines are to be upgraded. The proposal included a cost of \$4,000.

57 **Motion/Second: Richter/Ross. To approve the proposal from WSB for soil borings necessary to plan sewer**
58 **line upgrades along River Road, at a cost of \$4,000. Motion carried 3-0-0.**

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60 **5. ADJOURN –**

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62 **Motion/Second: Richter/Bend. To adjourn the meeting at 7:10 p.m. Motion carried 3-0-0.**
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67 Respectfully submitted by:

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71 RJM
72 Ronald J. Moore, City Administrator

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74 **Approved by Council on August 21, 2018 as (check one): Presented: X Amended: _____**

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76 **Signed by Mayor Richard Bend _____ Date _____**