

**TOWN of MAY**  
**WASHINGTON COUNTY, MINNESOTA**  
**OFFICIAL PLANNING COMMISSION MINUTES**  
**January 27, 2022**

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, January 27, 2022, via video/telephone conference. Members in attendance were Chair John Arnason, Vice Chair Don Rolf, Members Lester Rydeen, Walt Peterson, Chad Nelson, Alternates Mitchell Otterson, and Ted Nesse. Also present were Town Clerk/Treasurer Linda Tibbetts, Town Planner Nate Sparks, Town Attorney David Snyder, and Town Engineer Mark Erichson. Planning Commission Chair Arnason called the meeting to order at 7:01 p.m.

Notice of the Planning Commission Meeting and Public Hearing was published in the township's legal newspaper, the *Country Messenger*, posted at the Town Hall, and posted on the township's website. Notice was sent to neighbors of the applicant's proposed subdivision.

**Minutes from October 28, 2021, Planning Commission Meeting**

Arnason moved, seconded by Rolf, to approve the October 28, 2021 minutes as presented. By Roll Call Vote: Arnason: YES; Rolf: YES; Rydeen: YES; Peterson: YES; Nelson: YES; Otterson: YES; Nesse: Yes. Motion passed.

**Arcola Tree Farm Concept Plan Application**

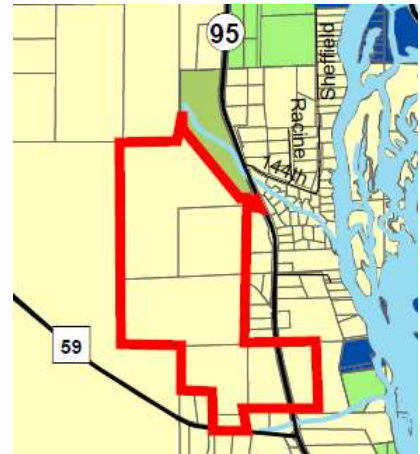
Nate Sparks reported to the Planning Commission that Bob Appert of Redstone Builders, along with property owners McClear Companies and Nancy Dana, has made an application for a concept plan for a lot averaging subdivision. There are six properties included in the concept plan. The proposal is to divide the property into 26 lots. Sparks explained a "lot averaging subdivision" requires a variety of lot sizes that average out to 10 acres. The lots range in size from about 5 to 20 acres in size. The site is zoned Rural Residential which allows for one unit per 10 acres with a minimum lot size of 2.5 acres.

The purpose of a concept plan is to review the general lot layout, circulation, and uses of a proposed subdivision. The review is to be based on the following:

1. The consistency of the Concept Plan with the goals, objectives, and policies of May Township's Comprehensive Plan.
2. The consistency of the Concept Plan with the purpose of May Township's subdivision ordinance.
3. The compliance of the Concept Plan with the development standards of May Township subdivision ordinance and regulations.

4. The preservation and management of open space, if any, defined by the Concept Plan.
5. The consistency of any rezoning with the Comprehensive Plan.

Sparks outlined that the property (six parcels) is located northwest of the intersection of Square Lake Trail (County Road 59) and State Highway 95 (St. Croix Trail) with a total area of 282.9 acres all zoned Rural Residential, with a portion located within the Shoreline District (Washington County and National Park Service).



Sparks noted the northeastern portion of the site has a great number of steep slopes, as well as scattered areas of steep slopes throughout the site. The site is heavily wooded.

Sparks explained that Washington County has identified some of the areas of this property as being “core habitat” and “higher quality natural resources” in their Open Space Planning. This is mostly found in the northeastern portion of the site.

Sparks explained through or double frontage lots are not permitted except where such lots about an arterial or highway or to overcome the specific disadvantage of topography and orientation. There are four double frontage/through lots proposed within this layout. Two lots are due to being proposed on higher classification roadways. Two multiple frontage lots are due to the road layout proposed with the subdivision design. These lots have frontages on three sides. The Town Code requires that all street lines shall be considered the front lines for applying zoning provisions. Therefore, placing accessory structures will be very difficult on these parcels.

Section 901.09.01 of the Town Subdivision Ordinance states that for major subdivisions, “the developer shall provide an access road within the development.” This requirement is consistent with the safety goals expressed in the Comprehensive Plan. The applicant is proposing an internal access road and no lots are proposed to access off the County Road or State Highway. The applicant is proposing a new road with temporary cul-de-sacs that creates a loop. For the proposed road, there are certain design and engineering standards required. Gravel surfaces are prohibited. Streets are required to be graded in accordance with a plan approved by the township engineer. For rural design roadways, the in-slopes of the ditches shall be at a 1:4 (rise over run) and back slopes of the ditch shall be at 1:3 (rise over run). The ditch bottom shall be four feet wide unless suitable erosion control can be provided.

The design of all pavements shall be in accordance with all applicable specifications of the Minnesota Department of Transportation at the time of construction. The designed thickness of the pavement shall be in accordance with the standards shown below, but in no case shall there be

less than six inches of Class 5 or higher and two inches of bituminous. More stringent design may be required by the approving engineer. The road will need to be built to a minimum of a 7-ton weight rating standard. All boulevards shall have four inches of topsoil placed on them and then seeded or sodded.

Sparks explained that to determine subgrade soil classifications, soil samples shall be collected and analyzed by a qualified testing laboratory. Reports of the soil analysis shall be submitted to the Town Engineer with the pavement plans. Soil samples shall be taken along the center line of the proposed road at intervals not exceeding three hundred (300) feet.

The proposed road provides two stubs (temporary cul-de-sacs) to the neighboring property to the west. There are no road stubs to the property to the north. May Township requires access shall be provided to adjacent un-subdivided parcels unless such connections are not feasible due to topography. The street layout in new subdivisions shall have provisions for the appropriate continuation of the existing streets into adjoining areas. While there are some topographical concerns, the township will be recommending an access point be provided to the property to the north.

Cul-de-sac roads are defined as a street with only one outlet, a dead-end street, and that it is measured from the point where there is no secondary access. The Town Code states that where lots are 2.5 acres in size or greater, temporary cul-de-sac streets shall not exceed 2,640 feet and shall not provide access to more than 20 home sites. The proposed concept plan exceeds this road length and the number of home sites.

Regarding Yield Calculation, Sparks reported that 263.1 / 10-acre density would allow for 26 ten acre lots. To determine the amount of buildable land, Sparks calculated 263.1-acres – 0 acres of wetland – 17-acres of steep slope / 263.1 total area to come up with 93.5% buildable land. He stated a buildable land percentage of 93.5 results in a buildable land factor of 1.0 which results in 26 lots. Therefore, the yield plan allows up to 26 lots for this property. At preliminary plat, the applicant should be clear on what properties are being included in the calculation.

Sparks highlighted the steep slopes calculation in the applicant's submittal is showing property with slopes greater than 25% (which is stated in the Subdivision Ordinance as required to be delineated). The percentage slope to be used as "steep slopes" in the Yield Plan is defined as 12%, as slopes greater than 12% are defined as being excluded from the definition of "net developable area" within the Zoning Ordinance and is also cited in the Comprehensive Plan. He noted that Section 811 of the Town Code defines "steep slopes" as being greater than 18%. The applicant should submit this calculation using the 12% standard.

Sparks explained the Rural Residential District and Lot Averaging Subdivision illustrates the following:

<b>RR – Rural Residential District / Lot Averaging Subdivision</b>	
<b>Minimum Requirements</b>	
Lot Area	2.5 Acres
Buildable Area (contiguous)	2.5 Acres
Lot Frontage	160 feet (under 4 acres) 300 feet (over 4 acres)
Lot depth	Max: four times width
Front Yard Setback	40 feet
Side Yard Setback	20 feet
Rear Yard Setback	50 feet
Maximum Structure Height	35 feet

Regarding septic systems, Sparks explained that in Section 901.04.20 of the Subdivision Ordinance requires soil testing for the installation of both a primary and secondary on-site sewage disposal. For the preliminary plat, two soil borings shall be completed on each lot with results being submitted to the Washington County Department of Health, Environment and Land Management. If it appears that soil may not be suitable on any lot for the installation of an on-site septic system, additional borings and percolation tests may be required at the discretion of the Department. With the preliminary plat, Sparks said the applicant must provide information on soil types and location of limits of each soil type as shown in the Soil Survey of Washington County. If severe soil limitations for the intended use are noted in the Soil Survey on file in the Washington Soil and Water Conservation District Office, a plan or statement indicating the soil conservation practice or practices to be used to overcome said limitation shall be submitted as part of the application.

Sparks noted the applicant has not yet evaluated the presence of wetlands on the property. Wetland inventories appear to show minimal wetland areas, but this would be evaluated prior to the preliminary plat stage. With the preliminary plat application, provisions for surface water disposal, drainage, and flood control within the boundaries of the proposed property division shall be submitted. The applicant must submit a grading, drainage and erosion control plan for the review and approval of the Town Engineer with any such application. There are several areas with steep slopes on the property. Areas greater than 25% of slope should be placed within an easement. With the preliminary plat, the applicant will be required to submit a soil boring at each proposed house location to confirm adequate separation to the groundwater.

The township reached out to the local fire department with the plan and they expressed a general preference for a second access point to the site. Sparks said the township is waiting on the Carnelian-Marine-St Croix Watershed District’s review and comments.

In closing, Sparks highlighted township staff recommendations:

- Access Road - The subdivision proposes a temporary cul-de-sac road greater in length than allowed and with more units. This could be addressed by the granting of a variance, by the applicant reducing the number of units, or by the addition of another access point. The applicant has provided a plan for a second access point to County Road 59, which requires a great deal of excavation.
- Multiple Frontage Lots - Two lots have frontage on three sides. This will create a situation where any accessory building will likely require a variance.
- County Review - The subdivision is partially within the Shoreland District. Therefore, the County has some zoning authority and the applicant will need to meet all County requirements.
- Natural Resources - A portion of this site is identified within plans as having some higher quality natural resources. For properties in this position, the Town has the “open space subdivision” option. This allows for key natural areas to be preserved while allowing for a density bonus and more design flexibility. Washington County has been interested in working with partners to preserve key resource areas. Exploration of this design style may provide for more options for the applicants.
- Town Discussion - The Town Officials should discuss these matters and provide comments to the applicant. If the concept plan requires significant revision, it may be appropriate to deny the request.

Township Staff recommend that any approval of the Concept Plan should be done with the following conditions:

1. All comments from the Town Engineer shall be addressed.
2. All comments from the Town Attorney shall be addressed.
3. All comments from Washington County shall be addressed.
4. All comments from MnDOT shall be addressed.
5. All comments from the Watershed District shall be addressed.
6. A wetland delineation shall be supplied prior to the preliminary plat application.
7. Soil borings for the septic and house sites shall be supplied.

8. The applicant shall provide for a second access point to the development.
9. Park dedication shall be paid.
10. All other comments from the Planning Commission and Town Board shall be addressed.

Arnason reiterated that the Planning Commission is reviewing this as a concept plan and is far from any final approval. The goal of the Planning Commission is to recommend to the Town Board whether to approve or deny the concept plan based on the Town Code and Comprehensive Plan.

Arnason noted the applicant has presented a new map of the subdivision with an open space concept with 32 lots. However, Arnason noted the purpose of the meeting is for the application received on December 29, 2021 which town staff have researched, reviewed, and made recommendations.

Bob Appert said he submitted a new plan to the township for review with an open space concept design on January 26, 2022. He opined the Planning Commission shouldn't spend too much time on the specifics of the original application. However, some public comments could carry over to the new application.

Rolf asked for clarification on the cul-de-sac definition: a secondary road off Square Lake Trail to the south of the loop, would that change the definition of the cul-de-sac and make it compliant within the maximum travel distance. Sparks affirmed. Arnason asked if it would still be considered a cul-de-sac. Sparks affirmed, based on how the road is laid out.

Rolf noted several variances requested and was wondering if the applicant has thought of addressing these to remedy wherein no variances are needed. Appert said the primary variance he is seeking is for the primary access point.

Nesse noted two lots with multiple frontage issue that affects the accessory structures – would the future extension roads create multiple frontages for those lots as well? Sparks said those lots would be corner lots and there are solutions for those lots. The greater level of concern is the lots that have frontage on three sides. The town would be asking the applicant to shift lots around, like putting the bigger lot in the middle to avoid the situation. Sparks noted that this is a concept plan with “guesses” of where the building pad would be located. It is not final. Nevertheless, Sparks stated we talk about all concerns now to avoid any surprises down the path. If the neighboring property would want to subdivision, the town is looking for them to extend the roads at least one-lot depth into the new subdivision to avoid public fronting.

Rydeen asked if the yet-to-be filed open space concept plan has fewer houses or more houses? The current application lists 26 lots. Appert stated the new concept plan would be more houses – 32 lots with 130 acres of the protected plan.

Rydeen noted in this proposed development, there will be the need for extreme amounts of excavation due to the topography. This is something the town and the residents need to be kept abreast of. Appert noted they would be “very surgical” with the road installation. The idea would be to rest as gently on the land as possible. Rydeen noted in the comments from the residents in the area, the main concerns are the size of the development and the runoff.

Otterson noted some resident comments included concerns for the maximum length of a temporary cul-de-sac of being 2,640 feet – is that just specifically for a temporary cul-de-sac? Sparks affirmed. Arnason noted that a temporary cul-de-sac does not become a permanent one.

Arnason noted there is a discrepancy between how the applicant defines “steeps slopes” for purposes of the yield plan calculation. He would like to see a firm definition of what steeps slopes for purpose of the calculation.

Appert noted those present at the meeting from the development include Nancy and Richard Dana, property owners and partners, Steve Mastey of Landscape Architecture, and Matt Woodruff with Larson Engineering, the civil engineer on the project.

Arnason opened the public hearing in his authority as chair without objection at 7:56 p.m. Tibbetts noted comments received from the public prior to the meeting were distributed to town staff and the Planning Commission and will be incorporated into the minutes.

Wendy Paulsen of 14070 St. Croix Trail North was present to share her comments and concerns. She lives downhill from the proposed development. She noted there is an “incredible amount of diversity” that comes down to her yard from the proposed development property. She has lived in the township for about six years. She has noted Eastern Whippoorwills which are rare nesting birds in the area, as well as bears, fox, coyote to name of a few. She hopes a discussion about environmental impacts is held throughout the process of this development. She is concerned about the wetland delineation, although in some places of the property it seems dry, the highest point of her property is the wettest location. Further, she is concerned with runoff as she is downhill from the development. She wants to see the runoff analysis when it becomes available. As far as the access to the development off Highway 95, she has concerns due to the high rate of speed autos use on the highway. Regarding communication, she has concerns that adding additional users to an already taxes broadband would reduce the quality of access. The development is at the crossroads of Frontier and CenturyLink as internet providers.

Arnason expected that the wetland delineation would be handled by the end of the year wherein retention ponds would handle runoff. Nevertheless, it will be designed with township, county, and



watershed district requirements. Appert identified around 45 low spots/indentations that would be considered classic wetland areas.

Eric Morin of 13910 St. Croix Trail. His property is next to Wendy Paulsen's in between the proposed development and Highway 95. He has a few concerns with the development – he wants to make sure neighbors' concerns and comments are taken into consideration. Construction noise is a concern. There is a mutual driveway used by him and his neighbors. He doesn't want any construction traffic down his driveway. Regarding water and septic, he has a concern regarding runoff contamination. He would like the township to adhere to the 10-acre lot size and not grant the lot size variance.

Cheryl Bennett of 16624 Square Lake Trail. Her concerns are access to the development. She would like to see turn lanes to help eliminate traffic concerns. She said there is a lot of bicycling and walking on Square Lake Trail. Arnason noted in Washington County's comments, they require the construction of turn lanes as a condition of access.

Raymond Justice of 13900 St. Croix Trail. His property is directly adjacent to the Arcola Tree Farm. Will there be any environmental studies as to what effect the septic and wells will have on the water table? Mark Erichson reviewed this application at a concept level and it will be reviewed in much more detail as the process moves forward. He doesn't believe there is a statutory requirement for an environmental assessment worksheet. He will confirm as the process moves forward. He is aware of Washington County's guidelines for septic design, installation, and inspection. At this state, Erichson is not aware of significant issues brought to his attention. Nevertheless, he will continue to review and do his due diligence for the township if the development moves on past the concept phase.

Paulsen is interested in the well issue because the area has surprisingly high nitrates. She is concerned with the higher number of homes that will be requested in the upcoming new application. Erichson said he contacted the State of Minnesota Department of Well Management and he has not received any information back. He is working on this as the township received written concerns prior to the Public Hearing specifically regarding well health and contamination.

Nancy Dana of 13711 St. Croix Trail. She lives in the area seven months of the year and her family has owned the property of the proposed development for over 100 years. She thanked those in attendance for their consideration.

Richard Dana of 13711 St. Croix Trial. He said the concerns expressed are the same concerns he has regarding the development of his land. He asked the Planning Commission to concentrate on the desired access off Square Lake Trail as opposed to St. Croix Trail.

Appert asked if it would be better off to withdraw the current application considering the new design proposed? Arnason called on Town Attorney, David Snyder, for a recommendation on how to move forward. Snyder explained the first option would be for the developer to request



withdrawal of the application with the Planning Commission acknowledging the same. Thereafter, the applicant would send a letter to the township stating his desire to withdraw the application. Therefore, the first option is voluntary withdrawal. The second would be the Planning Commission move to recommend denial of the application to the Town Board. Between the Planning Commission meeting and the next Town Board meeting, the applicant would withdraw the application. Snyder said this opinion is less desirable from the standpoint that it would be a recorded denial. Therefore, the second option is the Planning Commission recommending denial of the application. The third would be for the Planning Commission table and, in the meantime, in anticipation of the February Planning Commission meeting, if a subsequent follow-up application combined with a withdrawal of the existing application can be accomplished in writing, then the Planning Commission's Public Hearing would pick up where they left off at the February meeting. Therefore, the third option is the Planning Commission to continue the Public Hearing to the February meeting. Snyder opined due to the magnitude of this application; he would suggest the clerk reissue the Public Hearing Notice.

Tibbetts voiced concern over township staff having adequate time to review, research, and make recommendations of the new application before the February 24, 2022 Planning Commission and suggested more time would be needed, i.e., to the March 31, 2022 Planning Commission. The applicant said that would not work for him.

Arnason asked Sparks if he would have time to review – he said it would depend upon when the new application is received, working with other agencies (MnDot, NPS, WD, County) on their timelines.

Rydeen voiced concern that time needs to be taken to evaluate all aspects. This is a big deal for the township and it isn't prudent for the Planning Commission to tell township staff to "rush" so it can be done in February. He would like the Planning Commission to give township staff adequate time to do their job and come back to the March 31, 2022 meeting. He feels the public's input is the most important part and gives them adequate time to review and comment. Arnason's feels after the February Planning Commission, the PC can continue it to the March meeting if they feel more time is needed. He would like to see if at the February 24, 2022 PC meeting. Arnason's suggestion is for the applicant to withdraw the application and submit a new application that is on the agenda in February.

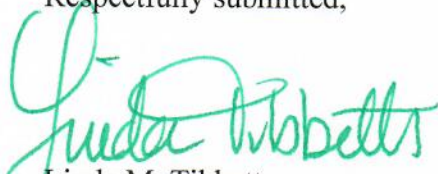
Nelson voiced concern on the idea of a need for a quick turnaround by township staff. He wants to make sure that township staff have the appropriate information for the February 24, 2022 meeting. Arnason said he is asking township staff to do their best to be prepared for the February 24, 2022.

Arnason moved, seconded by Peterson, that the Planning Commission table the Arcola Tree Farm application, continue the Public Hearing to February 24, 2022 conditioned upon the applicant withdrawal of the initial application, and agreement to the commencement of the new review

period for the new application. By Roll Call Vote: Arnason: YES; Rolf: YES; Rydeen: YES; Peterson: YES; Nelson: YES; Otterson: YES; Nesse: Yes. Motion passed.

Chair Arnason adjourned the meeting without objection at 8:50 p.m. in his authority as chair of the Planning Commission.

Respectfully submitted,



Linda M. Tibbetts  
Clerk/Treasurer

## Linda Tibbetts

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**From:** jmflipp@frontiernet.net  
**Sent:** Thursday, January 13, 2022 4:58 PM  
**To:** linda@townofmay.org  
**Subject:** Public Hearing for Concept Plan for Bobb Appert/Redstone Bldrs

Linda,

Thanks for sending the notification letter regarding the 1/27 meeting. Unfortunately, we will be unable to attend this important meeting. I am **very concerned** about this project. The following is our written testimony to be shared at the public hearing.

We are against the proposal for the new subdivision with 26 lots. The lot size is less than the 10 acre May township minimum that was required when we built our home in 1991. I was told the 10 acre minimum was to preserve the rural nature of May township. I totally support this. It was the reason we built here to enjoy the peace and quiet of a rural area. The developer's proposed plan will cause many issues in this area. The increased population in this small area will cause traffic, noise and safety issues. Bob is trying to line his pockets with as much money as possible by cramming in more lots.

**May township planning committee** - I challenge you to understand your mission and vision for May township. Are you turning this into the next Lake Elmo with the many issues of population growth overwhelming the infrastructure . I am concerned about my safety and privacy with the increased compact population living behind me. The increased noise will cause issues with farm animals especially during 4th of July fireworks. Is your loyalty to the existing residents or getting more tax revenue by cramming more people into May township? I know that when the next election occurs the existing May township residents will be voting for the candidates that support the rural values. I know I will be voting out those who are impeding our safe lifestyle by allowing variances.

Has anyone looked into the environmental impact of this proposal? I am concerned about the additional strain on water supplies and ground water contamination caused by multiple housing complex septic systems. What about the road safety for highway 95? That is a lot of people trying to access the already dangerous section of roadway due to the low visibility.

Please, please, please disapprove this proposal. Fewer people please - reduce to about half of the lots as requested to get back to 10 acre minimum.

Jeneane and Russ Flipp  
14112 St. Croix Trail North

## Linda Tibbetts

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**From:** Andrew Shern <andrewsher3@gmail.com>  
**Sent:** Thursday, January 13, 2022 5:03 PM  
**To:** Linda@townofmay.org  
**Subject:** Public Hearing Appert/Redstone Buiders Development

Ms Tibbetts

I received May Township's Notice of Public Hearing set for the evening of January 27. The notice indicates that we may request additional information by contacting you. It is not clear what other information is available but we are requesting that you provide us with whatever information the applicant has provided to May township. Also, please explain at what stage of the process this application is at, including next steps and likely timing

We live on Hwy 95 approximately 1 mile north of Square Lake Trail and directly across from the northerly third of the proposed development. Since these are densely wooded bluff lands, we are very concerned about maintenance of appropriate set backs and other ordinance protecting the rural nature of this acreage

Our address is 14633 St Croix Trail N. We have lived at this address in May Township for 33+ years.

Thanks for you assistance. If you have questions you can write to us via this email, or call/text at 651-331-6020.

Cheryl and Andy Shern

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Sent from my iPhone  
Andy Shern

Subject: Public Hearing 1/27/22 re Concept Plan from Bob Appert/Redstone Builders

This letter is intended to offer my opinion on the Concept Plan being proposed.

Regarding the planned 26 lot development, I recognize progress is inevitable, but it should not be at the expense of the environment. After 40 years of professional environmental protection and hazard mitigation, I have observed many situations that lead to damages caused by development of natural areas and living spaces. However, a well-planned and responsible effort to mitigate such damages can lead to the general benefit of all affected parties, including the wild citizens with which we share our spaces.

It is for this reason I implore all parties involved, if this proposal moves ahead, to do their best at designing and building the most environmentally friendly, sustainable and aesthetic community possible. Please recognize that all construction and building efforts have some effect (usually negative) that impinges on the environment and living spaces of all around them. Be cognizant that our wonderful and unique environment nearby can be “loved to death. The very aspects that make living in this area desirable also can lead to over use or untoward effects to the natural systems and surrounding environment that make it attractive.

Here are some potential issues that I feel must be considered in the plan:

- How, specifically, will the impact on traffic and highway safety be handled?
- How will Willow Brook Creek (a precious trout stream) be protected?
- How will noise and light pollution be ameliorated? (The very near-by village of Marine has been working to promote a “dark sky” community.)
- What water runoff controls will be implemented to forestall sediment and surface pollution of nearby surface waters?
- Can the plan be changed if unanticipated environmental issues become identified during construction?
- Will wells and septic systems be certified by appropriate authorities?
- How will the public be kept informed of ongoing developments with this project?

It is my sincere hope that any plans for the “May Township Arcola Tree Farm Development Project” will be made with a love and respect for the area and the responsible approach one would expect from fellow Minnesotans!

Sincerely,

John (Jack) J Matlock, MPH, CHMM

Resident of Croixside

14181 Saint Croix Trail North

[jmatlock@pro-ns.net](mailto:jmatlock@pro-ns.net)

Greetings,

I am writing with concerns about the proposed Arcola Tree Farm development at 13940 St. Croix Trail N.

My spouse and I live at 13930 St. Croix Trail N. Our property is adjacent to the development. The development is up the hill from us. I am concerned about protecting our well and the watershed from fertilizer, pesticide and possible septic runoff.

Could some of the property be put into a conservation easement to create a buffer for run-off?

An additional concern is whether the water table can support that many more residences in a somewhat small area.

Another question for the township board to consider is if they want to set a precedent of allowing two-thirds of the lots in the development to be smaller than the 10 acre minimum lot requirement. Additionally, allowing the entire acreage to be developed. Perhaps looking to the Hunter's Ridge development could provide guidance on balancing smaller lots with preserving undeveloped land and the rural character of May Township.

We do not support the variance request for one entrance to the development. Having two entrances is a basic life and safety issue.

Timothy W Foreman  
Leslie Foreman  
13920 Saint Croix Trail N  
Stillwater, MN 55408



## Linda Tibbetts

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**From:** Eric Morin <ecmorin@gmail.com>  
**Sent:** Wednesday, January 26, 2022 8:10 PM  
**To:** linda@townofmay.org  
**Cc:** john.arnason@andersencorp.com  
**Subject:** Planning Commission Hearing

Hello Linda,

We are submitting this letter regarding the proposed Arcola Tree Farm development (near the 13000 block of St. Croix Trl N.); as we have concerns how this large project will impact our property and community.

### Areas of Concern:

- Construction Noise
  - Construction noise is a significant concern. Construction activity should only be permitted during normal weekday business hours. Residents should not have to live with the noise this will create.
- Site Access
  - This property has limited access for what is proposed
    - **We request that any proposal includes a written access plan prior to any activity.**
      - Considering the adjacent properties limit site access, please ensure there will be no activity crossing neighboring lands or using private drives. This is a significant concern.
      - Access should only be permitted directly off Hwy 95 or Square Lake Trail
- Water & Septic
  - The neighboring area is mostly wooded draining into the St. Croix. An environmental study should be completed to understand the impact to the water table and runoff. Adding this many houses could impact existing wells.
- Lot Size
  - We do not support any variance to lot sizes. The current lot size requirements exist for many reasons. Allowing a variance sets a poor precedent.
- Fire Protection
  - Does the Marine Fire Department have resources for this many additional houses in a forested area?
  - A development of this size should fund fire and emergency resources prior to construction.

While we respect the owners' rights to sell their property, any development must consider the impacts to residents who live here and make the community home. We live here because we appreciate the rural character and undeveloped nature of May Township.

Thank you for your consideration,  
Eric & Linda Morin  
13910 St. Croix Trl N  
May Township, MN 55082  
[ecmorin@gmail.com](mailto:ecmorin@gmail.com)  
651-503-8802