

DENMARK TOWN BOARD MEETING MINUTES
June 1, 2020

This meeting was conducted via telephone conferencing pursuant to the Chairperson's statement issued under Minnesota Statutes, section 13D.021.

SUPERVISORS PRESENT: Kathy Higgins, Shawn Racine, Bob Rucker, Ron Simon, John Strohfus

ABSENT: None

STAFF PRESENT: Attorney Gilchrist (Kennedy-Graven), Engineer Geheren (Focus), Planner Krzos (WSB)

CALL TO ORDER: Meeting called to order @ 7:02 PM by Chair Higgins

AGENDA APPROVAL: K Higgins added crack seal/sealcoat 2020. Motion B Rucker/2nd S Racine approval of Agenda as amended. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

CONSENT AGENDA APPROVAL:

Motion R Simon/2nd S Racine approval of Consent Agenda items which include Board Minutes 05/04/2020, Claims #11544-11585, EFT payments- PERA 558507, MN Tax 1690549792, Federal Tax 22460533 , payroll ending 06/01/2020, Financial Reports. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

HEARING DECISIONS/ZONING ACTIONS: Haukedahl 6211 Oakgreen Ave S Minor Subdivision

Planner- Owners Seth & Mindy Haukedahl not present. PID 04.027.20.21.0007 Zoned Rural Residential. Owners are requesting a minor subdivision that would divide a 31 acre parcel into 2 parcels. Tract A, the southern parcel would retain the existing home with 9 acres and would have access onto Oakgreen Ave S. Tract B, the northern parcel would contain 22 acres and would have access via the cul-de-sac at the end of 59th St S which is in Afton. Owner provided the Afton issued driveway permit. Proposed lots meet the minimum lot requirements for lot size, buildable area, and minimum public road frontage.

South Washington Watershed District has reviewed the proposed subdivision site for the existence of wetlands and noted that the site for the proposed house and driveway construction is located on the bluff above Trout Brook outside of any wetland resources. SWWD concurred that no wetlands exist on the site and further action regarding wetlands would not be required. Park dedication fee and development agreement will be required. Staff provided its 5/12/20 review with Findings of Fact and recommends conditional approval of the minor subdivision.

Planning Commission recommended approval of the minor subdivision at its 05/18/20 meeting.

Motion B Rucker/2nd R Simon to adopt Resolution 2020-07 Granting Preliminary and Final Approval For Minor Subdivision of Haukedahl Property Located on Oakgreen Avenue South. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

PUBLIC COMMENT: Resident Jason Naber- 87th/Pleasant. Requesting that ordinance requiring pool fencing be removed and the use of elephant covers be allowed. Resident believes cover that can be walked and driven on would be safer than a fence. J Strohfus would support the allowance of covers if safety profile as advertised is confirmed. K Higgins noted that in order to change the current ordinance, one would need to go through the process of requesting an ordinance amendment.

Attorney concurred that the zoning ordinance would require a formal process of application to amend the ordinance, which would include staff review of the request, Planning Commission holding a public hearing and forwarding the request with a recommendation to the Town Board for review.

Pool installer also noted that the cover is proven safe. Resident will review application/process.

BUSINESS ITEMS:

Berg Major Grading Permit: Owners Chris Berg & Jennifer Kuyava present.

Owners applied for a major grading permit to construct their driveway at 12079 127th St S. Property has steep topography. Because of the required grading and dirt moving that will be required, the applicants would need in addition to a driveway permit, a major grading permit. Owners provided plans drafted by a civil engineer. Town

DENMARK TOWN BOARD MEETING MINUTES June 1, 2020

Engineer reviewed and noted that the proposed driveway meets the ordinance pertaining to slopes and setbacks. Due to the nature of the driveway, the plans were also provided to the South Washington Watershed District for review. SWWD recommended that the applicants consider additional erosion control measures on the ravine downstream from the culverts that will be constructed as part of the driveway construction. Plans were provided to the Hastings Fire Department for review. To date they have not expressed concerns regarding the proposed driveway. Staff provided 05/27/20 review report and recommends that the major grading permit and driveway permit for the proposed driveway be issued, with recommended conditions.

K Higgins noted that John Townsend (Hastings Fire Dept.) reviewed the proposal in its early stages and recommend turnaround at the property for emergency vehicles. Applicant noted that they have incorporated that in their plan. Board consensus that no bond would be necessary.

Motion S Racine/2nd B Rucker to approve issuance of a driveway permit and major grading permit for the property at 12079 127th St S, with the Engineer's recommended conditions. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Ruben Certificate of Compliance: 12127 90th St S. Zoned Ag-2. Matt Ruben present.

Owners Matt & Antonia Ruben have requested a Certificate of Compliance (CoC) for a home occupation to allow for the operation of "Ruben Custom Sawmill and Woodworks" to operate from the property located at 14142 90th St S.

Planner reviewed the CoC request and provided a 5/26/20 report of his findings and recommended conditions.

The operation involves collection & storage of logs from downed trees, which are milled on a gas powered bandsaw mill. Wood products are kiln dried in a small batch electric powered vacuum kiln. Wood products and equipment are stored on site. The kiln is stored inside of a metal shipping container. Applicants sell wood products and custom furniture to the general public and to professional woodworkers.

Home occupations are intended to be carried on solely by the residents of the property, within the main dwelling or an accessory building and should not alter or change the exterior character or appearance of the property.

Current Property Status:

- Number of Buildings- Property is 5.0 acres with 9 accessory buildings on the property. Code allows a maximum of 2 accessory structures. The hoop structure at the front of the property is being proposed to be remodeled to serve as a showroom of products for sale.
- Square Footage of Accessory Building Space- Code allows a maximum of 2,600 sq ft. Property has approximately 7,000 sq ft of accessory structures.
- **Planner recommendation-** 4 accessory buildings totaling no more than 3,500 sq ft.
- Temporary Accessory Structures- Code requires that a temporary accessory structure, portable unit is allowed for no longer than 30 days and an extension of this would require approval of the Town Board. Applicant has placed a metal shipping container on the property that is used to store the kiln.
- Keeping of Dogs- Dogs are kept at the property. Code requires an Interim Use Permit if dogs are being bred or sold for re-sale.
- Keeping of Goats- Goats are kept on the property. Code indicates that a minimum of 2 grazeable acres shall be provided for each animal unit or its equivalent. A goat is 0.1 animal units. Three goats would require 0.6 grazeable acres.

Home Occupation Performance Standards:

- Only residents of the premises shall be engaged in such home occupations. Applicant has indicated that the only current or future employees associated with the home occupation are Matt & Antonia Ruben.
- No traffic shall be generated in significantly greater volume than would normally be expected from a single family residence. Previously applicant had open house sales but has ceased that activity. Applicant is proposing by appointment only M-F 1pm-7pm and Sat 9am-4pm, limited to no more than 4 customers per day.
Planner recommendation- Retail sales shall be limited to M-F 1pm-6pm and Saturday 9am-4pm by appointment only. No sales on Sunday. No more than 4 customers per day. Traffic must be typical of a single family residence in an agricultural area.
- Signs- Applicant has an existing sign adjacent to 90th St S. The unlighted sign appears to be less than 10 sq ft in area so would not require a permit.

DENMARK TOWN BOARD MEETING MINUTES June 1, 2020

Planner recommendation- Signage for the business shall not be illuminated and must comply with ordinance requirements.

- The operation would not generate hazardous waste. The sawdust generated from milling is disposed in a compost pile.
- The operation would not generate any excess household waste to the on-site sewage treatment system.
- Nuisances- Applicant states that the sawmill runs on a 26hp gas powered engine producing noise similar in level to a riding lawnmower. Sawmill is stored in an accessory building and the sawdust is stored in a compost pile. Kiln is stored in a shipping container and is run on electricity only with the only byproduct being water that comes out a small hose and is infiltrated back into the ground.

Planner recommendation- Sawdust generated by the sawmill must be controlled and stored indoors and not cause a public nuisance by blowing into adjacent properties. Milling of lumber must be done within an accessory structure to control noise and sawdust. No lumber milling is permitted outdoors. Physical milling of lumber shall be limited to M-F 10ma-5pm, no milling on Saturday, Sunday or national holidays.

- Outdoor display/storage of goods, equipment, and materials- Kiln dried lumber is stored inside the woodshop building and sked steer in a shed. Wed lumber and logs are currently stored in the back of the property or within sheds when space allows. Finished products are stored indoors.

Planner recommendation- No exterior storage of any equipment related to the home occupation is permitted, all such equipment shall be stored within closed structures. Wood stored in association with the home occupation shall be stored in a neat and orderly fashion in the rear of the property not visible from the public right of way.

- Parking- parking needs are provided on site in the family home driveway.

Attorney- This matter came to the Town's attention through a complaint process raising a question whether the property is being operated in compliance with the ordinance. Building Inspector identified some deficiencies on the property which resulted in notification to the owner to bring the property into compliance. Applicants were advised to apply for a Certificate of Compliance. A CoC for a Home Occupation allows an owner to operate a business with certain limitations in order to assure that the surrounding residents are also taken into consideration re: traffic, noise, etc.

Mat Ruben- Concerns re: conditions. Applicant also mills on a personal basis and is wondering how that would fall into the recommended business milling time constraints. Attorney noted that as long as the personal activity occurs within the parameters and hours set for the home occupation it would likely not matter. Applicant questioned re: outbuildings. The applicant added the shipping container, but the property had 12 buildings when he purchased it, so there are now 13 structures which he states total approximately 5,000 sq ft. Noted that a lot of the buildings have to come down as they are not useable for anything. Inquired on the time frame for removal. Applicant's long term plan is to remove all the buildings and build one large accessory structure. Attorney recommended that the portable structure be removed. Also stated that a reasonable amount of time to bring the property into compliance might be 10/31/2021.

J Strohfus- Does the CoC allow enforcement action? Attorney noted that enforcement action can be taken if non-compliant. J Strohfus- if there was no CoC home occupation application, would the excess of structures in itself cause enforcement action, or would they be grandfathered in because they have been there for years. Attorney- usually there is an effort to clean things up if there is an issue and/or use application. This property originally had a complaint lodged against it, then an application was made. Most violations are complaint basis driven.

K Higgins- clarification re: temporary shipping container removal which currently houses the kiln. Applicant- None of the buildings were suitable for the kiln which needed to be close to the water supply, so the shipping container was used. Long term plan is to move the kiln to an approved permanent structure, Quonset hut would be renovated for showroom and kiln. Likely construction to begin this summer, finish the building over the winter and move the kiln next summer. Applicant stated that once the construction is complete, the 40 ft shipping container would be removed from the property. Applicant noted that there are three or four buildings that can already be taken out.

R Simon- Removal of the logs near the road next to the driveway- Applicant indicated that they are too long to get to the back of the property right now, but they will be moved by the end of summer. J Strohfus- Any material, whether for business or personal use, needs to adhere to the conditions of the CoC. Attorney- if a deadline of 10/31/2021 is acceptable to the Board, it appears that it is doable for the Applicant. S Racine- Before the

DENMARK TOWN BOARD MEETING MINUTES June 1, 2020

applicant invests money to comply with the terms of the CoC, can other residents lodge future additional complaints regarding the business? Attorney- If the Board approves the CoC, and as long as the applicant stays within the parameters of the conditions, The Town can say that they are operating within the boundaries of the zoning code and the CoC permit.

Applicant- Noted that the CoC stated that there be no milling on Saturdays. Would like the opportunity to mill a couple of hours on Saturdays. Applicant noted that he does portable milling in the summer, so is on the road quite a bit, and also has a full time job as well. R Simon- understands the additional request with the Applicants workload. Questioned how much activity/noise will be generated to create a nuisance to the neighborhood. K Higgins suggested condition #4 be revised to Monday-Saturday from 10am-5pm with no milling on Sundays or holidays. R Simon- seems reasonable, and if complaints are received the Town will have to respond to them. J Strohfus in support of trying to accommodate the business, but also be respectful of the fact that it is out of compliance and trying to consider if the neighbor would be bothered by more than 2 hours of lawn mower running (milling).

Revisions to the Certificate of Compliance conditions-

Condition #1 The Applicant shall reduce the property to no more than four (4) accessory buildings totaling no more than 3,500 sq ft by 10/31/2021.

Condition #4 The physical milling of lumber shall be limited to Monday through Saturday 10am-5pm. No milling of lumber on Sunday or national holidays.

Motion K Higgins/2nd J Strohfus to approve a Certificate of Compliance for a Home Occupation for Matt & Antonia Ruben 12127 90th St S, with the following conditions:

1. The Applicant shall reduce the property to no more than four (4) accessory buildings totaling no more than 3,500 square feet by 10/31/2021.
2. Sawdust generated by the sawmill must be controlled and stored indoors and not cause a public nuisance by blowing into adjacent properties.
3. Milling of lumber must be done within an accessory structure to control noise and sawdust. No lumber milling is permitted outdoors. Ruben Sawmill COC May 26, 2020 Page 7
4. The physical milling of lumber shall be limited to Monday through Saturday from 10:00am to 5:00pm. No milling of lumber on Sunday, or national holidays.
5. Retail Sales shall be limited to Monday through Friday from 1:00pm to 6:00pm and Saturday from 9:00am to 4:00pm by appointment only. No retail sales permitted on Sunday.
6. No additional construction associated with the home occupation can be completed without a building permit.
7. The business is limited to no more than four (4) customers per day.
8. Signage for the business shall not be illuminated and must comply with ordinance requirements.
9. Traffic must be typical of a single-family residence in an agricultural area.
10. The business must comply with the performance standards for home occupations in the Development Code and must not create a nuisance as defined by the Development Code.
11. No exterior storage of any equipment related to the home occupation is permitted. All such equipment shall be stored within closed structures.
12. Wood stored in association with the home occupation shall not create a nuisance and shall be stored in a neat and orderly fashion in the rear of the property not visible from the public right of way.
13. The Certificate of Compliance shall expire and be considered null and void if the home occupation ceases operation for one (1) year.
14. Should the property be sold, the Certificate of Compliance terminates on the date of sale.
15. The home occupation must comply with all rules and regulations of Federal, State, County and local agencies.
16. All fees shall be paid.
17. The Town Board may revoke this Certificate of Compliance if there is a violation of any of its conditions. The Town Board will provide notice and an opportunity to be heard before acting to revoke this Certificate of Compliance.

Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Margo Avenue Extension:

Engineer- Town has been approached by Brockman trucking in regard to their possible purchase of property in Specialized Acres and Hastings Point. Staff is asking for Board input regarding long range plans for Margo Ave to be extended from the Margo Ave. cul-de-sac to Hwy 10. Any connection of Margo to Hwy 10 will impact how the parcels may develop as right of way will need to be preserved to complete the connection. Engineer has contacted MnDOT regarding a possible connection and they are supportive of the extension, provided it aligns with the future Holiday development access to the south. A traffic signal would be considered at this location once warrants are met. MnDOT also noted that if an extension were made from Margo to Hwy 10, this would possibly restrict access from 122nd/Hwy 61. If the extension is determined to be an important element for

DENMARK TOWN BOARD MEETING MINUTES June 1, 2020

providing access to the area consideration will be needed to determine how construction of the connection would be funded such as cost participation by adjacent property owners/developers and/or special assessments to properties benefiting from the connection.

K Higgins- when Hastings Point Plat (north of Hwy 10) there was a provision in the Development Agreement to provide access to the property to the north. Goal at that time was to eliminate/re-route the commercial traffic that is exiting onto 120th St S. Engineer noted that a traffic study and impacts to surrounding areas would be important. K Higgins noted that the properties immediately east of the property that Brockman is considering to purchase are zoned commercial and if developed, routing that traffic to a Margo/Hwy 10 intersection would be beneficial. Full Board consensus in support of the connection.

Ditch Mowing Agreement: Current 3 year Ditch Mowing Agreement expired 11/01/2019. Tri-County Services would agree to enter into a new agreement at the same rate of \$85.00/hr. R Simon is recommending contracting with Tri-County Services for a new agreement. In 2019 spring mowing was eliminated due to spring weed spraying. R Simon noted that the contract language could be changed and supervisor discretion for first cut, regarding coordination between spraying and mowing. Attorney noted that the language could be changed to include the option of eliminating spring mowing if spraying is done in the spring.

Motion R Simon/2nd S Racine to approve entering into a Ditch Mowing Agreement with Tri-County Services, for a 3 year term, rate of \$85.00/hr, number of mowings at the discretion of the Ditch Supervisor at it relates to the ditch weed spraying. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0. Attorney will draft agreement with language as agreed to by the Board.

O'Connor Park Update: B Rucker- Park has been seeded with MnDOT grass mixture purchased from Vermillion Elevator and first cut has been made. Trees looking good, 2 Birch may be struggling but will be watched. B Rucker will continue to look for custom signage maker.

Funds Transfer-2020 Budgeted From General to Roads: For the 2020 Budget, Board budgeted \$80,000.00 to be transferred from general savings to roads. **Motion J Strohfus/2nd S Racine to transfer \$80,000.00 from general savings to roads fund.** Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Oberloh & Oberloh 2019 Financial Audit: 2019 Financial Audit has been completed by Oberloh & Oberloh. Audit has been submitted to the State Auditor's Office. **Motion B Rucker/2nd R Simon to acknowledge completion of the 2019 Financial Audit.** Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Crack Seal/Sealcoat 2020:

Scheduled: Crack Seal only Neal Ave (80th-90th). Sealcoat & Crack Seal 80th (Neal-Oakgreen) and Maycrest. Town will continue to sealcoat, crack seal roads that have been improved. Unimproved roads will not automatically receive sealcoat, crack seal. Received crack seal quotes, lowest quote \$9,513.00. Sealcoat quotes will be in soon. Engineer is requesting approval to move forward with Joint Powers Agreement contingent upon sealcoat & crack seal quotes coming in under budget. J Strohfus- with regards to 80th St S, any reason that all of 80th could be done together, as the other sections were constructed not so long ago. An entire road in a 3 mile stretch is a consistently road that could be done at the same time. 80th St improvements- Neal to Oakgreen improved in 2014, Manning to Neal improved in 2016, Oakgreen to St Croix Tr improved in 2017. Engineer will check to see what could replace the scheduled 80th (Neal-Oakgreen) sealcoat & crack seal.

Motion J Strohfus/2nd B Rucker to approve entering into a Joint Powers Agreement with Lake Elmo for Sealcoat and Crack Seal contingent upon quotes coming in under budget. Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Board consensus to have Engineer's and Roads Supervisor Strohfus determine which road will be sealcoated in place of 80th (Neal-Oakgreen). **Motion B Rucker/2nd S Racine to approve the Crack Seal and Sealcoat provided the quotes come in under budget, with the Roads Supervisor's discretion on which roads are done.** Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

DENMARK TOWN BOARD MEETING MINUTES
June 1, 2020

Schedule Roads Workshop: Engineer Geheren- good idea to set up a roads workshop and could set up as a zoom meeting. Would like to look at the dollar amount that may be needed for the first year for roads. Asked Engineer Stempski to relook at the roads inventory/maintenance sheet to update costs and to look at the funding needs and funding resources. R Simon, B Rucker, J Strohfus, S Racine interested in in-person meeting at Town Hall. Clerk will coordinate scheduling via email.

LEGAL UPDATES: Attorney noted that the prosecutor has filed the appeal on the criminal case.

9:22 PM **Motion B Rucker/2nd S Racine to adjourn June 2020 Board Meeting.** Voting Yes- K Higgins, S Racine, B Rucker, R Simon, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Becky Herman

Denmark Township Clerk/Treasurer

Denmark Township Chair

Addendum Resolution 2020-07 Haukedahl Minor Subdivision

Resolution No. 2020-07

**RESOLUTION GRANTING PRELIMINARY AND FINAL APPROVAL FOR MINOR SUBDIVISION OF PROPERTY
LOCATED ON OAKGREEN AVENUE SOUTH**

WHEREAS, Seth Haukedahl and Mindy Haukedahl ("Applicants") submitted an application to Denmark Township ("Town") for a minor subdivision for property (PID 04.027.20.21.0007) they own, which is located at 6211 Oakgreen Avenue South, which is legally described in the attached Exhibit A ("Property");

WHEREAS, the proposed minor subdivision divides the Property into two parcels, which are identified as "Tract A" and "Tract B," as shown on the survey attached hereto as Exhibit B and legally described in the attached Exhibit C;

WHEREAS, Tract A would retain an existing home and would have access onto Oakgreen Avenue South, and Tract B would gain access via a cul-de-sac at the end of 59th Street South, which is in the City of Afton;

WHEREAS, the Planning Commission reviewed the request at a duly noticed public hearing held on May 18, 2020 and acted to forward the application to the Town Board with a recommendation that it be approved with certain conditions; and

WHEREAS, the Town Board hereby finds and determines as follows:

- a. The subject property is currently zoned Rural Residential and is located within the Shoreland Management Overlay;
- b. Chapter 3, Section 6 permits minor subdivisions containing three (3) or less lots fronting on an existing public street, or approved private driveway, not involving any new street or road;
- c. The proposed minor subdivision would subdivide one (1) lot into two (2) lots;
- d. The City of Afton has granted a driveway permit to the Applicant for an access onto an existing cul-de-sac on 59th Street South;

DENMARK TOWN BOARD MEETING MINUTES June 1, 2020

- e. The proposed minor subdivision does not dedicate any new public roads;
- f. The property satisfies the minimum lot size for the proposed use;
- g. The lots to be divided are in a location where conditions are well defined;
- h. The newly created property lines will not cause any resulting lot to be in violation of the Development Code;
- i. The proposed division was prepared by a registered land surveyor; and
- j. The proposed subdivision is in compliance with the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, based on the Planner's Report, the record of this matter, and the findings and determinations made herein, does hereby grant preliminary and final approval of the above described minor subdivision of the Property as proposed in the survey attached hereto as Exhibit B, which will result in two parcels as legally described in the attached Exhibit C, conditioned on compliance with all of the following:

1. Development Agreement. The Applicant shall enter into a Development Agreement that is prepared by the Town Attorney. More specifically, the Development Agreement shall include provisions related to, but not limited to, payment of the park dedication fee, required covenants, and such other provisions as the Town Attorney determines are appropriate.
2. Park Dedication. The Applicant shall pay a park dedication fee in the amount of \$2,000 in lieu of land dedication for the one new lot being established. This fee shall be paid before the Applicant is allowed to record the subdivision with the County.
3. Septic System. Washington County Department of Public Health and Environmental must approve the proposed septic system locations per the most recent requirements of the Washington County Septic Code.
4. Representations. All representations, written and oral, made by the Applicants, including their agents and representatives, to the Town contained in and concerning the application must have been true, complete, and accurate at the time they were made.
5. Compliance. All representations, written and oral, made by the Applicant and the Applicant's agents and representatives to the Town contained in and concerning the application must have been true, complete, and accurate at the time they were made.
6. Fees. The Applicant shall pay all planning, engineering and legal fees and costs incurred by the Towns for processing this approval application. In the event any fees are outstanding they will be paid by the Applicant within fourteen (14) days of receiving a bill from the Town. In the event the fees are not paid, this approval shall terminate automatically upon recording of a Notice of Nonpayment by the Town.
7. Inspections. The Town, its officers, and consultants may enter the Property, after providing reasonable notice to the Applicant or Owners, at all reasonable times to conduct inspections for the purpose of ensuring compliance with this approval. Prior notice to inspect the Property is not required in the event of an emergency.

BE IT FINALLY RESOLVED, the Town Board Chairperson and the Town Clerk-Treasurer are hereby authorized and directed to do each of the following:

1. To execute the Development Agreement for this minor subdivision on behalf of the Town once they are in a form acceptable to the Town Attorney.
2. To execute such other documents and to take such other actions as may be required to carry out the intent of this Resolution upon the Applicants' satisfactory completion of its obligations.

Adopted this 1st day of June 2020. **BY THE TOWN BOARD**