

EUREKA TOWNSHIP PLANNING COMMISSION

DAKOTA COUNTY

STATE OF MINNESOTA

Eureka Planning Commission Meeting of June 2, 2014

Call to Order

Planning Commission Chairman Butch Hansen called the meeting to order at 7:10 p.m. Planning Commission members present: Butch Hansen, Phil Cleminson and Allen Novacek. Linda Wilson recorded the minutes. Supervisor Cory Behrendt as Town Board liaison.

See attached sheet for additional persons in attendance.

Approval of the Agenda

Items added to the agenda: Dan Adlemann – Lot Split and Donovan Palmquist - Addition and correct lettering. Allen Novacek made a motion to approve the agenda as amended. Phil Cleminson seconded the motion. Motion carried by unanimous vote.

Building Permits

Joey Miller – 22260 Dodd Blvd.

Joey Miller and his attorney Carol Cooper were in attendance to review the applications for a building permit, a mechanical and a plumbing permit for work that he completed without permits.

Cory Behrendt reminded the Planning Commission that at the April 22 meeting of the Town Board the Township did clarify with Joey Miller that the use of the property on Dodd that is being applied for, the use needed to be resolved before the building permits were applied for or issued. The use in question refers to the Youngfield home business which is currently located in the site that the permit is being applied for. Any alteration or enlargement potentially existing non-conforming use at that site needed clarification.

At the April 14th meeting Chad Lemmons summarized some options for the Board - Option 1. You can only grant a conditional use permit if it falls underneath Chapter 2 Section 1, C - if Mr. Joey Miller proposes a use that falls under those conditions or uses but so far he has not.

Option 2 - If you find this to be a permitted non-conforming use then you can allow the use to continue. Option 3 – If you find it that the existing non-conforming use and the racing team as ceased for more than a year then you are compelled to deny his application.

A motion was made by Allen Novacek to send on to the Town Board the building permit applications as presented for Joey Miller with no recommendation for their review and to have the Board make a final decision. Motion was seconded by Phil Cleminson. The Commission asked if Mr. Miller would like to waive the 60 day rule, and attorney Carol Cooper indicated yes. Joey Miller presented a document to waive the 60 day rule. Members voted. Motion carries by unanimous vote.

Bruce & Mary Jasper – 10280 235th St. W.

Mary Jasper was present to represent her building permit application to replace an existing deck with a screened porch. Documents were presented and discussed. A motion by Allen Novacek to send Mary Jasper's building permit application for a screen porch on to the Board for approval. Motion seconded by Phil Cleminson. Motion carries by unanimous vote.

Land Use and Zoning

Dan & Char Adlemann – 6631 225th St.

Dan Adlemann was present to represent his application for a lot split of parcel number 130030001010 of the Adlemann Family Farm LLC. They are splitting off two 5 acre parcels from the 120 acres. A motion was made by Allen Novacek to send on to the Town Board for approval. Motion was seconded by Phil Cleminson. Motion carries by unanimous vote.

27607 Grenada Avenue

Donovan Palmquist was directed to apply for a variance through a public hearing to construct an addition. A date for the public hearing of Thursday, June 5, 2014 was set. At the May 12 Town Board meeting it was determined that the Public Hearing could not happen.

Mr. Palmquist presented a new application to reapply for the construction of an arbor or enclosed porch to attach the buildings together at the roof line so that the addition to the building would be permanent, to now build the new addition on to the primary residence.

A motion was made by Butch Hansen to send the building permit application on to the Board for their consideration with the suggestion that the attorney clarify if this the appropriate procedure to follow. Motion was seconded by Phil Cleminson. Motion carries by unanimous vote.

Planning Commission Meeting Minutes May 5, 2014

A motion was made by Butch Hansen to approve the minutes of May 5, 2014. Motion was seconded by Phil Cleminson. Motion carries by 2 to 0 votes. Allen Novacek abstained; he was not present at the April meeting.

Town Board Report

Supervisor Cory Behrendt was present as liaison. He reminded everyone of the June 10 Round Table meeting. The Agri-tourism Task Force will be presenting their current findings to the Board next week. Butch stated that the Town Board storage building was progressing.

Newsletter

Jody Arman Jones spoke that the newsletter would be going out July.

Butch Hansen will be the June Town Board liaison.

A motion by Allen Novacek to adjourn the meeting. Motion seconded by Phil Cleminson. Motion carries by unanimous vote.

Meeting adjourned at 7:50 pm