

EUREKA TOWNSHIP

DAKOTA COUNTY

STATE OF MINNESOTA

Planning Commission Meeting of August 1, 2017

Call to Order

Chair Sauber called the meeting to order at 7:00PM. Planning Commission members present were Nancy Sauber, Ralph Fredlund, Bill Funk, Julie Larson and Randy Wood. Supervisor Carrie Jennings was the Town Board liaison and was absent. Township Attorney Chad Lemmons was in attendance. See attached sheet for additional persons in attendance. Deputy Clerk Cheryl Murphy recorded the minutes.

Approval of the Agenda

Chair Sauber stated that Alan Storlie's name is spelled "Alan".
Chair Sauber stated to add Draft of Transfer of Building Rights under Old Business, and Ag Uses and Schedule F to add to the September agenda. Add August 8th slides from Sherri Buss under New Business.

Chair Sauber moved to approve the agenda as amended. Commissioner Wood seconded.

Permit Requests

Timothy and Cindy Murphy -9110 225th Street West – Lot Split Application

Attorney Lemmons stated that there was adequate information on the application to move forward.

Chair Sauber stated that 2 acres is enough for a buildable site.

Chair Sauber moved that the easterly 50 feet of Parcel A, PIN 13-00500-50-041 be split from Parcel A and added to Parcel C, PIN 13-00500-50-050. This would result in making Parcel A, 14.85 acres and Parcel C, 5.15 acres. A firm condition of this motion is that the 50 feet split off must be added to the Parcel C as the PIN listed earlier.

Chair Sauber moved that there would be another motion to create a Parcel D which would be the 2.0 acres to be split from Parcel A, leaving 12.85 acres in Parcel A, and there is a certificate of survey, dated June 6, 2017, which shows the legal descriptions that would result from the lot splits. In order to understand Parcels A, B, C and D, the Board would have to look at the survey, dated June 6, 2017.

Commissioner Fredlund seconded the motion. Motion carried unanimously.

Planning Commission Approved Meeting Minutes

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Shawn and Amy Johnson – 8960 235th Street West – Represented by Ryan Johnson – 20376 Boone Avenue, Prior Lake - Accessory Building Application of 2400 square feet.

Chair Sauber stated that on the site plan Mr. Johnson needs the distance from the septic and the well to the proposed building. The VRWJPO is having a hearing on August 22, 2017, on a variance. Attorney Lemmons stated that we cannot process or approve anything until then. There was a letter from Mark Ryan in the Johnson file, stating the Planning Commission can proceed. Chair Sauber stated that Mr. Johnson would need to initial and date the original application. He will also need to add total accessory square footage structure to the application.

Chair Sauber moved to approve the construction of an Accessory Building Application of Shawn and Amy Johnson at 8960 235th Street West, PIN 13-00800-75-131, contingent upon the supplement of the distances discussed, initialed and dated on the site plan and subject to the contingent on the variance with the VRWJPO.

Commissioner Fredlund seconded. Motion carried unanimously.

David and Lois Peterson – 6010 245th Street and Walter Hawke – 221 Walnut Street, Farmington - Lot Split Application

Chair Sauber stated that what the Petersons have for the description of Parcel B on the form is the same as Parcel A on the survey. That needs to be noted so the Board has an understanding. Parcel A on the form is really a combination of Parcels A and B. Parcel C on the form is really the same as Parcel B on the survey. The application form will also need to be initialed and dated.

Chair Sauber moved to recommend approval of the lot split application at for David and Lois Peterson at 6010 245th Street, PIN 13-01-400-50-020. Commissioner Fredlund seconded the motion. Motion carried unanimously.

Resident Inquiry

Alan Storlie – 10245 250th Street West – Inquiry regarding moving a field driveway to a farm field and questions regarding replacing grain bins.

Mr. Storlie could not be present so Jody Arman-Jones is representing Mr. Storlie. Ms. Arman-Jones stated she had papers for the Planning Commission to look at. Mr. Storlie is asking to move a field road because the trucks that come in to take the sweet corn out are too big and they can't get through anymore. Mr. Storlie also wants to move it to a corner of the field so it is easier to do the picking. The other inquiry concerns grain bins. Mr. Storlie has three small 18-foot diameter grain bins in existence on their property and they want to make it two 27-foot bins.

Chair Sauber stated it is just a matter of Mr. Storlie applying for a driveway permit. Deputy Clerk to get the application for Ms. Arman-Jones. Chair Sauber stated she would alert the Board that the permit could be done over-the-counter.

Chair Sauber stated that Mr. Storlie can apply for an Ag-Exempt permit for the two grain bins he would like to build and to make sure he meets all the setback distances and provides all the information listed on the Ag Exempt form.

Attorney Lemmons stated Mr. Storlie does not need a demolition permit for an Ag building to come down.

Dan Ames – 10005 235th Street– Material storage questions.

Mr. Ames who owns the gravel pit at 10005 235th Street was not present. Attorney Lemmons stated that Mr. Ames would have to appear before the Planning Commission.

Out of Order under New Business – Newsletter – Jody Arman-Jones. Chair Sauber made some corrections to the Newsletter.

Town Board Liaison Report – Supervisor Carrie Jennings was not present. Draft minutes are on the website.

New Business

Darrel Gilmer and Septic Ordinance.

Mr. Gilmer stated he could not be present. Chair Sauber stated that Mr. Gilmer should be put on the September agenda or send the Planning Commission an email if the Septic Ordinance is okay.

Review of Attorney Draft of Transfer of Building Rights and Summary

Chair Sauber moved that the Planning Commission approve the Summary as reworked by the Attorney and advance to the Board for approval.

Commissioner Fredlund seconded. Motion carried unanimously.

First Draft of the Transfer of Building Rights Procedure and Instructions.

Planning Commission members and Attorney Lemmons discussed instructions related to applying for an application, instructions for the preliminary review and the formal review. Attorney Lemmons to create a checklist for Clerks and conform the new application to the new procedures. Attorney Lemmons to make changes and bring back to the September meeting. Clerk to follow-up with a dated letter to applicants (state statute) if the application is incomplete.

October Public Hearing

Because of Columbus Day, the Town Board Meeting is scheduled for October 10, 2017. The Planning Commission Public Hearing on the Comp Plan was scheduled for that date as well. Planning Commission agreed to schedule the Public Hearing for October 10, 2017, from 6:00 to 7:00 PM. Attorney Lemmons stated that the Public Hearing could be continued on Thursday if the one-hour time period is insufficient.

August 8, 2017, PowerPoint Slides

Chair Sauber had some corrections on page 6, page 9, and page 16. Chair Sauber to respond directly to Sherri Buss with corrections.

Minutes Approval

- February 6, 2017 – Planning Commission Meeting Minutes. Planning Commission noted changes and made a request for Deputy Clerk to re-listen to tape and bring back to September meeting.
- April 25, 2017 – Planning Commission Public Hearing. Planning Commission noted changes and made a request for Deputy Clerk to re-listen to tape and bring back to September meeting.
- May 2, 2017 – Planning Commission Meeting Minutes. Planning Commission noted changes and made a request for Deputy Clerk to re-listen to tape and bring back to September meeting.
- June 6, 2017 – Planning Commission Meeting Minutes. Planning Commission noted changes and made a request for Deputy Clerk to re-listen to tape and bring back to September meeting.
- July 3, 2017 – Deputy Clerk to put minutes from Vice Chair Fredlund into Meeting Minutes Form and bring back to September meeting.

Adjourn

Commissioner Larson moved to adjourn the meeting. Commissioner Wood seconded.

Meeting adjourned at 9:05 PM.

Respectfully submitted,

Cheryl Murphy
Deputy Clerk