

**EUREKA TOWNSHIP**

**DAKOTA COUNTY**

**STATE OF MINNESOTA**

**Planning Commission Meeting of August 7, 2018**

**Call to Order**

The Eureka Township Planning Commission meeting was called to order at 7:04 p.m. by Chair Fredlund.

Members Present: Ralph Fredlund (Chair)  
Bill Funk (Vice Chair)  
Randy Wood  
Allen Novacek  
Julie Larson

Members Absent: None

Others Present: Tim Murphy (Town Board Liaison)  
Butch Hansen (Town Board Vice Chair)  
Mark Ceminsky (Town Board Supervisor)  
Bob Finke (Town Clerk)  
Ranee Solis (Deputy Clerk)

Chair Fredlund introduced new staff members Bob Finke and Ranee Solis.

**Approval of the Agenda**

Chair Fredlund requested the following changes to the Agenda:

1. Add Citizen Inquiry – Cheryl Mohn before Permit Requests
2. Add TKDA New Representative under New Business
3. Remove Liaison Protocol/Duties from Old Business

Commissioner Larson moved to approve the agenda as amended, seconded by Commissioner Novacek.

Motion carried 5-0

**Citizen Inquiry**

**Cheryl Mohn – Udder Tech, Inc**

Cheryl Mohn, co-owner of Udder Tech, Inc inquired as to whether she could purchase 10 acres on County road 86, PID 13-03100-51-012 in Eureka Township for the purpose of constructing a business building of approximately 9,000 sq. ft. to house their distribution of fabric items for agriculture producers.

RS

NA

Chair Fredlund stated that a Conditional Use Permit (CUP) is required in order for the Planning Commission to consider her request and Mrs. Mohn would have to own land in Eureka Township in order to apply for a CUP.

Chair Fredlund stated that Mrs. Mohn can go to the Town Board with her inquiry and to contact the Town Clerk to be added to the agenda of the August 13, 2018 Town Board meeting.

### **Permit Requests**

#### **Northern Natural Gas – Town Border Station**

No representative appeared. Due to a lack of information, Chair Fredlund requested that the Town Clerk check for a CUP and forward to the Town Board without recommendation.

Commissioner Novacek moved to forward to the Town Board without recommendation, seconded by Commissioner Wood.

Motion carried 5-0

### **Land Use**

#### **Ostlie Farms – 25901 Dodd Blvd. - Lot Split Application**

Glen Nord, acting as representative to the owner, presented a brief overview of the request. Ostlie Farms is requesting to split PID 13-03100-02-010 (Parcel A) into three parcels as follows:

*Parcel C*, consisting of 8.666 acres to be split from Parcel A and to be combined with PID 13-03000-77-010.

*Parcel E*, consisting of 50.879 acres to be split from Parcel A.

*Parcel G*, consisting of 20.76 acres to be split from Parcel A.

Commissioner Wood asked if all proposed parcels have road access to which Mr. Nord answered yes.

Commissioner Larson moved to recommend to the Town Board to approve the Lot Split application, seconded by Commissioner Wood, pending attorney review.

Motion carried 5-0

#### **Chad Harmer – Lot Split Application**

Withdrawn

#### **Public Utility for Progressive Rail**

Jason Culotta, Public Affairs Director for Progressive Rail (PGR) presented a potential pending project by PGR to the U.S. Department of Transportation's CRISI grand program.

PGR is interested in constructing additional storage track south of Lakeville and proposes either:

A. Two 4,540 ft. passing tracks along the existing main line between 240<sup>th</sup> St. and 250<sup>th</sup> St.

RS



in Eureka Township

B. One 2,557 ft. yard track in Northfield yard, behind the Malt-O-Meal plant.

Mr. Culotta stated the purpose of appearing at the meeting is to notify the Township of the potential project and to solicit input on the addition of storage track in Eureka Township.

*Discussion questions answered by Mr. Culotta:*

- No new property will be acquired
- The Eureka Township location is being considered because it is the closest PGR can get to the facility in Lakeville <sup>10</sup>
- Long term storage of train cars can include up approximately 200 cars
- A hypothetical timeline for implementation is late spring 2019
- The grant is due to CRISI September 17, 2018

*Other Concerns/Comments:*

- How will this affect property values?
- Will trees be removed?
- Can storage be done in Air Lake instead?
- 240<sup>th</sup> St. intersection will become more dangerous with increased traffic

Since Mr. Culotta will not be available to attend the August Town Board meeting, Chair Fredlund, seconded by Commissioner Wood, moved to forward to the September Town Board meeting without recommendation.

Motion carried 4-1 with Commissioner Larson dissenting

#### **Town Board Liaison – Chair Murphy and Vice Chair Hansen**

- Motions were made to approve three building permits.
- Motion made to approve new permit application forms dated July 9, 2018.
- Motion made to assign the Miller request to the attorney for response.
- Motion made to assign the Ames request to the attorney for response.
- Motion made to set a Special Meeting for July 15, 2018 to hire a Town Clerk.
- Motion made to set a Round Table meeting for July 26, 2018.
- Discussed road closure issue at Chubb Lake.
- Gravel/dust control completed.
- Motion made to table LED lights and get a second proposal.
- Discussed Open Meeting Law issues.

#### **Old Business**

##### **Fence Ordinance – Set Public Hearing**

Chair Fredlund moved to set Public Hearings, seconded by Commissioner Novacek, as follows:

Tuesday, September 4, 2018 6:00 p.m. Discuss/Propose new language

Tuesday, September 4, 2018 6:30 p.m. Repeal old language

RS NA

Motion carried 5-0

**Forms Review**

Due to the high volume of new permit application forms, Chair Fredlund moved, seconded by Commissioner Larson, to discuss/review the following three forms next month:

1. Agriculture Building Permit Application
2. New Building Permit Application
3. Land Use/Zoning Interim Use Permit Application

Motion carried 5-0.

Town Board Chair Murphy assigned the Town Clerk to research permit fees in the surrounding area and asked the Planning Commission to consider numbering the permits for the fee schedule.

**New Business**

**TKDA New Representative**

TKDA sent an announcement that Sherri Buss is retiring and Merrill Clapp-Smith will be our new representative.

Town Board Chair Murphy noted that the RFP's for Contracted General Engineering Services are due by noon, August 13<sup>th</sup> to be considered at the Town Board meeting that evening.

**Minutes Approval**

**May 1, 2018 – Planning Commission Meeting Minutes**

Commissioner Novacek requested correction of the spelling of his name throughout the minutes.

Commissioner Novacek moved to approve the minutes as amended, seconded by Commissioner Wood.

Motion carried 5-0

**June 5, 2018 – Planning Commission Meeting Minutes**

Chair Fredlund moved to approve the minutes as presented, seconded by Commissioner Wood.

Motion carried 5-0

**July 3, 2018 – Planning Commission Meeting Minutes**

Chair Fredlund moved to approve the minutes as presented, seconded by Commissioner Funk.

Motion carried 5-0

**Deputy Clerk Issues**



None

**Resident Inquiry**

**Bill Schweich – 8572 210<sup>th</sup> St. W., Lakeville**

Mr. Schweich owns a berry farm at the end of the Highview extension. In 2006 he applied for a driveway/culvert permit but did not complete the driveway. He now needs road access and wants to know if he must pay another permit fee.

Chair Fredlund moved to forward to the August Town Board meeting without recommendation, seconded by Commissioner Wood.

Motion carried 5-0

Chair Fredlund requested that the Town Clerk search for the driveway permit and add the item to the August Town Board agenda.

**Adjournment**

Chair Fredlund moved to adjourn the meeting, seconded by Commissioner Larson.

Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Ranee Solis

Ranee Solis  
Deputy Clerk

Minutes Officially Approved on : 9/4/18

Date

By: Ranee Solis and

Deputy Clerk

M. Fredlund

Planning Commission Chair

