

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING
August 3, 2021-7:00pm

Call to Order

The Planning Commission Meeting was called to order at 7:10pm by Chair Wood.

Commissioners Present: Randy Wood (Chair)
 Bill Clancy (Vice Chair)
 Julie Larson (Commissioner)
 Debbie Burkhardt (Commissioner)
 Chad Berg (Commissioner)

Others Present: Rane Solis (Town Clerk), Amy Liberty (Deputy Clerk), Eugene & MaryAnne Dietz, Jerome Phillippe, Austin Riess, Stacy Shaw, Jody Arman-Jones, Brian Ahern, Nancy Sauber, Lu Barfknecht, Ralph Fredlund

Approval of the Agenda

Two changes to the agenda: PIN number on Dietz inquiry changed to 13-02800-75-012 and the explanation of inquiry listed on Jerome Phillippe to say "Lot Split" only.

Motion: Commissioner Larson moved to approve the agenda as amended, seconded by Chair Wood. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Debbie Burkhardt -Aye; Chad Berg-Aye; *Motion carried 5-0*

Citizen Inquiry –

Eugene Dietz, 267th St. W. PIN 13-02800-75-012 *Building Rights

Eugene Dietz provided a list of questions to the Planning Commissioners to be answered regarding his property of 8 acres that he purchased back in June 1980. The main concern was following ordinances for a proposed driveway. *Ordinance 3, Chapter 3, Section 5.B.3, Driveways must be located a minimum of 300 feet from the intersection of any two or more public roads.* The proposed driveway is 250 feet away from a joining of roads, Hamburg and 267th St. Gaining clarification of definitions to this issue from the township's attorney was recommended. Obtaining a stub abstract, so there is a written record of the history of this property, was also advised. The matter of this inquiry will be addressed at the next Town Hall meeting.

Jerome Phillipe *Lot Split

Mr. Phillipe would like to split PIN 13-03100-77-016 into two 7.5 acre lots. The Planning Commissioners explained that this property can be split, however there is no road frontage and is considered landlocked. Suggestion of creating a shared driveway was made to have the ability to build on these parcels with the addition of having 33 feet of public road frontage. The ordinance language is currently under review regarding landlocked parcels. Jerome Phillipe also explained his desire to move a building right from 13-03100-02-013 to 13-03100-77-016, in addition to exercising the use of his shared building right that currently is on this parcel. Proof of these building rights is needed.

Motion: Vice Chair Clancy moved for the Planning Commission to issue proper notice to hold a public hearing to consider a text amendment to enable access to landlocked property via shared driveways, with limitations to be included in the text amendment. Chair Wood seconded the motion for discussion. Research and a draft of a text amendment by Vice Chair Clancy will be presented at the next Planning Commission for consideration. Roll call vote: Randy Wood-Aye; Bill Clancy-Aye; Julie Larson- Aye; Debbie Burkhardt- Aye; Chad Berg- Aye; *Motion carried 5-0*

Austin Riess, Agricultural Wedding Venue.

Commissioner Larson recused herself from this discussion.

Curt Reiss (via zoom) asked for guidance on a proposed wedding venue plan. A three-page Executive Summary of this business venture was presented to the Planning Commission. Chair Wood explained that the township does not allow commercial business like this and therefore could not be done; this includes the question of turning an existing building on the property into an Airbnb. Mr. Reiss was curious as to what the land is eligible for and if there is a building right on the property. Further research would be needed to address this question.

Permit Requests

Nathan and Stacy Shaw 8802 250th St. W., PIN13-02000-02-020 *Pole Shed

Motion: Vice Chair Clancy moved to recommend approval to the Town Board for the permit application concerning the 36x48 Pole Shed. Seconded by Commissioner Larson. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye; Debbie Burkhardt -Aye; Chad Berg -Aye.
Motion carried 5-0.

Land Use - None

Town Board Liaison Report

Lu Barfknecht provided a summary of the July Town Board Meetings as follows:

- Approval of Dan Ames addition to accessory building.
- Approval of Point North services, IT equipment and digital banking scanner.
- Detailed road report provided by Mark Henry.
- The septic letter was reviewed and approved.
- Complaints presented were addressed and handled using proper protocols.
- Approval of the treasurer for cashing CD's held by Castle Rock Bank and opening a savings account at the township's new bank, New Market Bank.
- Recording of meetings will be held for 90 days and then destroyed, unless a motion is made otherwise.
- Continue contact with the Dakota County Sheriff regarding a court order concerning animal exhibition.
- Approval of new complaint form.
- Kathy Kaufmann is working on the broadband grant.

Old Business

Remodel Permit

Planning Commissioners decided on a minor change to the application by adding clarification to a bullet point on page one. *The location of and distance to the well, drainage and septic systems both primary and alternate.*

New Business

Subdivision Ordinance Language review

The actual language review asked by the Town Board for the Planning Commission to address is the text on pages 56 and 57 in the township's ordinance book, not to revise Ordinance 10:Subdivision of Land. Furthermore, "lot" should be redefined.

This will be added to the next Planning Commission meeting agenda held on September 7th.

Minutes Approval

Approval of the minutes written for the July 6, 2021, Planning Commission meeting were tabled until the next meeting to review the change:

Discussion took place regarding the property's secondary use of storing Miracle Grow on the property not included in the IUP, with concerns rising from a few commissioners. It was recommended to address these issues at the February IUP review.

Motion: Commissioner Larson moved to table the approval of the minutes until the next meeting; Chair Wood seconded. Vote: Randy Wood- Aye; Julie Larson- Aye; Bill Clancy- Aye; Debbie Burkhardt- Aye; Chad Berg- Aye; *Motion carried 5-0.*

Deputy Clerk Matters - The new complaint form has been drafted and will be printed for residents to pick up at the town hall as of August 4th, 2021. In the future, this form will also be located on the website.

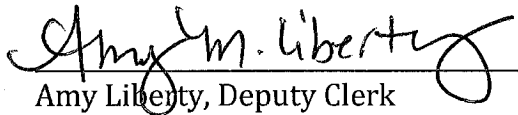
Adjournment

Motion: Vice Chair Wood moved to adjourn the meeting, seconded by Commissioner Julie Larson.

Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Debbie Burkhardt -Aye; Chad Berg -Aye; *Motion carried 5-0.*

Meeting adjourned at 9:18 p.m.

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by: Randy Wood on: 9/13/21
Planning Commissioner Chair Date

EUREKA TOWNSHIP

Dakota County, Minnesota



Planning Commission Meeting

Attendance

August 3, 2021

7:00 PM

<u>Printed Name</u>	<u>Address</u>
Brian Ahern	6215 236th St W Farmington
Stacy Shaw	8802 250th St W Lakeville
Gene, MaryAnne Diet	8011 267th St. W. Farmington
Nancy Sauber	9445 225th St. W. Lkvl
Gene & Phyllis	27778 Tamacia Ave Lk
John & Barbara	24585 Jordan Park Dr Lk
Ralph Fredman	23680 Sunset G, Lkvl