

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION PUBLIC HEARING
Meeting Minutes
Proposed Housing Rights Text Amendment
2/21/23

Chair Clancy called the Public Hearing to order at 7:01pm.

Commissioners Present: Bill Clancy, Debra Burkhardt, Beth Eilers and Randy Wood.

Others Present: Amy Liberty (Deputy Clerk), Brian Ahern, Ralph Fredlund, Kathleen Kaufmann, and Mark Pflam.

Zoom Participants: Liz Atwater (Clerk), Jeff Otto, and Lu Barfknecht

Opening Statement:

Chair Clancy explained that the Planning Commission is appointed by the Town Board to make recommendations to the Board on planning and zoning issues. Recommendations are advisory only. The final decision on issues brought before the Planning Commission is made by the elected Township Board. With certain types of applications, such as this one, it is also the responsibility of the Commissioners to conduct a public hearing. The purpose of the hearing is to ensure that everyone with an interest in this matter has an opportunity to present testimony and evidence in support of his or her position.

Timeline of Process:

- Multi-year project to clarify ordinance and focus on the existing flexibility to transfer housing rights within Eureka Township as first set forth in Ordinance 3 in 2013. The goal was to clarify definitions and procedures without changing the basic concept and safeguards of the program.
- The Planning Commission's involvement started in 2021 with monthly reviews of proposed text amendments.
- The Planning Commission agreed that the Eureka Township, Code of Ordinances, Draft Amendment, dated March 1, 2022, authored by Mr. Jeff Otto be forwarded to the Town Board with a recommendation for review and consideration for implementation.
- The Town Board continued extensive review.
- Open house conducted by Jeff Otto on February 2, 2023.
- The Town Board will review input and address questions that came forth at the open house and the recommendation placed tonight, during the February 28th Town Board meeting.

Public Comment:

Mark Pflam, 6100 225th St. W., Farmington.

Mr. Pflaum raised concerns about increased density and road traffic impact. Mr. Pflaum said that he, at times, does not want to leave his house due to the poor road conditions. In fact, he was unable to come to the mining open house last week due to the bumpy road. Until the Township can maintain the roads, density should not increase anywhere. Infrastructure is just not there for all the housing rights to be moved around and driveways to be shared. Mark expressed that the forefathers had a good understanding of what was required for shared driveways and the township should maintain those standards.

Chair Clancy asked three times if anyone had additional comments, either present at the Town Hall or on Zoom. Hearing none, the public comment period was closed.

Planning Commission Discussion:

The Commissioner(s) discussed the "increased density" concern and believed that Mr. Pflaum's reference is referring to the possibility of several quarter-quarters in a row being able to have four houses each along one road. Overall, there is no change in density, the cap of four in each quarter-quarter continues to be in place.

Discussion continued regarding the house "rebuild within one year" policy. This policy was eliminated except where a non-conforming house is involved. Once a house is built, the housing right becomes permanent even if the house is destroyed or moved off the property. The only exception is if the house is non-conforming, it must be rebuilt within one year because a non-conforming use expires after one year of non-use. This language will be reviewed again at the Town Board level.

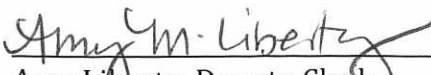
Motion: Chair Clancy moved that the Planning Commission recommend approval by the Town Board of the Housing Right text amendment as most recently updated, with any additional changes discussed herein tonight by the PC, as well as any additional changes that may be recommended by the Township Attorney, Township Liaison, for final review, action, and approval by the Town Board. Commissioner Wood seconded the motion.

Roll call vote: Randy Wood-Aye; Bill Clancy-Aye; Beth Eilers-Nay; Deb Burkhardt-Aye;
Motion carried 3-1.

Motion: Chair Clancy moved to adjourn the public hearing. Commissioner Wood seconded.

Roll call vote: Randy Wood-Aye; Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye;
Motion carried 4-0. Adjourned at 7:28pm.

Respectfully submitted,



Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 3/6/23
Planning Commission Chair Date

PUBLIC COMMENT SPEAKER LIST

EUREKA TOWNSHIP
Public Hearing- Housing Rights Text Amendment
February 21, 2023
7:00 PM

If you would like to make a comment during tonight's public hearing, please provide your name and address below. Speakers will be called in the order they are listed.

If you wish for your comment to be included in the minutes of the meeting, you must submit your comments in writing to the Clerk.

PRINT NAME

ADDRESS

PRINT NAME	ADDRESS
MARK PFLAUM	610 0 225th St W 55024 Farmington MN
Kathleen Kaufman	



Public Hearing Meeting

Attendance

February 21, 2023

7:00 PM

Printed Name

Bryan Thoren

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Address

6014 235th St W Farmington

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