

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*

**PLANNING COMMISSION MEETING MINUTES**  
**May 2, 2023-7:00pm**

**Call to Order**

The Planning Commission Meeting was called to order at 7:00pm by Chair Clancy.

Commissioners Present: Bill Clancy (Chair)  
Deb Burkhardt (Vice Chair)  
Donovan Palmquist (Commissioner)  
Melanie Storlie (Commissioner)  
Beth Eilers (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Lu Barfknecht, Randy Wood, Brian Ahern

Zoom Participants: Julie Larson, Jeff Otto, Nancy Sauber

**Elect Planning Commission Chair and Vice Chair**

Commissioner Eilers nominated Bill Clancy for Chair; Commissioner Palmquist seconded.  
*Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye;  
Donovan Palmquist-Aye. *Motion carried 5-0.*

Chair Clancy nominated Deb Burkhardt for Vice Chair; Beth Eilers seconded.  
*Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye;  
Donovan Palmquist-Aye. *Motion carried 5-0.*

**Approval of the Agenda**

*Motion:* Vice Chair Burkhardt moved to approve the agenda as is. Commissioner Palmquist seconded. *Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 5-0.*

**Permit Requests**

Larson, Julie, 8305 250<sup>th</sup> St. W., PIN 13-01600-51-020 \*AG EXEMPT-Grain Bin

Vice Chair Burkhardt performed an onsite visit to verify setbacks on April 13<sup>th</sup>, 2023.

*Motion:* Chair Clancy moved to recommend to the Town Board to approve the Exempt Agricultural Zoning Approval application, PID 13-01600-51-020, for Dylan and Julie Larson at 8305 250<sup>th</sup> St. W., specifically for a new grain bin on the property that is agricultural. Vice Chair Burkhardt seconded. *Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 5-0.*

Roske, William, 6335 265<sup>th</sup> St. W.; PIN 13-02600-26-016 \*Solar ground-mounted  
Bill Roske inquired with the Town Board prior to this Planning Commission meeting about the placement of his ground-mounted solar arrays. His property is a long lot with a home, septic system, and trees positioned towards the back of the property making it difficult to place the solar arrays in the backyard as required by the current ordinances.

§240-30,3, a. Ground-mounted ASES shall comply with the accessory use and structure standards, including setback requirements. Ground-mounted ASES shall not be placed in front yards. Ground-mounted solar ASES may not extend into the side yard or rear yard setback when oriented as minimum design tilt (i.e., the panel position that is maximum horizontal extent and covers the maximum ground area).

Chair Clancy explained the findings at the Town Board level was that the definition of “front yard” in the ordinance book alludes to the fact that the portion of land considered to be the front yard is the portion 110 feet from the center line of the county road. The Township lawyer was asked to look at the language and agreed that Mr. Roske could put the solar arrays on the portion that is beyond the depth considered to be the front yard.

#### §240-64 DEFINITIONS

##### Yard, Front

A yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right-of-way line to a depth required in the setback ordinances for the zoning district in which such lot is located.

*Motion:* Chair Clancy moved to recommend approval by the Town Board the building application for Bill Roske at 6335 265<sup>th</sup> St. W., property ID 13-2600-26-016, for a ground mounted solar array. Commissioner Eilers seconded.

*Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 5-0.*

#### Murphy, Ryan, 9180 225<sup>th</sup> St. W.; PIN 13-00500-50-042 \*Accessory building

A Watershed and Land Disturbance permit was granted for this project on July 8, 2022.

*Motion:* Chair Clancy moved to recommend the Town Board approve the building application for Mr. Ryan Murphy at 9180 225<sup>th</sup> St. W., ID number 13-00500-50-042, for an accessory building, pole shed. Commissioner Palmquist seconded.

*Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 5-0.*

### **Town Board Liaison Report**

Supervisor Lu Barfknecht was present to recap both Town Board meetings that were held in April. A few highlights:

- Nominated Chair and Vice Chair for Town Board.  
(Lu Barfknecht-Chair, Nancy Sauber-Vice Chair)
- Liaisons duties assigned.
- Approved to try a new product for dust control on 235<sup>th</sup> St.
- Insurance company approved roof replacements on the Town Hall and garage.

**Old Business**

Township Road Speed Project

Commissioner Eilers presented a map and explained the areas where speed signs could be placed and what criteria the Department of Transportation requires for signs to be legally and lawfully enforceable. A quote was obtained from Safety Signs with \$300.00 being the approximate price for a fully installed sign. Commissioner Eilers would like to present this proposal, along with Vice Chair Burkhardt, to the Town Board and ask for permission to speak with the Township attorney and sheriff. Enforcement is a concern.

**New Business**

The Planning Commission reviewed and agreed with the following dates adopted by the Town Board on April 11, 2023, for all regular scheduled Planning Commission meetings:

- |                           |                               |
|---------------------------|-------------------------------|
| May 2, 2023               | November 8, 2023 (*Wednesday) |
| June 6, 2023              | December 5, 2023              |
| July 5, 2023 (*Wednesday) | January 2, 2024               |
| August 1, 2023            | February 6, 2024              |
| September 5, 2023         | March 5, 2024                 |
| October 3, 2023           | April 2, 2024                 |

The Planning Commissioners then determined liaisons for the 1<sup>st</sup> monthly TB meetings:

**Town Board Meeting Liaisons**

May 09, 2023	Beth Eilers
June 13, 2023	Deb Burkhardt
July 11, 2023	Melanie Storlie
August 8, 2023	Donovan Palmquist
September 12, 2023	Bill Clancy
October 10, 2023	Beth Eilers
November 14, 2023	Deb Burkhardt
December 12, 2023	Melanie Storlie
January 09, 2024	Donovan Palmquist
February 13, 2024	Bill Clancy
March 13, 2024 *Wednesday	Deb Burkhardt
April 09, 2024	Bill Clancy

The following topics were suggested for the June 5, 2023, joint meeting with the Town Board:

1. Gravel Road Maintenance
2. MPM reclamation-Dakota County tax funding
3. Citizen input solution-surveys, etc.
4. Night to Unite (National Night Out)

Review/recommendations on definitions for Code Book-**TABLED UNTIL NEXT MEETING**

### Approval of Meeting Minutes

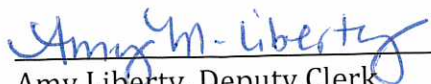
*Motion:* Chair Clancy moved to recommend that we approve the meeting minutes of the Redevelopment Agency meeting of March 27<sup>th</sup>, 6:00pm, as well as the Special Planning Commission meeting minutes of March 27<sup>th</sup>, immediately following the Redevelopment Agency meeting, as well as the Planning Commission public hearing on the proposed mining ordinance text amendment of February 22<sup>nd</sup> meeting minutes.  
Vice Chair Burkhardt seconded the motion. *Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Melanie Storlie-abstain, Donovan Palmquist-abstain.  
*Motion carried 3-0-2.*

### Adjournment

*Motion:* Chair Clancy moved to adjourn the meeting. Commissioner Palmquist seconded.  
*Roll call vote:* Bill Clancy-Aye; Beth Eilers-Aye; Deb Burkhardt-Aye; Donovan Palmquist-Aye; Melanie Storlie-Aye. *Motion carried 5-0.*

Meeting adjourned at 9:56pm.

Respectfully submitted,

  
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Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on:   
Planning Commission Chair Date



## Planning Commission Special Meeting

Attendance

May 2, 2023

Planning Commission Meeting

Printed Name

Bill Roske

Address

6335 265th St. W

Ryan Murphy

9180 225th St W

Mr. Bob [unclear]

21585 Ireland Park

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