

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

**PLANNING COMMISSION MEETING MINUTES**  
**August 1, 2023-7:00pm**

**Call to Order**

The Planning Commission Meeting was called to order at 7:05pm by Chair Clancy

Commissioners Present: Bill Clancy (Chair)-via ZOOM  
Debbie Burkhardt (Vice Chair)  
Melanie Storlie (Commissioner)  
Beth Eilers (Commissioner)  
Donovan Palmquist (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Steve Sauber, Robert Piekarski, Jeff Krapu, Andi Krapu, Brian Ahern

Zoom participants: Julie Larson

**Approval of the Agenda** -No objections to the agenda as presented.

**Permit Requests**

Piekarski, Robert, 6655 245<sup>th</sup> St. W., PIN 13-01500-08-010 \*Accessory Building

Mr. Piekarski was present at the Town Hall to answer any questions that the Planning Commission may have. Robert shared that he did have his property professionally surveyed in 2012 and used these clearly marked property lines on the site map. The Planning Commission did not have any concerns regarding this application.

*Motion:* Chair Clancy moved that the Town Board approve the building permit application for Mr. Robert Piekarski at 6655 245<sup>th</sup> St. W., PIN 13-01500-08-010, for a 24x24 accessory building. Vice Chair Burkhardt seconded.

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

Juffer, Kari, xxxx Fairgreen Ave., PIN 13-01100-51-012 \*New Construction

Property owner Kari Juffer and the builder, Steve Sauber, came forward to discuss this application with the Planning Commission. No concerns emerged. The housing right that will be exercised on this 27.50-acre property was part of a previous lot-split that the Planning Commission approved on November 1, 2022. A Vermillion River Watershed permit is required for this project and has been obtained. Permit Number: VRW 23-02.

*Motion:* Chair Clancy moved that the Town Board approve the building permit application for Kari Juffer, site address on Fairgreen Ave., PIN 13-01100-51-012, for a single-family home building permit application. Commissioner Storlie seconded.

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

After each permit request, Chair Clancy explained the complete process of obtaining a permit. The Planning Commission strictly looks at the application from a zoning standpoint in terms of setbacks and ordinances, not a building code standpoint. After the Planning Commissioners review, a recommendation is made to the Town Board. Once approved by the Board, the application is forwarded to Inspectron, Inc. At that point, the applicant will work directly with the building inspector.

## **Land Use**

Krapu, Jeff, 24313 Dodd Blvd., PIN 13-01800-25-030 \*Lot-split, Housing Rights

Jeff and Andi Krapu were present at the meeting in the Town Hall. The first item discussed was the conditional use permit (CUP) that is associated with this parcel. The split will create two lots, one consisting of 24.14 acres, Parcel B, also listed on the survey as Parcel 2, and the second having 4.91 acres, Parcel A, also listed on the survey as Parcel 1.

Mr. and Mrs. Krapu stated the CUP will stay on Parcel B.

A concern was raised about the total amount of acreage listed on the survey. The survey lists the original property, before the proposed split, as 29.05 acres, whereas the Dakota County Geographic Information System lists the total acreage as 29.07. Jeff and Andi both agreed the detailed survey reflected the correct amount.

The second discussion item was pointing out that the proposed lot-split is creating a land-locked property. Without access, the 4.91-acre lot would not be buildable.

**§240-13Driveways/access to public right-of-way.**

**A.**

Access to buildable lot. At the time of application for a permit to erect any building in the Township of Eureka, the applicant must:

**(1)**

Demonstrate that the building has, or will have constructed concurrently, driveway access to a public road across land owned solely by the applicant or across a servient parcel with a permanent easement as shown on the site plan included as part of the building permit application which meets the requirements of Chapter 198, Roads

Mr. and Mrs. Krapu understood there would need to be a shared driveway and maintenance agreement presented to the Planning Commission and Town Board before Parcel A would be considered a buildable lot.

*Motion:* Chair Clancy moved to recommend to the Town Board to approve the lot-split application for Mr. and Mrs. Krapu at 24313 Dodd Blvd., PIN 13-01800-25-030, with the following stipulations:

- A. The property owners will state in writing that the CUP will remain where it is today on PIN 13-01800-25-030. \*
- B. Property owners have been advised of various ordinance requirements that will come into play at the time a building permit is requested given there is no road frontage on the new land-locked parcel, and they are aware.

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

*\*Note-the PIN 13-01800-25-030 will be changed by Dakota County when the lot-split occurs.*

The second application Mr. and Mrs. Krapu submitted was regarding a housing right and cluster agreement. Proof of a purchased housing right was included with the application. The intent is to place this housing right on the newly created 4.91-acre lot.

A letter from Dakota County Shoreland was also part of the packet for the Planning Commission to review. Discussion took place regarding this letter on how Dee McDaniels, Environmental Specialist, wrote that out of this 4.91-acre lot, approximately 1.25 is buildable. It was important to note that this may cause restrictions since it is required to have adequate room for a primary and secondary site for a septic system.

*Motion:* Vice Chair Burkhardt moved to approve and send to the Board the Residential Building Right Transfer (Cluster) application for Jeff Krapu regarding the original PIN 13-01800-25-030, consisting of Parcel A of 4.91 acres and Parcel B of 24.14 acres in which the building right will be placed in Parcel A, the parcel of 4.91 acres. Commissioner Palmquist seconded the motion. *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**

Town Board Supervisor Wood shared items that were discussed at the August Town Board meetings. A full summary is provided in the meeting minutes and is available for viewing at the Town Hall and on the website.

### **Old Business**

#### Eureka Township Planning Commission-Major Activity Tracker & Resource Allocation

- The driveway permit application sheet, along with the directions, continue to need edits and will be discussed at the next Planning Commission meeting in September.
- Night to Unite was a success. Accolades to Commissioner Eilers who took charge of this event.

**New Business**

Zoning Permit Process

Commissioner Eilers recently submitted a building permit application and mentioned the process needed work. It was agreed that the Planning Commission needs to continue to review the process and provide clear directions for citizens.

**Approval of Meeting Minutes**

*Motion:* Chair Clancy moved that we approve the Town Board and Planning Commission June 5, 2023, Round Table meeting minutes as well as the July 5, 2023, Planning Commission meeting minutes. Commissioner Storlie seconded.

*Roll call vote for June 5, 2023, meeting minute approval:* Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 5-0.*

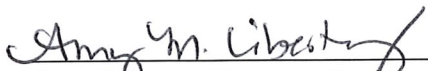
*Roll call vote for July 5, 2023, meeting minute approval:* Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Abstain. *Motion carried 4-0-1.*

**Adjournment**

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

The meeting was adjourned at 9:00pm.

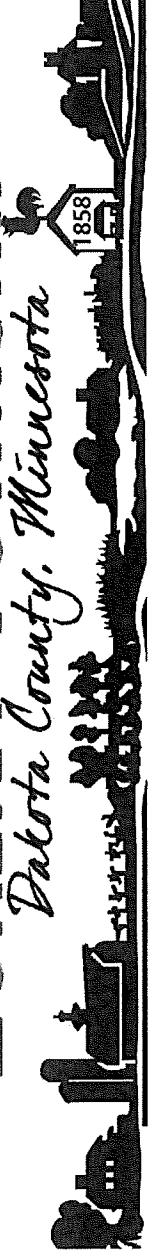
Respectfully submitted,

  
Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 9-5-23  
Planning Commission Vice Chair Date

# EUREKA TOWNSHIP

Dakota County, Minnesota



## Planning Commission Meeting

Attendance

August 1, 2023

7:00 PM

Printed Name

Steve Sauber

Robert Prokarski

Jeff Kraper

Andi Kraper

Brian Aheron

Address

Youngfield Homes 22260 Dodd Blvd, Lakeville MN 55044

6655 245th St W Farmington MN 55024

24365 Dodd Blvd Lakeville 55044

2215 23576 St W