

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING MINUTES
October 3, 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)
Debbie Burkhardt (Vice Chair)
Melanie Storlie (Commissioner)
Beth Eilers (Commissioner)
Donovan Palmquist (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Kari Juffer, Brian Ahern

Zoom participants: Kim Samuelson, Julie Larson, Randy Wood

Approval of the Agenda

Item B was added to the agenda under Deputy Clerk Matters

B. Town Board Liaison Review

Motion: Chair Clancy moved to approve the agenda as amended. 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.*

Permit Requests

Juffer, Kari, 23745 Fairgreen Ave., PIN 13-01100-51-012 *Accessory Building/pole shed
A Vermillion River Watershed permit is required for this project and has been obtained. (Permit Number: VRW 23-02). Kari verified that containers left by the previous owner have been removed and construction is well underway for the new home that was approved by the Township in August. During discussion of the square footage of the proposed pole shed, it was mentioned a small 3-sided structure does remain on the property. This structure would be counted as an accessory building and the square footage would be added to the total amount allowed on the property. It was noted that this should not be an issue since this parcel is allowed to have 10,000 total square footage for accessory buildings.

§ 240-24 Standards for accessory uses or structures.
[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1]

C. Area. The maximum total area of all accessory buildings shall not total more than 5,000 square feet on two to 5.999 acres and not more than 10,000 square feet on six or more acres. There shall be no maximum limitation to total area for agricultural buildings, and agricultural buildings shall not be considered in the total sum of accessory buildings on an individual parcel.
[Amended 6-10-2013 by Ord. No. 2013-03; 5-8-2017 by Ord. No. 2017-04]

Motion: Chair Clancy moved for the Town Board to approve the building permit for Kari Juffer, at her property 23745 Fairgreen Ave., PIN 13-01100-51-012, for the 48x54 (2,592 square foot) pole shed. Vice Chair Burkhardt 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.*

After this 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.

Riess, Mason, 26051 Highview Ave., PIN 13-02900-01-010 *Remodel/Garage Doors

Kim Samuelson, the representative for this permit request, was available through Zoom to answer questions regarding the project. At first glance, this appeared to be a simple permit request. However, after further review, two concerns came forward.

1. The structures appear to be straddling two properties.
2. Old buildings appear to need more work than just adding garage doors.

Kim was able to address the structural integrity and stated the company did send pictures to Inspectron, Inc. who recommended to submit a remodel permit to the Township. The footprint would not change, nor any square footage would be added, but 2x4's would need to be added for support. The location of the buildings being on two properties was not something she was aware of. This would need to be straightened out with the property owner.

The Planning Commission continued discussion and determined the location of the buildings, even though the landowner owns both properties, does have setback issues. A possible solution is to have the landowner complete a simple lot split with Dakota County to move the property lines.

Motion: Chair Clancy moved that the Town Board deny the building permit application for Mason Reiss at 26051 Highview Ave., PIN 13-02900-01-010, for the primary reason that buildings on the property, including at least one that they wish to remodel, straddles the property line to the north with PIN 13-02000-79-012 also owned by Mr. Reiss. The Town Board should be aware these buildings that wished to be remodeled are quite old and Inspectron would have to determine the extent of reconstruction necessary. The Town Board should also be aware that the Dakota County property card for the 29 acres, PIN 13-02000-79-012 shows zero 2023 building values but has a picture of a partially constructed barn-like home for which a building permit does not exist. *

Commissioner Palmquist seconded.

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

**It was later confirmed by the Dakota County Assessor's office that this was an incorrect picture and should not be associated with this property, PIN 13-02000-79-012.*

Town Board Liaison Report

There was no liaison available to give an in-person report. Full summaries of the Town Board September meetings are provided in the meeting minutes and are available for viewing at the Town Hall and on the website.

Old Business

Eureka Township Planning Commission-Major Activity Tracker & Resource Allocation

- Chair Clancy recommended to stop with projects listed on the tracker until the Town Board has time to catch up on things already presented by the Planning Commission. All agreed.
- Both the driveway permit directions and general permit instruction sheet require further edits and will be discussed again at the November Planning Commission meeting.

Deputy Clerk Matters

This portion of the meeting was used to remind the Commissioners that the meeting in November will be held on Wednesday, November 8th, due to the Lakeville Area Board of Education holding a referendum election at the Town Hall.

In addition, the Town Board liaison assignments were reviewed. Commissioner Storlie switched meeting dates with Commissioner Eilers. Melanie will be the liaison for the October 10th Town Board meeting, and Beth will present at the December 12th meeting. Chair Clancy respectively asked the Commissioners to continue to keep the recap short as the Town Board continues to hold three-hour meetings.

Approval of Meeting Minutes

Motion: Chair Clancy moved to approve the September 5, 2023, Planning Commission meeting minutes as submitted. 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.*

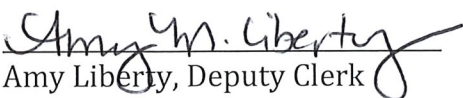
Adjournment

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 8:18pm.

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 11-8-23
Planning Commission Chair Date
Vice

EUREKA TOWNSHIP

Dakota County, Minnesota



Planning Commission Meeting

Attendance

October 3, 2023

7:00 PM

Printed Name

Kari Juffer
Brian Ahearn

Address

23745 Fairview Ave
6015 235th St W Farmingdale

6015 235th St W

6015 235th St W