

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING MINUTES
February 6, 2024-7:00pm

Call to Order

Chair Clancy called the Planning Commission meeting to order at 7:03pm and stated the citizens would be allowed to share comments and concerns due to the unparalleled agricultural exempt permit request that is on the agenda.

Commissioners Present: Bill Clancy (Chair), Debbie Burkhardt (Vice Chair),
Melanie Storlie (Commissioner), Beth Eilers (Commissioner),

Others Present: Amy Liberty (Deputy Clerk), Nancy Sauber, Josh Kasprzyk, Jesse Davis, Tom Prose, Richard L. Brama, Ron Teel, Erik Nielsen, Dave Tonsager, Pete Storlie, Allen Novacek, Dave and Brenda Larson, Juile Larson, Martin Diffley, Ben Preisler, Tamara Bussian, Matt Klotz, Joe Hessler

Zoom participants: Bill Roske, Donovan Palmquist, Theresa Larson, T. Larson, 1-651...476 (Guest), JDHA8 (Guest), Jeff Dunn (Vermillion Watershed)

Approval of the Agenda

Due to the expected length of the meeting, the following items on the agenda were removed:

1. Town Board Liaison Report
2. Applications/Directions review under Old Business

Motion: Chair Clancy moved to approve the modified agenda. Vice Chair Burkhardt seconded the motion. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye; *Motion carried 4-0.*

Permit Requests

Trevis, Anthony 5525 235th St., W., PIN 13-01100-09-010 *Deck

No questions or concerns came forward with this project. The contractor was aware of the permit process with the next step going before the Town Board and the final step of review is with the inspection company.

Motion: Chair Clancy moved to recommend to the Town Board an approval for Mr. Anthony Trevis at 5525 235th St. W., Farmington, PID number 13-01100-09-010 for a removal and replacement of an existing deck. Commissioner Storlie seconded the motion.

Roll call vote: Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye; *Motion carried 4-0.*

Kasprzyk Enterprises LLC, 7987 257th St. W., PIN 13-02100-79-011 *AG Exempt

Josh Kasprzyk was present at the Town Hall to answer questions from the Planning Commissioners and fielded public questions, comments, and concerns.

Chair Clancy began the discussion by asking Mr. Kasprzyk to give a brief overview of the operation. It was shared that Kasprzyk Enterprises LLC owns the property and leases it to the company BKR Brands who grows hemp inside the facility. Harvesting takes place, and then the hemp is sold to be further processed into consumer products. All consumer products are at a different facility that is not located in the Township.

Missing items came forward during the review of the submitted application:

1. The current license was missing showing grower information.
2. Well locations were not shown on the site map.
3. The sizes of buildings were modified to 28,000 square feet. The dimensions of 80x350 needed to be noted.
4. The engineering site map did not show the complete parcel and lot lines.
5. The final Braun Intertec Basin Letter Report needed to be provided, not the draft.

In preparation for the meeting, a review of chapter 235 in the Eureka Township Ordinance book regarding Water Resources Management took place and it was discovered items that were required were not included in the Vermillion Watershed report and approved permit. Jeff Dunn, who was on Zoom, stated he would investigate this matter.

At this time, citizens were given an opportunity to ask questions and voiced concerns. A public meeting is different than a public hearing, therefore a list expressed by citizens, rather than dialogue, is as follows:

Top concerns-

1. Days and hours of operation
2. Amount of employees
3. Security
4. Amount of traffic/weight limits of trucks/flow of traffic
5. Average life span of a plant and what happens to the waste/effect on runoff
6. Location of compost
7. Use of chemicals
8. Shipment of biomass
9. Amount of plants
10. Lighting

Josh, along with a grower (Jessie) and a representative from BKR Brands listened to and addressed the above concerns.

It was suggested that an educational video or power point be produced for the Township citizens to help with concerns and further questions. Both Josh Kasprzyk and BKR Brands agreed that this may be helpful. Tours of the facility could possibly be arranged, similar to what was made available to the members of both the Planning Commission and Town Board back in July of 2023. Offering an open house could help alleviate misinformation that circulates on social media.

The thorough review and discussion of the application concluded that a special Planning Commission meeting was needed before a recommendation be forwarded to the Town Board.

Motion: Chair Clancy moved to table this application pending receiving additional information and review at a special meeting now scheduled on February 20, 2024, at 7:00pm at the expense of the applicant. Vice Chair Burkhardt seconded the motion.
Roll call vote: Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye;
Motion carried 4-0.

Town Board Liaison Report

Full summaries are provided in the meeting minutes and are available for viewing at the Town Hall and on the website.

Old Business

Annual Meeting PC Presentation- PC team review and final recommendation to TB

The Commissioners went slide by slide and found a few errors on slide number 5 and number 6. Changes were made immediately by the Deputy Clerk.

Commissioner Eilers and Commissioner Palmquist agreed to present at the annual meeting.

Motion: Chair Clancy moved to send the Annual Meeting Planning Commission Presentation as amended tonight to the Town Board for review as requested. Commissioner Storlie seconded the motion. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye; *Motion carried 4-0.*

Deputy Clerk Matters

The Presidential Nomination Primary election is being held on Tuesday, March 5th, therefore the Planning Commission meeting needed to be rescheduled. The Commissioners agreed to change the meeting to Wednesday, March 6th at 7:00pm.

Approval of Meeting Minutes

Motion: Chair Clancy moved for the Planning Commission to approve the meeting minutes of January 2nd as prepared. Vice Chair Burkhardt seconded the motion.

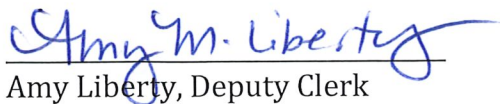
Roll call vote: Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye;
Motion carried 4-0.

Adjournment

Chair Clancy moved to adjourn the meeting at 10:34pm. Commissioner Eilers seconded.

Roll call vote: Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Bill Clancy-Aye;
Motion carried 4-0.

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 3/6/24
Planning Commission Chair Date

EUREKA TOWNSHIP

Dakota County, Minnesota



Planning Commission Meeting

Attendance

February 6, 2024

7:00 PM

Printed Name

Address

Nancy Sauber

9445 225th St. W. Lkvl.

Josh Kuspryck

7987 257th St West Farmington, MN 55024

Jesse Davis

Tom Prose

8094 257th St. W.

Richard S. Bramer

7987 257th St. W Farmington, MN 55024

Ron Teel

13125 Highway Curve. Burnsville, Mn.

Printed Name

Erik Nielsen

DAVE TOROQUE

ROSE STORLIT

DAVE + BRENDA LARSON

Julie Larson

MARTIN DIFLEY

Allen Novacek

Ben Freisler

TAMARA BASSAW / MATH KLOTZ

Joe Hessler

Address

24513 Chippendale Avenue Farmington MN 55024

25700 Granite Path Farmington mn. 55024

8680 235th St W LAKEVILLE

7919 257th St. W FARMINGTON

24510 Highview Ave Lakeville

25498 Highview Ave Farmington MN 55024

24030 Fern Ave Lakeville

8258 257th St W

7785 257th St W.

25378 Highview Ave Farmington MN 55024