

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING MINUTES
October 1, 2024

Call to Order

Chair Melanie Storlie called the Planning Commission meeting to order at 7:00pm and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair), Donovan Palmquist (Commissioner),
Dan Heyda (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Mark Pflaum, Butch Hansen, Mark Ceminsky,
Allen Novacek, Jeff & Andi Krapu

Zoom participants: Deb Burkhardt, Julie Larson, Jim Sauber, Lisa Ennenga, Georgie Molitor,
EAE (guest)

Approval of the Agenda

Motion: Chair Melanie Storlie asked for a motion to approve the agenda. Commissioner Palmquist replied, "so moved" and there were no objections.

Permit Requests

Pflaum, Mark, 6124 225th St. W., PIN 13-00200-76-013 *Agriculture/Farm building

Mr. Pflaum was present at the Town Hall to answer any questions the Planning Commission may have. All members reviewed the application and found no issues.

Motion: Chair Melanie Storlie would like to recommend that we make a motion to approve the application for Exempt Agricultural Zoning Approval for Parcel ID 13-00200-76-013. Commissioner Heyda seconded the motion. *Motion carried 3-0.*

Hallcock, Wayne, 5975 280th St. W., PIN 13-03500-76-010 *Deck

Brett Hahn, the builder representing Wayne Hallcock, was not present at the time of review of this application, however he did arrive at the Town Hall later in the evening in case there were any questions. On June 4th, 2024, the Planning Commission recommended approval for an addition on this property. The homeowners now are asking to include a deck.

Motion: Commissioner Palmquist moved to pass the building permit application for Wayne Hallcock, 5975 280th St. W., for a L shaped deck in front of the house as it does not affect the setbacks. PIN 13-03500-76-010. Chair Melanie Storlie seconded. *Motion carried 3-0.*

Friedges Landscaping Inc., PIN 13-00700-26-030 *Red Iron construction building

Butch Hansen provided a letter signed by John Friedges allowing representation and additional pictures of the parcel to all the Commissioners. The applicant was asking to be approved as agricultural exempt; however, he did agree to complete a building permit application as well. The Planning Commission was first tasked with determining if the proposed building qualifies as an "agricultural building" under the state building code and applicable Minnesota State Statutes.

Mr. Hansen began the discussion by stating that the property card does list Ag as a use and the proposed building would be used only to store agricultural products. The Commissioners glanced at the property card provided in the packet and did see Industrial-Preferred, AG listed. The concern, Chair Melanie Storlie pointed out, was the use of the property in the preceding year and cited the following:

Minn. Stat. 273.13

(e) Agricultural land as used in this section means:

- (1) contiguous acreage of ten acres or more, used during the preceding year for agricultural purposes; or
- (2) contiguous acreage used during the preceding year for an intensive livestock or poultry confinement operation, provided that land used only for pasturing or grazing does not qualify under this clause.

Butch Hansen pointed out this was only one of ten qualifications and if the Commissioners would read farther down the statute, they would see items that they do qualify under.

Commissioner Heyda shared that he did notice the applicant could not check anything that would apply on the Agricultural Exempt Zoning Approval application section where it asked the following:

Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on land that was used during the preceding year for one of the following agricultural purposes? (Check all that apply)

However, he did not know if "none" would be acceptable in this case and questioned if pasture should have been checked. Butch Hansen explained this is why he was here in person to help answer questions. He further explained that the proposed building is in support of the sod farm and other farmland owned by John Friedges and that alone qualifies the building as AG Exempt.

Motion: Commissioner Heyda moved to recommend the building application* for PIN 13-00700-26-030. Commissioner Palmquist seconded the motion for discussion.

Commissioner Palmquist stated he mostly agrees with this; however, he feels he would like to hear a bit more from the attorney. The parcel is a mine, currently being reclaimed and is also zoned agricultural which should allow an exempt ag building; however, the definitions contradict.

Butch Hansen reiterated the proposed building will be placed on the reclaimed land and will be used to house agricultural and horticultural related products that will be sold to the public.

Roll call vote: Commissioner Heyda-Aye, Commissioner Palmquist-Aye,
Chair Melanie Storlie-Nay *Motion carried 2-1.*

**Note: The Planning Commission approved and signed the Exempt Agricultural Zoning Approval application.*

Land Use

Krapu, Jeff, 24315 Dodd Blvd., PIN 13-01800-25-033 *Lot-split

Jeff Krapu is asking to split the parcel into two lots with the existing CUP placed on Parcel B.

Motion: Chair Melanie Storlie moved to recommend the Town Board approve the lot split for Mr. Jeff Krapu to split PIN 13-01800-25-033 into Parcel A which would be 7.96 acres and Parcel B which would be 16.68 acres. Commissioner Heyda seconded. *Motion carried 3-0.*

Old Business

The Commissioners continued working on the Home-Extended Business draft ordinance that was first presented at the September 3rd Planning Commission meeting.

Motion: Commissioner Heyda moved to submit the ordinance to the Board for recommendation pending Chair Melanie’s approval of the revisions made that we just talked about. Chair Melanie Storlie seconded. *Motion carried 3-0.*

The Commissioners discussed the survey that was written by Kathleen and Charles Kaufmann. It was determined to be well written and fact finding.

Motion: Commissioner Heyda moved to recommend the survey to the Board for implementation. Commissioner Palmquist seconded. *Motion carried 3-0.*

The Planning Commission agreed that no further discussion was needed on the commercial definitions and a vote should take place.

Motion: Chair Melanie Storlie moved to recommend the commercial definitions to the Board for use. Commissioner Heyda seconded. *Motion carried 3-0.*

Approval of Meeting Minutes

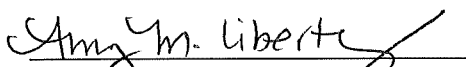
Motion: Chair Melanie Storlie moved to pass the Town Board/Planning Commission Round Table Meeting as is or approve them for the May 21st, 2024, meeting. Commissioner Palmquist seconded. *Motion carried 3-0.*

The Commissioners read the September 3, 2024, Planning Commission meeting minutes to themselves. *Motion:* Commissioner Heyda moved to approve. Chair Melanie Storlie seconded. *Motion carried 3-0.*

Adjournment

Motion: Commissioner Palmquist motioned to adjourn. Commissioner Heyda seconded. *Motion carried 3-0.* The meeting ended at 8:40PM.

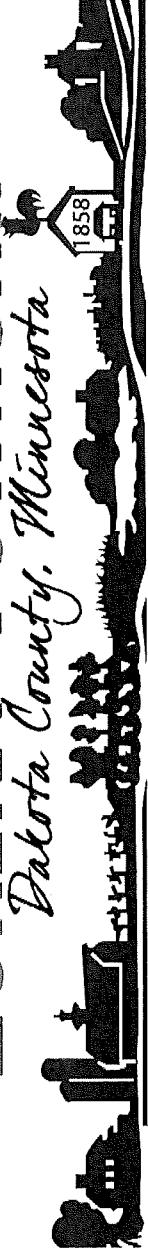
Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 11/6/2024
Planning Commission Chair Date

EUREKA TOWNSHIP

Dakota County, Minnesota



Planning Commission Meeting

Attendance

October 1, 2024

7:00 PM

Printed Name

MARK PFLAUM

Allen Novack

Mark Cerny

Jeff & Andi Krugm

Address

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