

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*  
**SPECIAL TOWN BOARD AND PLANNING COMMISSION MEETING**  
**January 28, 2025 – 7:00 P.M.**

**Call to Order**

The Eureka Township Special Town Board and Planning Commission Meeting was called to order at 7:01 p.m. by Town Board Chair Pete Storlie.

Supervisors Present: Mark Ceminsky, Pete Storlie, Allen Novacek, and Tim Pope (7:28 p.m.)

Commissioners Present: Melanie Storlie, Dan Heyda, Dan Wheeler, Brian Storlie, Donovan Palmquist

Others Present: Liz Atwater, Amy Liberty, Nate Sparks, Troy Gilchrist, Jody Arman-Jones, Andre Stouvenel, Carrie Jennings, Nancy Sauber

Zoom: Deb Burkhardt, Mike, Ralph Fredlund, Bill Clancy, Jim Sauber, Tim Murphy, Julie Larson, Jeff Otto, Randy Wood, Molitor, Liz Ennenga, Bev Topp, and Linda.

**Purpose of the Special Town Board Meeting**

Chair Pete Storlie stated the purpose of the meeting is to discuss and take possible action on data and public feedback collected from the public open house held on December 17, 2024.

**Public Open House on December 17, 2024**

Nate Sparks from WSB gave a synopsis of the Open House where citizens were invited to share their thoughts on the issues facing Eureka Township and potential solutions. The majority of attendees appreciated the rural and agricultural atmosphere of the Township and wished to preserve it. The main challenges identified were the threat of annexation and changes to the tax structure. While some attendees suggested no changes were necessary, others proposed zoning changes to address the issues.

The Town Board and Planning Commission discussed the challenges faced by the community due to annexations, which have led to a loss of tax revenue. The community expressed a desire to preserve the current character of the Township but also suggested potential solutions such as changing residential zoning from one per 40 to one per 10 or introducing commercial and industrial areas to offset the tax loss. It was noted that any significant changes would require discussions with the Met Council and other processes. The community's responses were largely divided between those who wanted to explore zoning changes and those who did not.

**Annexation**

*Motion:* Town Board Chair Storlie moved that two Board members, myself and Mark, along with Nate from WSB our planner, Troy and our staff, engage in initial meetings with Lakeville and Farmington on the temperature of orderly annexation agreements. Town Board Vice Chair Ceminsky seconded the motion. Town Board Chair Pete Storlie clarified his motion that it included two Town Board members, Pete and Mark, Planning Commission Chair Melanie Storlie, Nate from WSB, Attorney Gilchrist and staff. Vice Chair Ceminsky agreed to the clarification. *Motion carried 3-1 with Supervisor Novacek voting Nay.*

### **Commercial, Housing Density and Home-based Businesses**

*Motion:* Town Board Vice Chair Ceminsky moved that we start working with WSB and the attorney with an ordinance for commercial and housing density and to take a look at and incorporating our at home business stuff.\* Town Board Chair Storlie seconded the motion. *Motion Carried 4-0.*

*\*During discussion it clarified that WSB would review what the Township already has in ordinance or draft on commercial, housing density and home-based business. Nate from WSB further explained there would be an analytical process where they look at potential past options that were considered, potential options that were not considered, discuss what steps would be required to move forward with each topic and what outcomes those steps would have. Then the Town Board would decide if they would like to proceed with any of those options. WSB will look at what the Township has from the past and the information received from the open house. WSB would look at what the options would be, what the Township would need to do to put those options into place, and what are the likely outcomes, so the Planning Commission could look at all the data and then decide on the policy direction the Town Board would like to take.*

### **Planning Commission**

*Motion:* Town Board Chair Storlie moved to allow the Planning Commission, if they deem necessary, to have a second meeting in between because waiting 30 days could drag that out. Supervisor Novacek seconded the motion. *Motion carried 4-0.*

Town Board Chair Storlie moved to adjourn the meeting. Supervisor Novacek seconded the motion. *Motion carried 4-0*

### **Adjournment**

*Motion:* Chair Storlie moved to adjourn the Special Town Board and Planning Commission Meeting. Supervisor Novacek seconded the motion. *Motion carried 4-0.*  
The meeting adjourned at 8:15 pm.

Respectfully submitted,

  
Liz Atwater, Town Clerk

Minutes Officially Approved By:  on: 2/4/2025  
Planning Commission Chair Date

Minutes Officially Approved By:  on: 2/11/2025  
Town Chair Date