

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
April 1, 2025

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)
Dan Heyda (Vice Chair)
Dave Wheeler (Commissioner)
Brian Storlie (Commissioner)
Donovan Palmquist (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Jeff Otto, Dave Tousignant, Dan Adelman, David & Gina King, Riley King, Kevin Buermann, Joan & Ritchie Storlie

Zoom participants: Patty, Ashley Schultze, Ralph Fredlund, Todd Howard, Deb Burkhardt

Approval of the Agenda

Motion: Chair Melanie Storlie moved to accept the agenda as written. Commissioner Palmquist seconded the motion. *Motion carried 5-0.*

Permit Requests

Buermann, Kevin, 24598 Iberia Ave., PIN 13-24660-11-030, *Accessory Building

- Discussed the placement of the accessory building to the lot-line is right at 30ft. Concern that there is no room for error.
- The applicant wanted clarification if that measurement is from the wall or the easement. Commissioners stated the measurement is from the wall.

Motion: Commissioner Wheeler moved to approve Kevin Buermann's 24598 Iberia Ave., PIN 13-24660-11-030, Accessory building permit. Commissioner Palmquist seconded.

Motion carried 5-0.

Storlie, Alan & Joan, 6987 255th St. W., PIN 13-02200-26-022, *Addition/Remodel

- Questioned the application regarding a deck. The contractor stated it is replacing new decking on the existing deck.

Motion: Chair Melanie Storlie moved to recommend to the Board that they accept the permit application for Alan & Joan Storlie at 6987 255th St. W., PIN 13-02200-26-022. Commissioner Palmquist seconded. *Motion carried 4-0-1**

**Commissioner Brian Storlie abstained due to the applicants are family members.*

Tousignant, David, 23590 Cedar Ave., PIN 13-01000-56-012, *AG Exempt Bldg.

- Concern with the distance between the old Town Hall that is on his property and the new proposed building. The applicant stated it will be 10 feet. Chair Melanie Storlie requested a possible onsite visit to verify setbacks.
- Concern with the building being close to the property line with his adjoining property. Mr. Tousignant owns both parcels, however if he were to sell one, the location of the building would be problematic. There is 5 ft between the property lines with the existing buildings and the proposed location of the new building. It was recommended to combine the two parcels.
- The applicant stated a garage may have to be moved or demolished. The Commissioner's mentioned a demolition permit would need to be obtained.

Motion: Chair Melanie Storlie moved that we recommend approval for the agricultural building permit, pending further proof of County's approval of joining the lots, for David Tousignant, 23590 Cedar Ave., *PIN 13-01000-56-012. Commissioner Wheeler seconded the motion.

Motion carried 5-0.

**Note: New Parcel ID will be issued once the applicant combines his two properties.*

Land Use Requests

King, David, 22702 Hamburg Ave., PIN 13-00400-75-020

*Lot-Split, Housing Right Eligibility, Moving a Building Permit(s)

- All applications were discussed together.
- Mr. King is in the process of obtaining a notarized agreement with the other property owners in the quarter-quarter where the shared right is located.
- Mr. King is aware that he needs to provide a complete site map for the Moving in a Building permit -Home, including a Septic Design (As-Built) and a Well location.

1. Lot Split

Motion: Chair Melanie Storlie moved to recommend approval of the Lot-Split application for David King, 22702 Hamburg Ave., PIN 13-00400-75-020. Commissioner Palmquist seconded.

Motion carried 5-0.

2. Housing Right Eligibility

Motion: Chair Melanie Storlie moved to make a recommendation to the Board, pending the written approval from the other landowners* and pending a completed building application with a proper site plan, that they approve the Housing Right Eligibility permit for David King at 22702 Hamburg Ave, the original property address that is to be split into two parcels. The housing right, if fully controlled, will be placed on proposed Parcel B, in section 4, quarter 7, quarter-quarter 1. [Deputy Clerk to attach full legal land description to meeting minutes] Commissioner Wheeler seconded the motion.

The question was asked to where the house will be sitting while the site is being prepped. David King said it would be sitting on dunnage. Discussion took place as to whether it would be best to delay the recommendation of approval a month, when all items are completed, or to move forward with all the contingent requirements. It was decided to move forward.

Motion carried 5-0.

**The shared right, if a notarized agreement is submitted, will allow it to be viewed as a "fully controlled housing right"*

3. Moving a Building Permit-Agricultural Building

Motion: Chair Melanie Storlie moved to recommend to the Town Board approval of the agricultural building to be moved from 7820 200th Street West, in Lakeville, to Applewood Orchard, 22702 Hamburg Ave, in Eureka Township. Commissioner Palmquist seconded the motion. *Motion carried 5-0.*

Mr. King will submit the second Moving a Building Permit-Home application for approval once the shared right is secured. The applicant does not want to continue with the lot-split or move in a home if he is unable to legally obtain the shared housing right.

Unfinished Business

Interim Use Permit for Applewood Orchard

The Planning Commissioners reviewed the draft written by the Township lawyer, Troy Gilchrist and agreed to the following:

- Due to the pending approval of the lot split application, the notation of the acreage should be changed.
The Planning Commissioners recommended having the following wording:
 - a. The Property exceeds 20 acres and is in the Town's Agricultural DistrictReplacing:
 - a. The Property contains 61.64 and is the Town's Agricultural District
- Discussion took place on (d) Liquor Sales and (h) Prohibited Activities on page 5 with possible changes.

(d) Liquor Sales

... extent such alcoholic products were produces with *crops* **instead of** apples from the property and to add not to exceed 20% alcohol in volume.

(h) Prohibited Activities

...sale of spirits instead of sale of liquor not produced from apples grown on the Property

- Clarification is needed on page 7, with 12. Termination

Does transferring to a family member terminate the IUP? It was stated that in the future Mr. King may transfer this to his daughter. A suggestion is to add owners now as it currently is only in Mr. King's name. The Commissioners thought there was a provision for family members, however this needs to be clarified.

Motion: Chair Melanie Storlie recommended to move this on to the Board with the changes that we noted. Commissioner Wheeler seconded. *Motion carried 5-0.*

(Chapter 240 Zoning) 1. Article VII. Domestic and Nondomestic Animals, Subsection 240-43.

The Planning Commissioners approve of the Clerk's version, with one change:

C. a. ...Right-of-way, wetlands, wood/treed areas, and other areas unusable for animals *may*
instead of shall...

Motion: Vice Chair Heyda moved to recommend for approval for the Town Board for this ordinance §240-43 with the Clerk's recommended changes as of 3.24.2025. with the addition of changing the word shall to may in section c, subsection a, second sentence. Chair Melanie Storlie seconded the motion. *Motion carried 5-0.*

New Business

Planning Commission Activity Tracker

Home Extended Business draft ordinance

Hannah Rybak offered changes to the draft ordinance for the Planning Commission to consider. The Planning Commission will review all the recommendations at the May meeting.

Commercial/Industrial

Motion: Chair Melanie Storlie moved to recommend to the Town Board that WSB continue to look into the commercial/industrial zoning, based on amending our Comp Plan. Commissioner Brian Storlie seconded the motion. *Motion carried 5-0.*

Nate Sparks explained the process, shared that WSB has had an initial conversation with the Met Council and stated the next steps:

- Planning Commissioners should submit a map by the end of the week with parcels that they recommend for commercial/industrial land use. This should be limited in scope and contain reasons why the parcel would be an ideal area for this type of zoning.
- The Planning Commission holds a public hearing on the Comprehensive Plan Amendment in May.

The remaining items on the Planning Commission Activity Tracker were temporarily set aside for later consideration.

1.Housing Density-Full PC to start research

2.Definition of a front yard-Commissioner Wheeler

3.Community Event (July 22nd)-Commissioner Palmquist

4.Indoor Agriculture-Chair Melanie Storlie, Commissioner Brian Storlie

4.Accessory Dwelling Units-Commissioner Heyda

Deputy Clerk Matters

Deputy Clerk Liberty informed the Commissioners two items that were approved by the Town Board. First, Resolution 2025-09 Planning Commission Meeting Dates and Times, and second, the round table/joint meeting date was set for May 20th at 7:00pm. She also reminded the Commissioners of the Public Hearing being held on Thursday, April 3rd.

Approval of Meeting Minutes

Motion: Chair Melanie Storlie moved to approve the Planning Commission meeting minutes from the March 4th meeting as written. Vice Chair Heyda seconded. *Motion carried 5-0.*

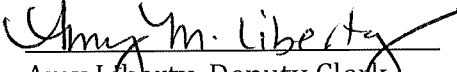
Motion: Chair Melanie Storlie moved to approve the March 18, 2025, Planning Commission special meeting/public hearing meeting minutes as written. Commissioner Palmquist seconded. *Motion carried 5-0.*

Adjournment

Motion: Chair Melanie Storlie motioned to adjourn. Commissioner Brian Storlie seconded. *Motion carried 5-0.*

The meeting ended at 10:00PM.

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 5/6/25
Planning Commission Chair Date

PROPOSED PARCEL B:

That part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 113 North, Range 20 West, Dakota County, Minnesota described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 50 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 118.65 feet; thence North 89 degrees 52 minutes 51 seconds East, 311.58 feet; thence North 00 degrees 07 minutes 09 seconds West, 131.35 feet; thence North 89 degrees 52 minutes 51 seconds East, 80.00 feet; thence South 45 degrees 34 minutes 42 seconds East, 187.26 feet; thence North 89 degrees 52 minutes 51 seconds East, 46.80 feet; thence South 00 degrees 41 minutes 50 seconds West, 118.66 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 52 minutes 51 seconds West, on said Northwest Quarter of the Southeast Quarter to the point of beginning.



CERTIFICATE OF SURVEY

SHEET
1

DAVID KING
22702 HAMBURG
AVENUE

[illegible]

MARK A. SCHWANZ
Mark A. Schwanz
DATE 3-24-2025 LIC. NO. 45817
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PROJECT



Planning Commission Meeting

Attendance

April 1, 2025

7:00 PM

Printed Name

Dave Tansignant

DAN, GINA, RILEY KINL

Kevin Buermann

Jeff Otto

Dan Adelman

Joan + Ritchie Storie

Address

23590 Cedar Ave

7820 200th STREET WEST -

24598 Iberia Ave, Lakeville

25580 Dodd Blvd.

23933 Hamburg Ave. Lkvl.

6987 255th St. W Farmington