

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*  
**PLANNING COMMISSION SPECIAL MEETING/PUBLIC HEARING**  
**April 3, 2025-7:00 PM**

**Call to Order**

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

Commissioners Present: Melanie Storlie (Chair)  
Dan Heyda (Vice Chair)  
Dave Wheeler (Commissioner)  
Donovan Palmquist (Commissioner)  
Brian Storlie (Commissioner)

Others Present: Liz Atwater (Clerk), Amy Liberty (Deputy Clerk), Troy Gilchrist (Township Lawyer), Mitch Kleist, Lisa Berglund, Kenneth Risch, Becky Bunting, Dan Gainor

Zoom Attendees: Jim Wilmes, Maddie Humphrey, 612xxxx786, Anthony

**Opening Statement**

Chair Melanie Storlie opened the meeting at 7:00pm, shared the procedures and the expected conduct of this public hearing and stated the following:

The purpose of conducting this public hearing is to consider and make a recommendation to the Town Board, regarding an application for a Conditional Use Permit requested by property owner Adelman Farms, LLC, to have a temporary staging area on the property.

**Applicant Presentation of the Request**

Mitch Kleist, senior Right-of-Way Agent for Northern Natural Gas, was in attendance on behalf of the applicant. Mr. Kleist shared the temporary staging area is to help facilitate a natural gas pipeline replacement project that is necessary due to a new development in Farmington. This work is mandated by the Code of Federal Regulations and must be completed by the end of the year. All areas impacted will be restored to pre-construction conditions.

**Public Comment**

Chair Melanie Storlie opened the public comment period, directing the Deputy Clerk to call on citizens who have signed up on the Speakers List in the order listed.

**Speakers List**

Lisa Berglund, 4787 220<sup>th</sup> St. W.

Lisa Berglund lives very near the Adelman property and chose to attend the meeting to learn more about the project. Mr. Kleist communicated that this is not a new pipeline, but rather a replacement.



Dan Gainor, 4397 Westdel Rd.

Mr. Gainor was curious how much road traffic would occur with this project especially on Denmark Ave. Mr. Kleist stated that most of the heavy construction traffic will take place during mobilization and demobilization of the staging area.

Becky Bunting, 5092 220<sup>th</sup> St. W.

Ms. Bunting had questions about noise and hours of operation. Mr. Kleist stated the pipeline construction will occur 7am to 5pm, Monday through Saturday. Dewatering will take place continuously during the construction. He did want to add, however, the area in Eureka Township will be the quickest part of the project.

After Chair Melanie Storlie asked three times if there were any other comments, no other citizens asked to speak, and no citizens provided the Deputy Clerk with written statements. The public comment portion of the Public Hearing was closed at 7:15pm.

Before the Planning Commissioners started discussion, the Township attorney, Troy Gilchrist, explained that based on current ordinances, the only avenue to address this request was through a conditional use process, even though it is a temporary project. It was advised to refer to the criteria for granting a conditional use permit listed in the ordinance code book, and in this case, determine a termination date.

The Planning Commission reviewed the application, asked Mr. Kleist questions, and considered the concerns of the citizens. The discussion resulted in a recommendation to the Town Board to approve the Conditional Use Permit for a temporary construction staging area and to have the Township Lawyer draft a resolution with recommended conditions for the Conditional Use Permit along with a draft of a Road Agreement, addressing signage, routes, restoration and escrows.

The project is expected to start around May 1st, pending final approvals. The Planning Commission's recommendation will go to the Town Board for final approval at an upcoming special meeting.

*Motion:* Chair Melanie Storlie moved to recommend to the Town Board that they pass this application with the conditions that Troy has outlined. Commissioner Palmquist seconded the motion.

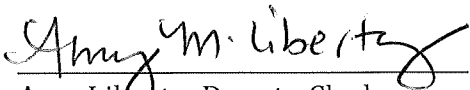
Discussion took place on extending the hours of operation so the project can move along. The Commissioners agreed to recommend 7:00am-7:00pm, only if necessary to maintain the timeline.

*Motion carried 5-0.*



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

Respectfully submitted,

  
\_\_\_\_\_  
Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 5/6/2025  
Planning Commission Chair Date



*Dakota County, Minnesota*

**7:00 PM**

Name \_\_\_\_\_

Milch Klessk

~~5000~~ 2009 Valley View Dr, W. Wanketo, near 56003

Lisa Berglund

4787 220th St West

Kenneth Risch

21992 Primrose Path 55024

Becky Bunting

5192 220th St W



**April 3, 2025**

***\*If you would like your comments to be included in the official meeting minutes, you must submit the comments in writing to the Township Clerks.***

ADDRESS

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