

EUREKA TOWNSHIP
Dakota County, State of Minnesota
AGENDA
PLANNING COMMISSION MEETING
April 28, 2026

I. Call to Order and Pledge of Allegiance

Thank you to everyone who is attending the Planning Commission meeting tonight in person and on zoom. I would like to remind you that this meeting is open to the public to attend and observe the working of the Planning Commission, but it is not for public comment. However, the Chair does reserve the right to call on residents who are present if they may have information relevant to the topic being discussed.

II. Approval of the Agenda

III. Permit Requests

- A. Krentz, Michael, 23772 Highview Ave., PID 13-00900-015, *Solar (ground-mounted)
pp 1-10
- B. Fjerstad, Justin, 9000 235th St. W., PID 13-00800-75-151, *Accessory Building
pp 11-20

IV. Town Board Meeting Report-Commissioner Wheeler

V. Unfinished Business

- A. Indoor Agriculture
 - a) WSB Planner, Hanah Rybak pp 21-32
 - b) Submitted letter from Bachman's pp 33-35
- B. Community Event (July 21st) p 36
- C. Planning Commission Activity Tracker-review, if needed. pp 37-38

VI. New Business

- A. NCRWMO meeting report-Chair Melanie Storlie
- B. Round Table Meeting, May 7th at 6:00pm
 - a) Share feedback and recommend additions or changes to the onboarding process for future Planning Commission members
 - b) Suggest topics to add to the Round Table meeting agenda
- C. Assign liaison for the May 12th Town Board Meeting.

VII. Approval of Meeting Minutes

- A. March 31, 2026, Planning Commission Meeting Minutes pp 39-40

VIII. Adjournment

A quorum of the Town Board may be in attendance. No Town Board discussion or action will be taken.

You can join the Zoom Meeting one of the following ways:

1. Navigate to <https://zoom.us/j/3134376987?pwd=V3VRRkjKbiUxeUY1eIJBdmVNUmUrdz09>
Meeting ID: 313 437 69872. One tap mobile: dial 1-312-626-6799, 3134376987#

EUREKA TOWNSHIP

BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
Phone: (952) 469-3736 / Email: deputyclerk@eurekatownship-mn.us

SITE INFORMATION Eureka Township		PIN# 13-00900-51-015	Permit#
Site Address: 23772 HIGHVIEW AVE		City LARVILLE	Zip 55044
PROPERTY OWNER INFORMATION			
Name MICHAEL KRENTZ		[REDACTED]	Phone 952-451-2142
Address 23772 HIGHVIEW AVE		City LARVILLE	State MN Zip 55044
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name KB Electric		License Number EA694012	
Contact Person Kris Bartkowicz		Email [REDACTED]	
Address 10795 state highway 238		City Bowlus	State MN Zip 56314
Cell Phone 320 291 5578		Day Time Phone 320 291 5578	Fax
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Acts subject to the following conditions:			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input checked="" type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date 4/11/20
PLEASE INDICATE PROJECT TYPE		PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED	
<input type="checkbox"/> Residential or <input type="checkbox"/> Commercial/Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application	
<input type="checkbox"/> New Home Construction <input type="checkbox"/> Private Dog Kennel		<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck <input type="checkbox"/> Public Utility Structure		<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations – 2 copies	
<input type="checkbox"/> Accessory Bldg/Pole Shed <input type="checkbox"/> Signs*		<input type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel <input type="checkbox"/> Govt Bldg/Facility*		<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition <input type="checkbox"/> Church/Religious Bldg*		<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Solar Energy*		<input type="checkbox"/> Erosion and Sediment Control Plans	
<input type="checkbox"/> Moving a Building <input type="checkbox"/> Communication Tower*		<input type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar * CUP also required		<input type="checkbox"/> New Home Checklist	
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials: \$42,000 ⁰⁰			
Project Description: 26.4kw residential ground mount solar system			

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner: Michael Krentz	Date: 4/11/20
Signature of Contractor: K. B. S.	Date: 4/11/2026

Property Card	Parcel ID Number	13-00900-51-015
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Owner Information	
Fee Owner	RALPH & MARY KRENTZ MICHAEL & CARRIE KRENTZ
Mailing Address	23772 HIGHVIEW AVE LAKEVILLE MN 55044
Property Address	
Address	23772 HIGHVIEW AVE
Municipality	EUREKA TWP



Parcel Information					
Sale Date		Total Acres	10.01	Plat	SECTION 9 TWN 113 RANGE 20
Sale Value	\$0.00	R/W Acres	0.25	Lot and Block	9 113 20
Uses	RESIDENTIAL AG	Water Acres	0	Tax Description	S 84.76 FT OF NW 1/4 OF SW 1/4 & N 245.83 FT OF SW 1/4 OF SW 1/4

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1993	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,463	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	3,894	Garage Sq Ft	855
Multiple Buildings		Finished Sq Ft	4,726	Other Garage	

Miscellaneous Information					
School District	192	Watershed District	VERMILLION RIVER	Homestead	FULL HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$201,600.00	\$201,600.00
2026 Building Values (payable 2027)*	\$723,800.00	\$723,800.00
2026 Total Values (payable 2027)*	\$925,400.00	\$925,400.00
2025 Total Values (payable 2026)*	\$837,300.00	\$837,300.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$8,324.00	\$0.00	\$8,324.00

* Manufactured Homes Payable the Same Year as Assessment.
 Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



Watershed Permit for Krentz Solar project: 23772 Highview Ave Lakeville MN 55044

1 message

Dunn, Jeff <[redacted]>
To: Amy Libe [redacted]
Cc: mike krentz [redacted]

Tue, Apr 7, 2026 at 9:28 AM

Hi Amy,

Based on the information that Mike Krentz has provided, his solar panel project will not require a Watershed and Land Disturbance Permit from the VRWJPO described in the following standards:

1. Land disturbing activities on slopes greater than six percent. N/A
2. Greater than 100 cubic yards of imported or stockpiled material. Materials will likely be exported from the site as they are excavated. N/A
3. New public or private roads or driveways greater than 125 feet in length. N/A
4. Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. N/A
5. Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. N/A
6. Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. N/A
7. Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. Not anticipated based on information provided by owner

If you have any questions regarding this exemption for a Watershed and Land Disturbance Permit, please let me know.

Thank you
Jeff

Jeff Dunn, Water Resources Engineer
Vermillion River Watershed Joint Powers Organization
Dakota County Extension & Conservation Center
4100 220th St W, #103, Farmington, MN 55024



vermillionriverwatershed.org

HIGHWAY AVE

329'

~~280 ft~~
~~280 ft~~

DRIVEWAY

PROPERTY LINE

1985'

N
S
E
W

PROPERTY LINE

Solar panel

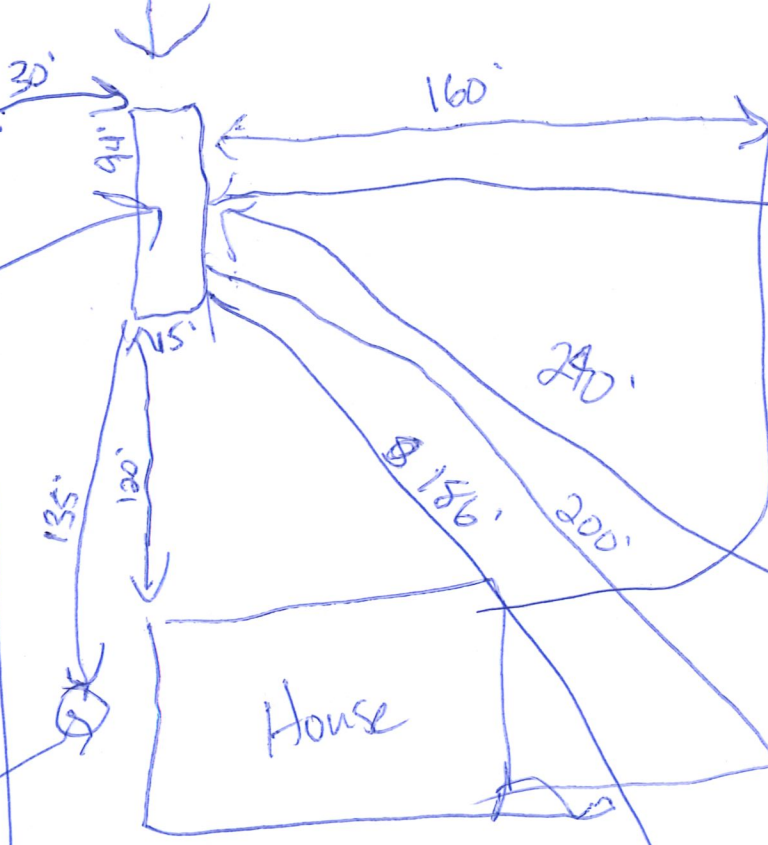
Well


House

SEPTIC

POWER

Alternate Septic

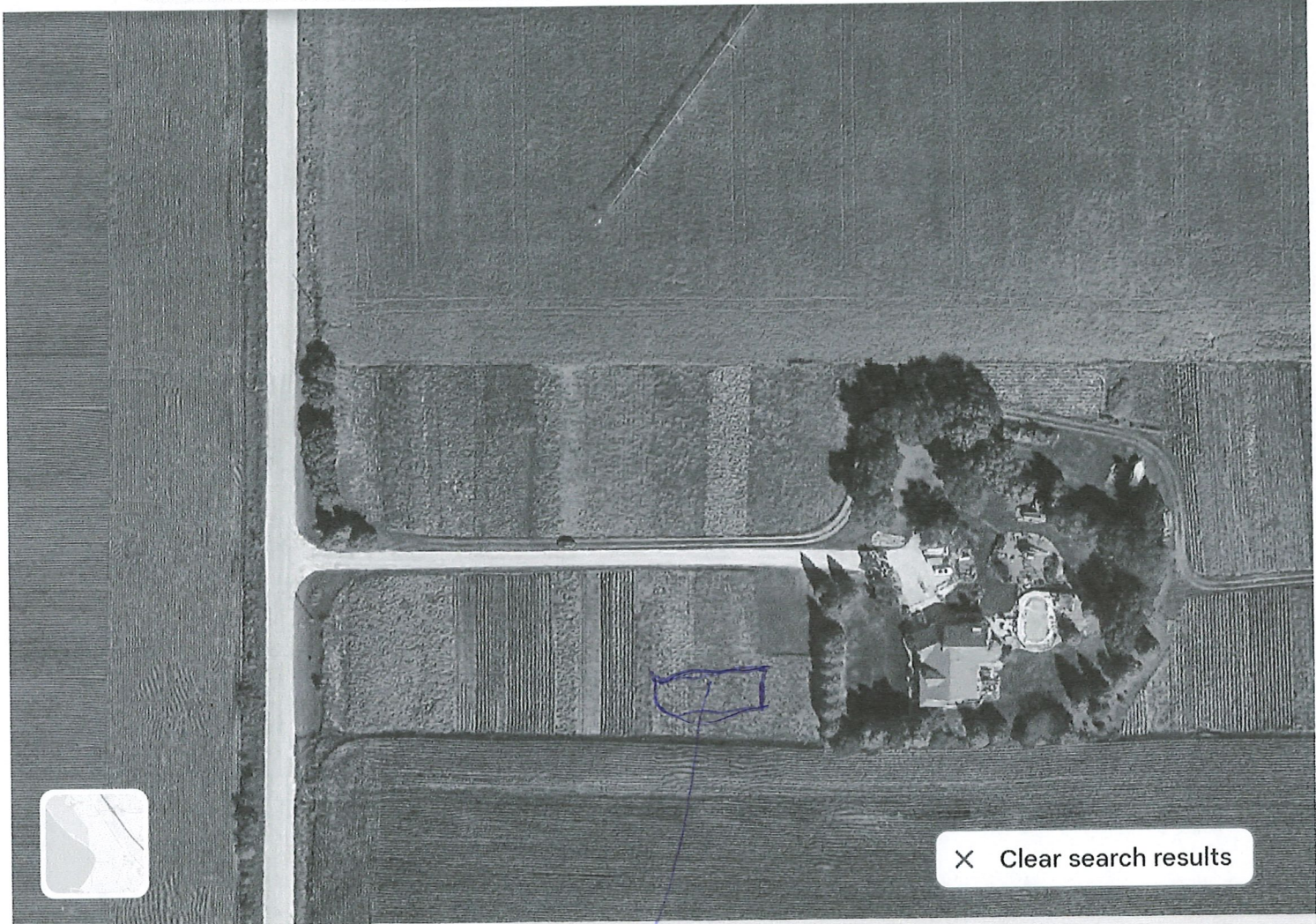


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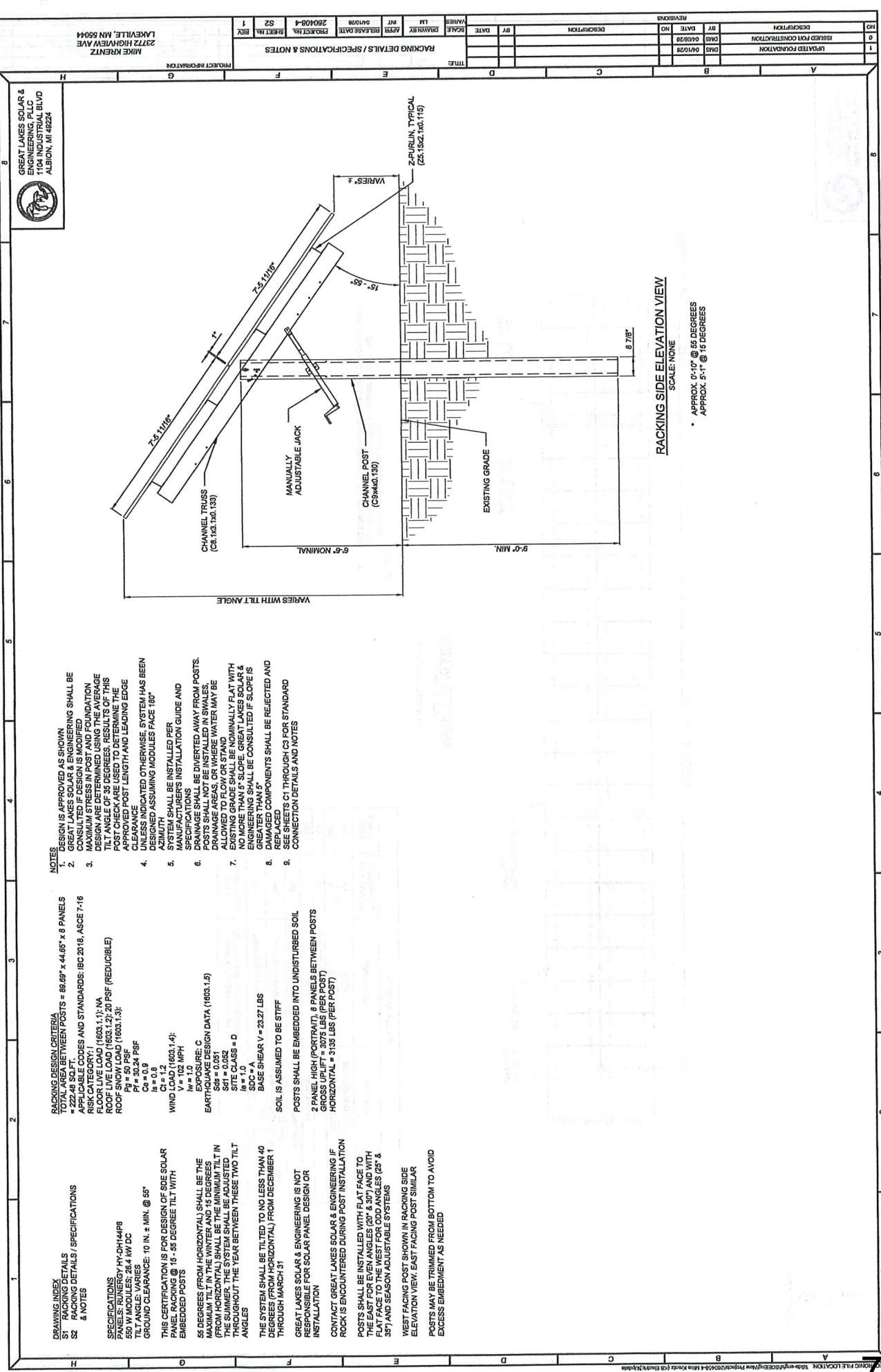


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site

Sinclair Design & Engineering
 Rackings



RACKING SIDE ELEVATION VIEW
 SCALE: NONE
 * APPROX. 0'-10" @ 55 DEGREES
 APPROX. 5'-1" @ 15 DEGREES

- NOTES**
- DESIGN IS APPROVED AS SHOWN
 - GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF DESIGN IS MODIFIED
 - MAXIMUM STRESS IN POST INSTALLATION SHALL BE 15% LESS THAN THE AVERAGE TILT ANGLE OF 35 DEGREES. RESULTS OF THIS POST CHECK ARE USED TO DETERMINE THE APPROVED POST LENGTH AND LEADING EDGE CLEARANCE
 - DESIGN ASSUMES OTHERWISE SYSTEM HAS BEEN DESIGNED ASSUMING MODULES FACE 18° AZIMUTH
 - SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS
 - POSTS SHALL NOT BE INSTALLED IN SWALES, DRAINAGE AREAS, OR WHERE WATER MAY BE ALLOWED TO FLOW OR STAND
 - EXISTING GRADE SHALL BE MANUALLY FLAT WITH A TILT OF 1% TO 2% TO GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF SLOPE IS GREATER THAN 5°
 - DAMAGED COMPONENTS SHALL BE REJECTED AND REPLACED
 - CONNECTION DETAILS AND NOTES

RACKING DESIGN CRITERIA
 TOTAL AREA BETWEEN POSTS = 68.69' x 44.85' x 8 PANELS = 222.48 SQ.FT.
 APPLICABLE CODES AND STANDARDS: IBC 2015, ASCE 7-16
 RISK CATEGORY: I
 FLOOR LIVE LOAD (1603.1.1): NA
 FLOOR DEAD LOAD (1603.1.2): 20 PSF (REDUCIBLE)
 ROOF SNOW LOAD (1603.1.3):
 P_s = 50 PSF
 C_e = 0.9
 C_d = 0.9
 WIND LOAD (1603.1.4):
 V = 102 MPH
 C_t = 1.2
 I_w = 1.0
 I_m = 1.0
 EARTHQUAKE DESIGN DATA (1603.1.5)
 S_{0.8} = 0.051
 S₁ = 0.052
 SITE CLASS = D
 S_{0.8} = 0.051
 S₁ = 0.052
 SOIL CLASS = A
 BASE SHEAR V = 23.27 LBS

SOIL IS ASSUMED TO BE STIFF
 POSTS SHALL BE EMBEDDED INTO UNDISTURBED SOIL
 2 PANEL HIGH (PORTRAIT), 8 PANELS BETWEEN POSTS
 GROSS UPLIFT = 3075 LBS (PER POST)
 HORIZONTAL = 3135 LBS (PER POST)

THIS CERTIFICATION IS FOR DESIGN OF SIDE SOLAR PANEL RACKING @ 15 - 55 DEGREE TILT WITH EMBEDDED POSTS

55 DEGREES (FROM HORIZONTAL) SHALL BE THE MINIMUM TILT ANGLE. TILT SHALL BE 15% LESS (FROM HORIZONTAL) SHALL BE THE MINIMUM TILT IN THE SUMMER. THE SYSTEM SHALL BE ADJUSTED THROUGHOUT THE YEAR BETWEEN THESE TWO TILT ANGLES

THE SYSTEM SHALL BE TILTED TO NO LESS THAN 40 DEGREES (FROM HORIZONTAL) FROM DECEMBER 1 THROUGH MARCH 31

GREAT LAKES SOLAR & ENGINEERING IS NOT RESPONSIBLE FOR SOLAR PANEL DESIGN OR INSTALLATION

CONTACT GREAT LAKES SOLAR & ENGINEERING IF ROCK IS ENCOUNTERED DURING POST INSTALLATION

POSTS SHALL BE INSTALLED WITH FLAT FACE TO THE EAST FOR EVEN ANGLES (20° & 30°) AND WITH FLAT FACE TO THE WEST FOR ODD ANGLES (25° & 35°) AND SEASON ADJUSTABLE SYSTEMS

ELEVATION VIEW SHOWN IN RACKING SIDE ELEVATION VIEW, EAST FACING POST SIMILAR

POSTS MAY BE TRIMMED FROM BOTTOM TO AVOID EXCESS EMBEDMENT AS NEEDED

DRAWING INDEX
 52 RACKING DETAILS / SPECIFICATIONS & NOTES

SPECIFICATIONS
 GREAT LAKES SOLAR & ENGINEERING
 550 W MODULES: 28.4 KW DC
 TILT ANGLE: VARIES
 GROUND CLEARANCE: 10 IN. ± MIN. @ 55°

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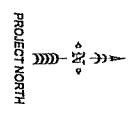
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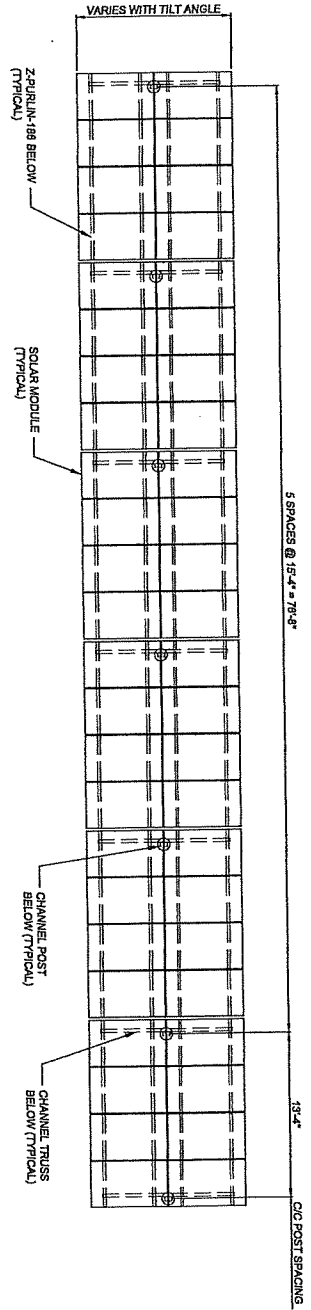
NO	DATE	DESCRIPTION
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0	04/02/23	ISSUED FOR CONSTRUCTION
1	04/02/23	ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
1	04/02/23	ISSUED FOR CONSTRUCTION
0	04/02/23	ISSUED FOR CONSTRUCTION
1	04/02/23	ISSUED FOR CONSTRUCTION

|--|



BILL OF MATERIALS			
QUANTITY	SQE ITEM	COMPONENT	TOTALS
			COMPONENT WEIGHT (LBS)
7	8x4 CHANNEL-182	POST	128
7	TRUSS-DIRECT TIE	TRUSS	84
7	8x4 JACK	MANUALLY ADJUSTABLE JACK	19
24	Z-FURLIN-188	FURLIN	54
7	ASSEMBLY HARDWARE KIT	ASSEMBLY BOLTS / NUTS	NA
182	6/16-18 x 3/4 STAINLESS SERRATED FLANGE BOLT	ATTACHMENT HARDWARE	NA
182	6/16-18 STAINLESS SERRATED FLANGE NUT	ATTACHMENT HARDWARE	NA
		WEIGHT DOES NOT INCLUDE HARDWARE OR CLAMPS	2871



RACKING PLAN VIEW
SCALE: NONE
TOTAL MODULE COUNT: 48

- NOTES
1. DESIGN IS APPROVED AS SHOWN
 2. ENGINEER SHALL BE CONSULTED IF DESIGN IS MODIFIED
 3. SEE DRAWING SZ FOR ADDITIONAL NOTES AND DESIGN CRITERIA



MIKE KRENTZ
23772 HIGHVIEW AVE
LAKEVILLE, MN 55044

REV		DATE	DESCRIPTION	BY	DATE	SCALE	DRAWN	APP'D	RELEASE DATE	PROJECT No.	SHEET No.	REV
1		04/10/20	UPDATED B.O.M.				LM		04/10/20	280408-4	S1	1
0		04/08/20	ISSUED FOR CONSTRUCTION									
NO			DESCRIPTION									

Panels

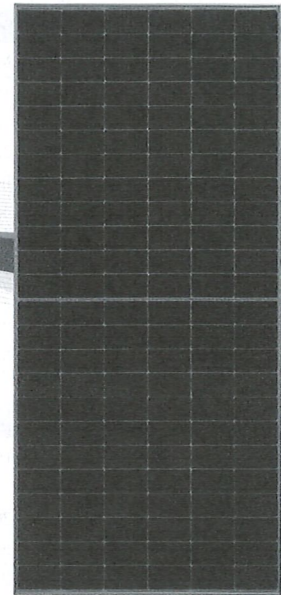
0221082-8944THC-01

RUNERGY

HY-DH144P8

530-550W

144 Pieces | HALF-CELL | P-Type



21.3%
Max. Efficiency
P-Type
Bifacial & Dual Glass



High Conversion Efficiency

Module efficiency up to 21.3% achieved through advanced cell technology and manufacturing process



Excellent weak light performance

More power output in weak light condition, such as cloudy days, morning and sunset



Extended mechanical performance

Module certified to withstand extreme wind(2400 Pa) and snow loads(5400 Pa)

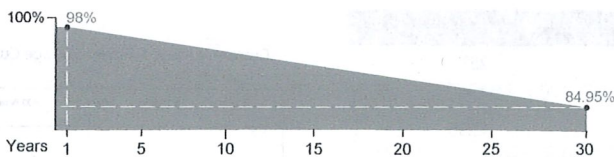


Quality Guarantee

High module quality ensures long-term reliability



IEC61215 / IEC61730 / UL61730
IEC61701 / IEC62716 / IEC60068
ISO9001 / ISO14001 / ISO45001



Runergy P-Type Dual Glass Product Performance Warranty

12 Years Product Warranty

30 Years Linear Power Warranty

2% First Year Degradation

0.45% Annual Power Degradation

Jiangsu Runergy New Energy Technology Co., Ltd.
58 Xiangjiang Road, Economic Development Zone,
Yancheng City, Jiangsu Province, 224000, China

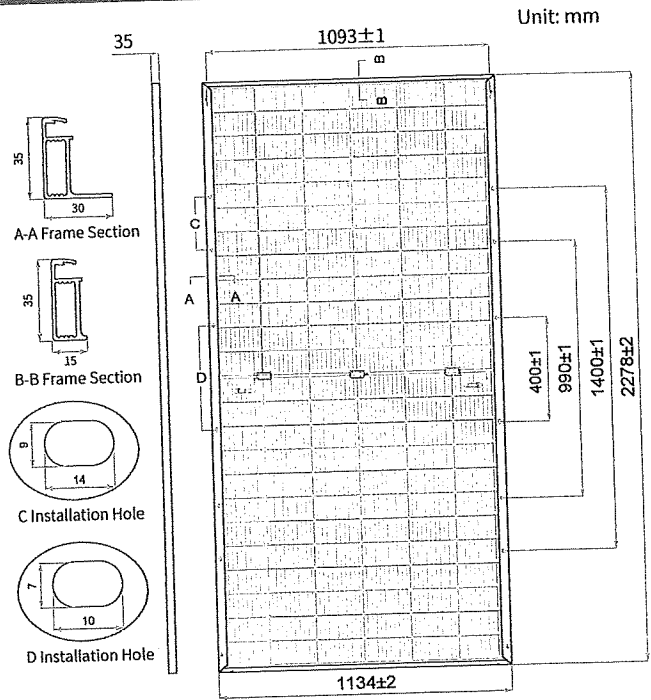
sales-inform@runergy.cn
www.runergy-solar.com

Mechanical Parameters

Solar Cell	Mono PERC 182 mm
No. of Cells	144(6 × 24)
Dimensions	2278 × 1134 × 35mm
Weight	32.7kg
Junction Box	IP68 rated (3 bypass diodes)
Output Cable	4mm ² (IEC), 12 AWG(UL) +400/-200mm or customized
Connector	RY01 or similar
Front Cover	2.0mm semi-tempered AR glass
Back Cover	2.0mm semi-tempered glass
Container	31 pcs/Pallet, 620 pcs/40' HC

Operating Parameters

Max. System Voltage	DC 1500V (IEC/UL)
Operating Temperature	-40°C ~ +85°C
Max. Fuse Rating	30A
Frontside Max. Loading	5400Pa
Backside Max. Loading	2400Pa
Bifaciality	70% ± 10%
Fire Resistance	IEC Class A



Electrical Characteristics - STC

	Irradiance 1000 W/m ² , ambient temperature 25 °C, AM1.5				
Maximum Power at STC (P _{max} /W)	550	545	540	535	530
Power Tolerance (W)			0 ~ +5		
Optimum Operating Voltage (V _{mp} /V)	41.96	41.80	41.64	41.47	41.31
Optimum Operating Current (I _{mp} /A)	13.11	13.04	12.97	12.90	12.83
Open Circuit Voltage (V _{oc} /V)	49.90	49.75	49.60	49.45	49.30
Short Circuit Current (I _{sc} /A)	14.00	13.93	13.86	13.79	13.72
Module Efficiency	21.3%	21.1%	20.9%	20.7%	20.5%

Electrical Characteristics - NMOT

	Irradiance 800 W/m ² , ambient temperature 20 °C, AM1.5, wind speed 1 m/s.				
Maximum Power at NMOT (P _{max} /W)	416.0	412.2	408.5	404.6	400.8
Optimum Operating Voltage (V _{mp} /V)	39.79	39.64	39.49	39.33	39.18
Optimum Operating Current (I _{mp} /A)	10.46	10.40	10.34	10.29	10.23
Open Circuit Voltage (V _{oc} /V)	47.32	47.18	47.04	46.89	46.75
Short Circuit Current (I _{sc} /A)	11.30	11.24	11.18	11.13	11.07

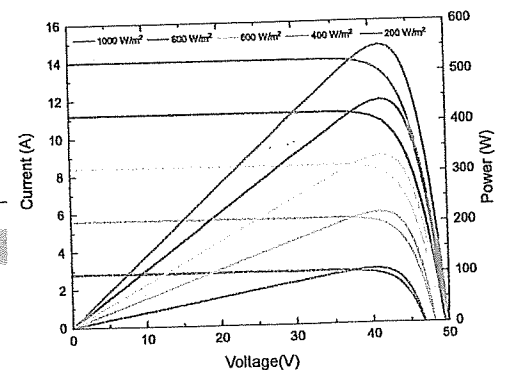
Rearside Power Gain (Reference to 550W Front)

	5%	15%	25%
Rearside Power Gain	5%	15%	25%
Maximum Power (P _{max} /W)	578	633	688
Optimum Operating Voltage (V _{mp} /V)	41.96	42.06	42.06
Optimum Operating Current (I _{mp} /A)	13.76	15.04	16.35
Open Circuit Voltage (V _{oc} /V)	49.90	50.00	50.00
Short Circuit Current (I _{sc} /A)	14.70	16.07	17.47
Module Efficiency	22.4%	24.5%	26.7%

Temperature Characteristics

Nominal Module Operating Temperature	42 ± 2 °C
Nominal Cell Operating Temperature	45 ± 2 °C
Temperature Coefficient of P _{max}	-0.35%/°C
Temperature Coefficient of V _{oc}	-0.27%/°C
Temperature Coefficient of I _{sc}	0.05%/°C

Current-Voltage & Power-Voltage Curve (550W)



EUREKA TOWNSHIP

BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
Phone: (952) 469-3736 / Email: deputyclerk@eurekatownship-mn.us

SITE INFORMATION Eureka Township		PIN# 13-00800-75-151	Permit#
Site Address: 9000 235 th St W		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name Justin Fjerstad	[Redacted]		Phone 507-358-2633
Address	City	State	Zip
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name SELF		License Number	
Contact Person Justin Fjerstad	Email [Redacted]		
Address 9000 235 th St W	City Lakeville	State MN	Zip 55044
Cell Phone 507-358-2633	Day Time Phone Same		Fax
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Act subject to the following conditions:			
<input type="checkbox"/> Applicant is aware he needs a Permit <input type="checkbox"/> Dakota County Shoreland/Letter or Permit		<input type="checkbox"/> Vermillion River Watershed/Letter or Permit	Date
PLEASE INDICATE PROJECT TYPE		PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED	
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Commercial/Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application	
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies	
<input checked="" type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans	
<input type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar	* CUP also required	<input type="checkbox"/> New Home Checklist	
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials \$22,000			
Project Description: 2 car garage slab on grade			

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner:	Date: 10-2-25
Signature of Contractor:	Date:

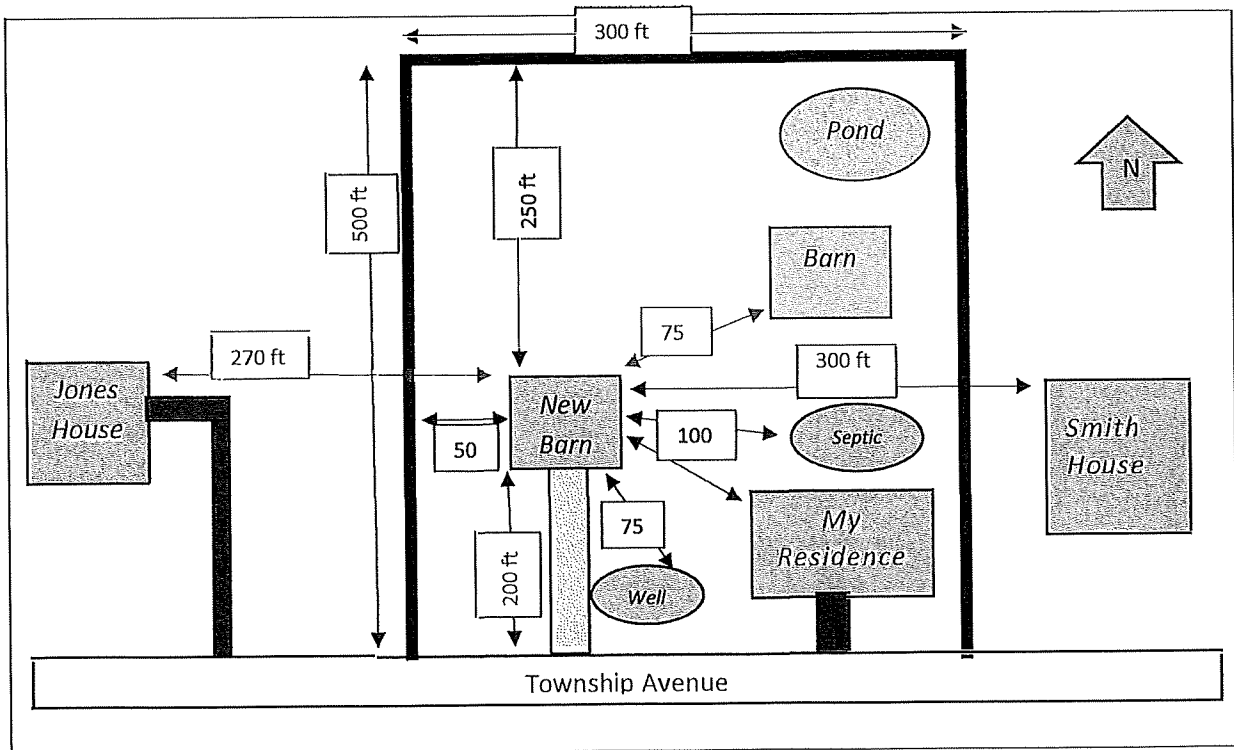
SUPPLEMENT TO ACCESSORY STRUCTURES PERMIT APPLICATION

(MUST be included when applying for permit)

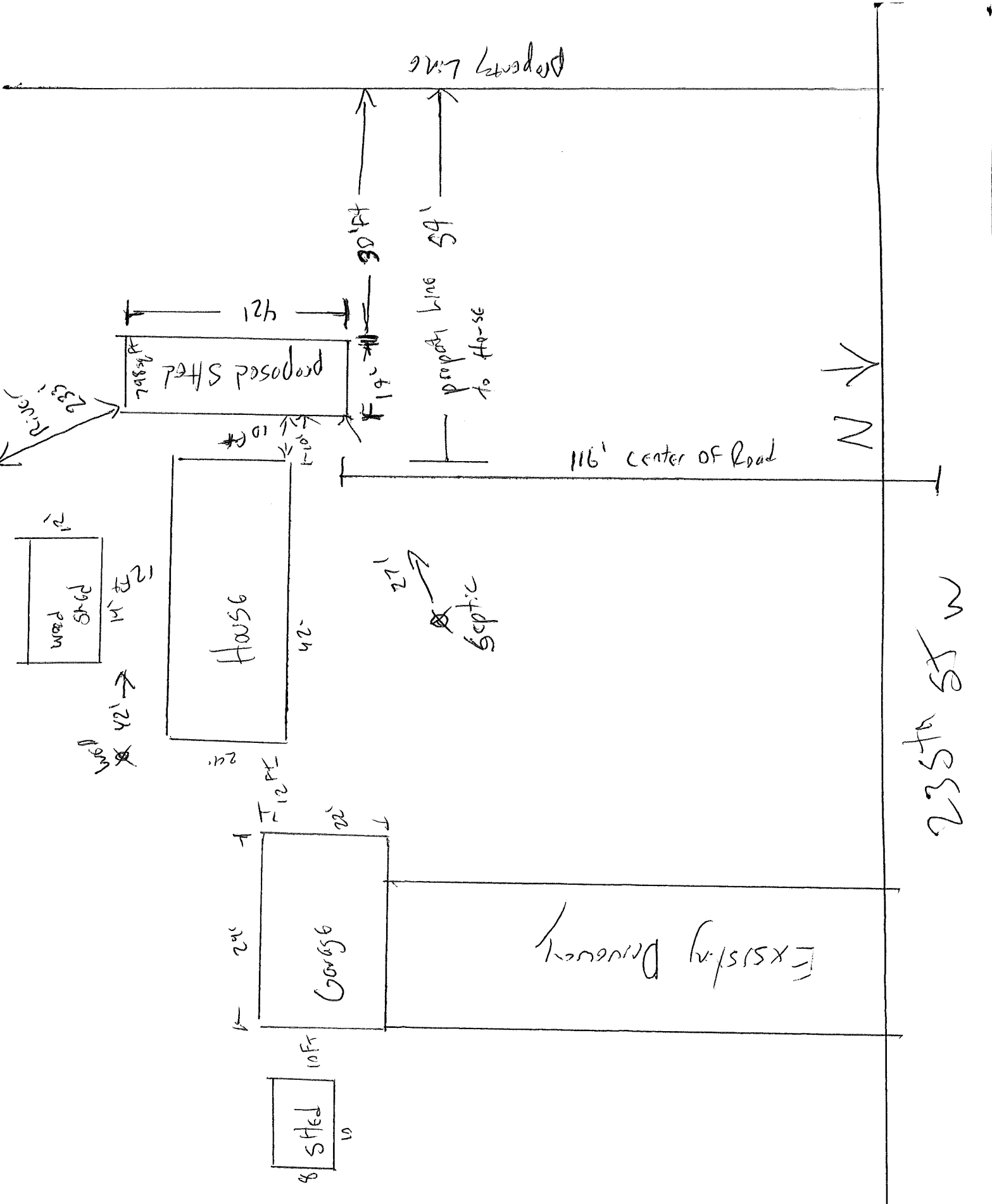
1. Dimensions of new structure 19x42 equals 798 square feet.
2. Floor structure: Concrete Slab
3. Method of attachment to ground: Bolted to slab
4. Wall construction information: 2x6 16" OC psb sheathing with siding
5. Roof structure information: Cascard truss package with shingles
6. Total area of all existing accessory buildings (excluding Agricultural buildings): 914
7. The dimensions (length and width) of all accessory buildings are on the site map:
8. Distance from property lines:

Side 1: <u>270 ft</u>	Side 2: <u>30 ft</u>
Rear: <u>263 ft</u>	Road center line: <u>116 ft</u>
9. Closest distance of new structure from primary residence: 10 ft

SAMPLE SITE PLAN; (NOTE: Distances should be in relation to the proposed building or structure)



3/13/2024





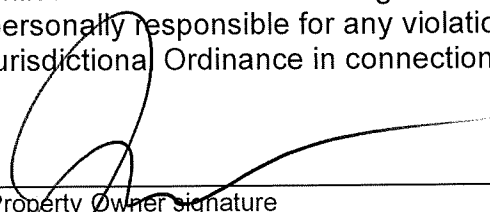


Inspectron, Inc.

Code Compliance Inspections
15120 Chippendale Ave.
Suite 202
Rosemount, MN 55068
Phone 651-322-6626
Toll Free 800-322-6153
Fax 651-322-7580

Property Owner Waiver

Property Owner Waiver Minnesota State Contractor Licensing Requirements. The purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects. I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months. I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statute 514.01. I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed. I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/ or jurisdictional Ordinance in connection with the work performed on this property.



Property Owner Signature

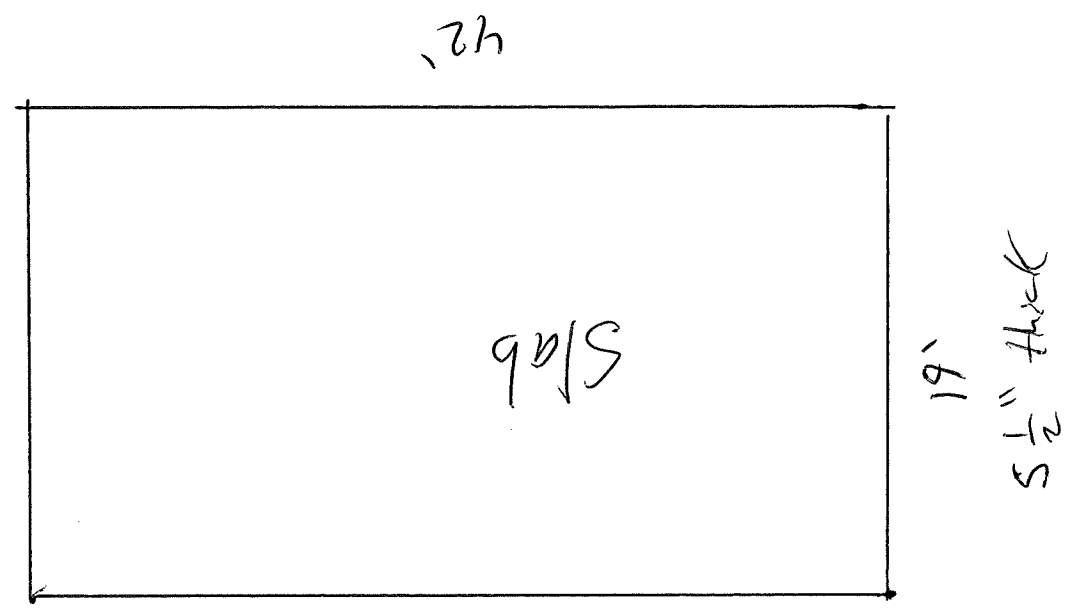
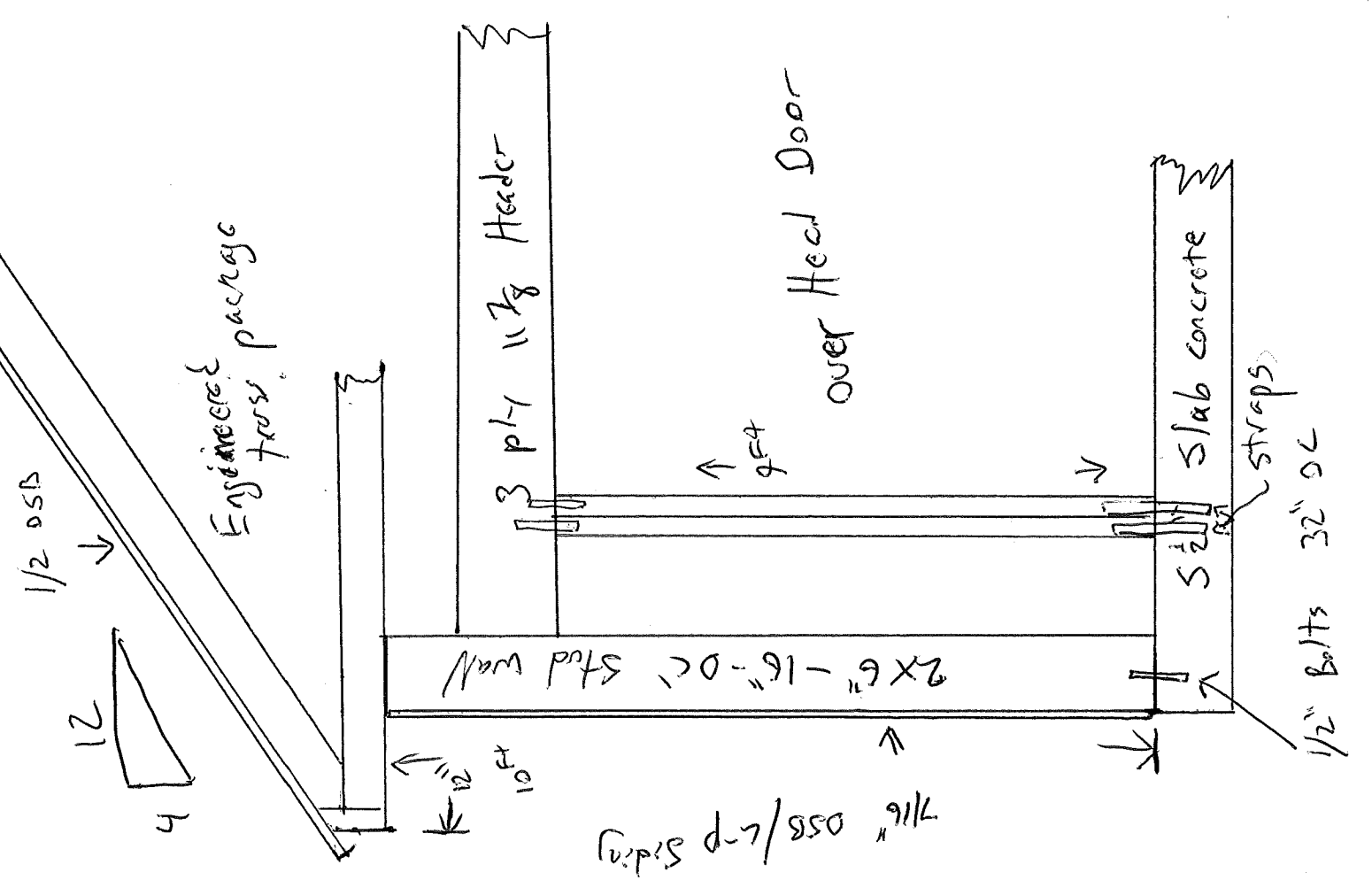
10-2-25

Date

4000 235th St W Lakewood, MN 55046

Project Address





Property Card	Parcel ID Number	13-00800-75-151
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	JUSTIN H FJERSTAD CALLISTA L DUNCANSON
Mailing Address	9000 235TH ST W LAKEVILLE MN 55044
Property Address	
Address	9000 235TH ST W
Municipality	EUREKA TWP



Parcel Information					
Sale Date	11/21/1997	Total Acres	2.46	Plat	SECTION 8 TWN 113 RANGE 20
Sale Value	\$137,000.00	R/W Acres	0.25	Lot and Block	8 113 20
Uses	RESIDENTIAL	Water Acres	0	Tax Description	PT OF SE 1/4 LYING N & W OF C/L OF VERMILLION RIVER SUBJ TO HWY ESMNT

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1971	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,182	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,182	Garage Sq Ft	816
Multiple Buildings		Finished Sq Ft	1,686	Other Garage	

Miscellaneous Information					
School District	194	Watershed District	VERMILLION RIVER	Homestead	NON HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$116,800.00	\$116,800.00
2026 Building Values (payable 2027)*	\$269,800.00	\$269,800.00
2026 Total Values (payable 2027)*	\$386,600.00	\$386,600.00
2025 Total Values (payable 2026)*	\$342,300.00	\$342,300.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$3,236.00	\$0.00	\$3,236.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



**LAND USE PERMIT APPLICATION FOR
ASSESSORY STRUCTIONS AND ADDITIONS**

Dakota County Environmental Resources
14955 Galaxie Avenue, Apple Valley MN 55124
Phone: 952-891-7000 Fax: 952-891-7031

A permit must be obtained before beginning any construction activity. All building construction must be inspected by the township building official. All septic systems must conform to Dakota County Ordinance 113 and MN Rules 7080-7083 including required Shoreland setbacks.

Owner Name & Current Address: Applicant is aware this is needed.

Property Address (if different): Permit will be applied for prior to PC Mtg.

City/Zip _____ Parcel ID: _____

Email Address: _____

Primary Phone Number: _____

Please check all that apply:

<input checked="" type="checkbox"/>	Part A: Type of Structure
<input type="checkbox"/>	Alteration of Existing Structure
<input type="checkbox"/>	Shed
<input type="checkbox"/>	Deck
<input type="checkbox"/>	Garage
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Ag Building
<input type="checkbox"/>	Other (gazebo, boathouse, water oriented accessory structure)
<input type="checkbox"/>	Is there floodplain on the property?



Permit Fee (based on value of structure)	
\$1.00 - \$30,000	\$167
\$30,001 - \$40,000	\$177
\$40,001 - \$50,000	\$311
\$50,001 - \$100,000	\$223
\$100,001 - \$200,000	\$449
\$200,001 +	\$667
Ag Building	\$71
<i>Working without a permit is Double the permit fee</i>	

Builder: _____
Company Name _____ Address _____ Name of competent person on site _____

Phone #: _____ Email: _____

Structure Setbacks and Lot Specifications								
	Recreation Lake	Natural Environment Lake	Recreation River	Scenic River	Transition River	Agricultural River	Remote River	Tributary River
State or County Road	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Township Road / RR	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Ordinary High Water Mark	100 feet	200 feet	200 feet	200 feet	200 feet	200 feet	200 feet	100 feet
Side & rear lot line	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Bluffline	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Unplatted cemetery	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Sewer to OHWM	75 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet	75 feet
Minimum lot size (sq. ft.)	40,000	80,000*	87,120	174,240	80,000	80,000	N/A	80,000
Maximum structure height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Lot width at building line & water frontage	150 feet	200 feet	250 feet	250 feet	250 feet	150 feet	300 feet	100 feet

Township setbacks may be greater. Check with your township for setback information.

HOMEOWNER CHECK LIST

- Permit fee, construction plans and site plan must accompany this application.
- Acknowledgement from the township that a permit has been approved or is not necessary from the townships.
- A septic system compliance inspection must be performed for home additions or alteration of a structure serviced by a septic system.
- Check or money order should be made payable to: DAKOTA COUNTY TREASURER. To make a credit card payment, please call 952-891-7575.
- A 24-hour notice is required for an inspection.
- Permits are valid for one year.

I agree that any plans and specifications submitted are part of this permit application. I understand that Dakota County takes no responsibility for the proper design of the project. I accept all responsibility for the design of the project and for all damages resulting from the failure of the project due to improper design and understand that false or misleading information may be grounds for invalidating this permit. I hereby certify that the information provided is correct and agree to have the proposed work done in strict accordance with the description given and according to the provisions of the Dakota County Ordinance 50, Ordinance 113, and Minnesota Rules 7080-7083. I understand that this permit is valid for a period of one year from the date of issuance.

Signature: _____ Date: _____

<p>For Office Use Only:</p> <p>Permit #: _____</p> <p>Check #: _____</p> <p>Amount: _____</p> <p>Approved by: _____</p>	<p>Comments:</p>
---	------------------

EUREKA TOWNSHIP MEMORANDUM

To: Eureka Township Planning Commission

From: Hannah Rybak, WSB
Nate Sparks, WSB

Date: April 23, 2026
Planning Commission Regular Meeting April 28, 2026

Subject: **Indoor growth facilities – redline drafts**

OVERVIEW

WSB offers a draft redline of current ordinances, with minor edits to incorporate the discussion at the March Planning Commission meeting.

INDOOR GROWTH FACILITIES

Greenhouses, high tunnels, and similar structures may be somewhat common within agricultural areas. However, it is possible for this type of structure to become out of scale and character with customary uses in a residential agricultural community, either by the size of the structure, by concentration of many structures on a single property, or the maintenance and appearance of said structures. The goal of this process is to consider potential implications of this type of use, and to place a reasonable process in place to allow the Township to adequately regulate proposed indoor growth facilities.

DISCUSSION AT MARCH PLANNING COMMISSION MEETING

1. Clarification was requested on allowable principal structures and principal uses

An allowable principal structure is defined as “the structure that is the main or primary structure as designated by the main or principal use of the land and distinguished from subordinate or accessory structures.” Agricultural buildings have also been classified as accessory structures.

The structure in which a permitted principal use occurs, would be the principal structure on the property. For example, a residential dwelling would be considered a principal structure.

To build an agricultural building, on agricultural land, and without a principal structure (dwelling) having been constructed, an interim use permit would be necessary. An agricultural use may be the principal use of the property, but an agricultural building has been defined as an accessory structure. Therefore agriculture may be the principal use, but an agricultural building could not be a principal structure.

2. The Planning Commission recommended that a certificate of occupancy be required for the principal structure prior to allowing the construction of an accessory structure

Wording was added to the redline draft to specify that a certificate of occupancy is required prior to the construction of an accessory structure.

3. A question was posed on whether a person with an existing greenhouse would be allowed to replace it with a structure of the same size, without the need for an interim use permit.

Per state non-conformity laws, an existing structure may be replaced in the same size and location.

DISCUSSION AT THE APRIL TOWN BOARD MEETING

1. A question was asked regarding how this ordinance would impact “Community Supported Agriculture (CSAs)”

This ordinance would apply equally to any and all indoor growth facilities. This would include family farms, commercial horticultural or aquaponic operations, cannabis cultivation, cooperative, community farming, CSAs, and any other type of indoor growth of any plant or product. The requirement that an indoor growth facility be an accessory use to a permitted principal use (a dwelling), is a requirement which is used by many Townships, to preserve the existing rural character of the area. This is of particular importance for townships situated close to the metro area, as is the case for Eureka.

2. The need for an interim use permit for agricultural buildings, on agricultural land, with no principal structure was questioned

The purpose of this requirement is to allow the Township to understand what a proposed new building is being utilized for, and to document that use through an interim use permit. Requiring the interim use permit will assist the Township in ensuring the building remains used for agricultural purposes and prevents buildings exempted from building code requirements to be utilized for other purposes without going through the proper process. If the property were to no longer be used for agricultural purposes, the building would be in violation of the terms of the interim use permit. This would prevent conversion of a building to an unapproved use, which is a common problem faced by Townships near urban areas.

ATTACHMENTS

Redline: §240-64 Definitions

Redline: §240-7 Agricultural District

Redline: Article IV Building Permits, Building Regulations and Performance Standards

§240-64 Definitions.

ACCESSORY BUILDING

A subordinate building that serves an accessory use of the parcel on which it is located and does not change the character of the principal use. ~~In other words, an accessory building is a building which is an accessory structure. Accessory buildings include, but are not limited to, garages, storage sheds, agricultural buildings, greenhouses, high tunnels, low tunnels, and similar structures.~~

[Amended 6-14-2010 by Ord. No. 2010-1]

ACCESSORY STRUCTURE

A subordinate structure that serves an accessory use of the parcel on which it is located and does not change the character of the principal use.

[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1]

ACCESSORY USE

A use of a parcel that is subordinate to the principal use of the parcel, is located on the same parcel as the principal use, is customarily associated with and incidental to the principal use, and does not change the character of the principal use. There can be no accessory use on a parcel without a principal use.

[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1]

AGRICULTURAL BUILDING

~~Any building other than a dwelling that is incidental to the farming operation, including but not limited to barns, granaries, silos, farm implement storage buildings and milk houses.~~

An agricultural building, as defined by Minnesota Statutes.

Minnesota Statutes definition:

“Agricultural building” means a structure that is:

- 1. on agricultural land as determined by the Dakota County Assessor under M.S. 273.13, subdivision 23;*
- 2. designed, constructed, and used to house farm implements, livestock, or agricultural products under M.S. 273.13, subdivision 23; and*
- 3. used by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products.*

AGRICULTURAL OPERATIONS

Operations operating for a profit which include, but are not limited to, the cultivation and tillage of soil; dairying; the production, irrigation, cultivation, growing, harvesting and processing of any agricultural commodity, including horticulture and timber; the raising of livestock, fur-bearing animals, fish or poultry; or any commercial agricultural practice performed as incidental to or in conjunction with such operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

AGRICULTURE

The use of land for the production of farm crops as well as for the raising of livestock.

Consider MN Administrative Rules Definition of Agriculture:

"Agriculture" means farming in all its branches and includes, but is not limited to, dairying, the field production, cultivation, growing, and harvesting of any agricultural or horticulture commodity, and the raising of livestock, bees, fur-bearing animals, and poultry. Agriculture includes repair, maintenance, and construction work incidental to such operation and the cleaning, processing, preservation, loading, and transporting to market or storage of the farmer's own agricultural products. Industrial operations and processes that are more akin to manufacturing than to agriculture are not included. It does not include greenhouse work. It does not extend to outside services hired by the farmer. It does not include services performed for others, including, but not limited to, boarding or training of animals, lawn care, or landscaping.

BUILDING

Any structure having a roof which may provide shelter or enclosure of persons, animals, chattel, or property of any kind, and when said structure is divided by party walls without openings, each portion of such building so separated shall be deemed a separate building.

COMMERCIAL AGRICULTURE

The exclusive use of 10 or more contiguous acres of land for the production of field crops, livestock products, or livestock, not counting one acre for homestead. For purposes of this section, the terms "field crops," "livestock products" and "livestock" shall include, but not be limited to:

[Amended 6-14-2010 by Ord. No. 2010-1]

- A. Field crops: barley, soybeans, corn, hay, oats, potatoes, rye, sorghum, and vegetables.

- B. Livestock products: milk products, butter, cheese, eggs, meat and furs.
- C. Livestock: as defined herein.

HORTICULTURE

The use of land for production and sale of fruits, including apples, grapes and berries, vegetables, flowers, nursery stock, including ornamental shrubs, trees and cultured sod. This shall include the right to sell fruits, vegetables, flowers and nursery stock as described above which are harvested from land which is noncontiguous and are harvested and sold for the purpose of supplementing the fruits, vegetables, flowers, and nursery stock, including ornamental shrubs, trees and cultured sod which are produced on the land at which the sale is occurring.

[Amended 5-8-2017 by Ord. No. 2017-01]

FARM

Real property used for commercial agriculture comprising 10 or more contiguous acres, and which may comprise additional acreage which may or may not be contiguous to the principal 10 acres, all of which is owned and operated by a single family, family corporation, individual or corporate enterprise.

GREENHOUSE

A greenhouse is an enclosed structure with transparent or translucent walls and roof—typically made of glass or plastic—designed to grow plants in a controlled environment.

HIGH TUNNEL

An unheated structure, covered in plastic, polyethylene, fabric, or polycarbonate, intended to protect crops grown in the natural soil profile from the elements and to extend the growing season.

INCIDENTAL

Occurring as a minor, subordinate, or chance use or instance, related to the principal use.

[Amended 8-13-2007 by Res. No. 59]

LOW TUNNEL

An unheated structure, no more than four feet in height, covered in plastic, polyethylene, fabric or polycarbonate, intended to reduce pest pressure, protect crops grown in the natural soil profile from the elements and to extend the growing season.

NONCONFORMING USE OR STRUCTURE

Any structure or use lawfully established prior to the effective date of these ordinances but which is not permitted under the provisions of these ordinances.

[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1]

PRINCIPAL STRUCTURE

~~A The structure that is the main or primary structure as designated by the main or principal use of the land and distinguished from subordinate or accessory structures. A dwelling or agricultural building in an agricultural district are examples of a principal structure.~~

[Amended 6-14-2010 by Ord. No. 2010-1; 11-9-2022 by Ord. No. 2022-05]

PRINCIPAL USE

A principal use relates to the main purpose of the zoning district, exists independently of any other use of a property, and is allowed as a permitted, conditional, or interim use.

[Amended 6-14-2010 by Ord. No. 2010-1]

STRUCTURE

Anything which is built, constructed, or erected; an edifice or building of any kind; or any piece of work artificially built up and/or composed of parts joined together in some definite manner, whether temporary or permanent in character. Among other things, structures include but are not limited to buildings, gazebos, decks, retaining walls, walls, fences, and swimming pools.

TEMPORARY STRUCTURE

A structure whose use is permitted only temporarily, that is, for not more than 180 days. "Temporary" refers to the permitting and the use of the structure, not to any physical characteristics of the structure. The physical requirements for a temporary structure are therefore no different than those for any other similar structure whose use is not specifically temporary.

[Amended 6-14-2010 by Ord. No. 2010-1]

Black text – indicates unchanged

Red text – indicates new or removed text

Blue text – indicates text relocated from position in existing ordinance

§ 240-7 Agricultural District.

- A. Intent. The Agricultural District is established for the purpose of protecting viable agricultural lands from nonfarm influence; retaining valuable areas for conservation purposes; preventing scattered nonfarm growth; and securing economy in governmental expenditures for public services, roads, utilities and schools.

[Amended 8-13-2007 by Res. No. 59; 11-9-2022 by Ord. No. 2022-05]

- B. Permitted uses and structures. The following uses are permitted uses and structures in the Agricultural District:

[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1; 11-9-2022 by Ord. No. 2022-05]

- ~~1) Any and all forms of commercial agriculture and commercial horticulture, as defined in § 240-64~~
- ~~2) Agriculture, except as may otherwise be regulated by this section.~~
- ~~3) Agricultural buildings and accessory structures to agricultural buildings.~~
- 4) Farm drainage and irrigation systems.
- 5) Forestry, grazing and gardening.
- 6) Single-family dwelling.
- ~~7) Accessory structures to single-family dwellings, such as detached private garages, decks, swimming pools, nonilluminated signs, fences, tool sheds, and other such structures, for the storage of domestic supplies and equipment. Mobile homes, trucks, semitrailers, trailers, recreational vehicles (RVs), and campers shall not be used as storage structures.~~
- 8) Historic sites.
- ~~9) Home occupations.~~
- ~~10) Private stables.~~
- ~~11) Private dog kennels.~~
- ~~12) Cell phone towers or wireless communication facilities as delineated in § 240-30A, provided they otherwise satisfy the requirements of this chapter.~~
- ~~13) Accessory solar energy systems which are designed to generate 40 kilowatts of power or less are allowed as accessory uses and structures in all districts, provided that the requirements of § 240-30C are met.~~

[Amended 6-22-2020 by Ord. No. 2020-01]

C. Conditional uses and structures. The following conditional uses may be approved by the Town Board in the Agricultural District, provided that the provisions and requirements in Article IV of this chapter are fulfilled:

[Amended 8-13-2007 by Res. No. 59]

- 1) Churches, cemeteries, airports, schools, local government buildings and facilities, and government-owned facilities for the maintenance of roads and highways.
- 2) Agricultural service establishments primarily engaged in performing agricultural or horticultural services on a fee or contract basis.
- 3) Public utility and public service structures, including electric transmission lines and distribution substations, gas regulator stations, communications equipment and buildings, pumping stations and reservoirs.
- 4) Wind energy conversion systems WECS with a combined nameplate capacity of less than 5,000 kilowatts and alternative energy systems, except for wind energy conversion systems with combined name plate capacity of 5,000 kilowatts or more, provided that they otherwise satisfy the requirements § 240-31B of this chapter.

[Amended 11-9-2022 by Ord. No. 2022-05]

- 5) Cell phone towers or wireless communication facilities as delineated in § 240-30A, provided they otherwise satisfy the requirements of said § 240-30A.
- 6) On-site advertising signs larger than 50 square feet in size.
- 7) Signs illuminated by a fixed light or lights.
- 8) Single-family dwelling on a substandard grandfathered lot of record, provided that the requirements of Article III are met.

[Added 12-13-2010 by Ord. No. 2010-06; 3-7-2023 by Ord. No. 2023-02]

- 9) Feedlots, provided that they otherwise satisfy the requirements of § 240-35.
- 10) Ground-mounted accessory solar energy systems whose generating capacity is greater than 40 kilowatts, but not more than 100 kilowatts, provided that the requirements of § 240-30C(1)(b)[3] are met.

[Amended 6-22-2020 by Ord. No. 2020-01]

- 11) Off-site advertising signs larger than 50 square feet.
- 12) Transmitting tower, provided it otherwise satisfies the requirements of Article IV, §§ 240-30 and 240-31.

[Added 9-9-2019 by Ord. No. 2019-01]

D. Interim uses and structures.

[Amended 8-13-2007 by Res. No. 59]

- 1) Mining and extraction operations, provided that they otherwise satisfy the requirements of Chapter 165, Mining.
- 2) Personal use airstrips as defined by the Federal Aviation Administration (FAA), provided that they otherwise satisfy the requirements of Article VI of this chapter.

[Amended 6-14-2010 by Ord. No. 2010-1]

- 3) Agritourism activities.

[Added 7-9-2024 by Ord. No. 2024-03]

- 4) Agricultural buildings, when no principal structure is present on the property

E. Accessory uses and structures.

- 1) Agricultural buildings

- 2) Accessory structures to single-family dwellings, such as detached private garages, decks, swimming pools, nonilluminated signs, fences, tool sheds, and other such structures, for the storage of domestic supplies and equipment. Mobile homes, trucks, semitrailers, trailers, recreational vehicles (RVs), and campers shall not be used as storage structures.

- 3) Home occupations.

- 4) Private stables.

- 5) Private dog kennels.

- 6) Accessory solar energy systems which are designed to generate 40 kilowatts of power or less are allowed as accessory uses and structures in all districts, provided that the requirements of § 240-30C are met.

[Amended 6-22-2020 by Ord. No. 2020-01]

- 7) Cell phone towers or wireless communication facilities as delineated in §240-30A, provided they otherwise satisfy the requirements of this chapter.

- F. Prohibited uses and structures. All other uses and structures which are not specifically permitted as a right or by conditional use permit or interim use permit, including public stables and public boarding of dogs, shall be prohibited in the Agricultural District.

[Amended 8-13-2007 by Res. No. 59; 11-9-2022 by Ord. No. 2022-05]

§ 240-24 Standards for accessory uses or structures.

[Amended 8-13-2007 by Res. No. 59; 6-14-2010 by Ord. No. 2010-1]

A. Relation to Principal Structure

- 1) There can be no accessory structure without a principal structure existing on the same parcel.
- 2) No accessory building, of any type, shall be constructed on any lot prior to the issuance of a certificate of occupancy for the principal building to which it is accessory.
- 3) Accessory structures for the purpose of storage of agricultural equipment, located on agricultural land, may be permitted on land with no principal structure, with the issuance of an interim use permit.

B. Location. No detached accessory building or structure shall be located closer than 10 feet to any principal building or to any other accessory building or structure.

C. Easements. No accessory building or structure except for utility panels or boxes or moveable and temporary buildings or small (less than 120 square feet) storage sheds shall be erected in any easement area.

D. Area-Accessory Building Size.

- 1) The maximum total area of all accessory buildings shall not total more than 5,000 square feet on lots of two to 5.999 acres in size, and not more than 10,000 square feet on lots of six or more acres in size.
- 2) Except as stated below, agricultural buildings can be exempted from the above size requirements, when located on agricultural land. Such buildings would not be considered in the total sum of accessory building square footage on an individual parcel.
- 3) Agricultural or other buildings, intended for the purpose of the indoor growing of agricultural products, may exceed the size limitations above, through the issuance of an interim use permit. To be eligible for an interim use permit, the structures must meet the definition of an agricultural building and located on agricultural land.
- ~~4) There shall be no maximum limitation to total area for agricultural buildings, and agricultural buildings shall not be considered in the total sum of accessory buildings on an individual parcel.~~

[Amended 6-10-2013 by Ord. No. 2013-03; 5-8-2017 by Ord. No. 2017-04]

E. Maintenance. All detached accessory buildings shall be maintained in a manner that is compatible with the primary uses and does not present a hazard to public health, safety, and general welfare of the surrounding community.

F. Prohibitions

- 1) No accessory building may be used for human habitation except temporarily as specifically permitted by the Township of Eureka in § 240-28B(3). An accessory building or structure shall be limited to a half bathroom facility

inclusive of all individual accessory buildings on an individual property. "Half bathroom facility" shall mean provision of a sink and toilet. Bathroom facilities shall be limited to a single bathroom with one toilet and one sink, except as required by other applicable rules or statutes.

~~2) There can be no accessory structure without a principal structure existing on the same parcel.~~

§ 240-28 Temporary structures.

[Amended 8-13-2007 by Res. No. 59]

- A. The Building Official may issue a permit for those temporary structures and temporary uses specified below. The permit shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official may grant extensions, in writing, for demonstrated cause.
- B. The following temporary structures or uses are permitted:
 - 1) Any one temporary building or stand exclusively for the sale of agricultural or horticultural products produced on the premises, provided that such building shall be no less than 20 feet from the road right-of-way and further provided that adequate off-street parking shall be available.
 - 2) Any temporary building for uses incidental to construction work, provided that such building shall be removed upon the completion of the construction work.
 - 3) A garage may be occupied as a temporary dwelling for a period of not more than six months if construction of a permanent dwelling is actually underway and in active progress during occupancy of the garage. Said garage shall be provided and equipped with garage doors. In the event that any person shall reside in any such temporary garage home for a period of time exceeding that permitted by the Building Official, the Town Board shall proceed to have such extended use abated as a nuisance.
- C. All other temporary uses or structures are prohibited in Eureka Township.

Article IV Building Permits, Building Regulations and Performance Standards

Performance standards for indoor growth facilities.

- A. Structures of this type, which are agricultural buildings located on agricultural land, and exceeding allowable size requirements for accessory structures, are permitted in the Agricultural District, only after obtaining an interim use permit from the Township.
- B. All activities shall comply with the conditions placed on the interim use permit.
- C. The Township shall consider the following performance standards when reviewing the appropriateness of an interim use permit for this type of structure:
 - 1) The road serving the property must have adequate capacity to accommodate the additional vehicle trips that the use would create. This includes employee trips, deliveries, shipping, and service vehicles.
 - 2) Adequate parking for employees must be provided, and any parking areas must be graveled or hard surfaced.
 - 3) Adequate emergency vehicle access must be provided.
 - 4) The proposed use of the site must not cause operations of the property to become out of character with the residential and/or agricultural uses already occurring in the district.
 - 5) Any exterior lighting must comply with § 240-55 Lighting.
 - 6) Interior lighting within this type of structure, when visible from any property line, shall be fully screened.
 - 7) Retail operations shall not be permitted within this type of structure.
 - 8) The structure shall meet all other relevant applicable codes, such as but not limited to, building code, fire code and electrical code.

Bachman'sTM

April 22, 2026

Dear Eureka Township Planning Commission,

Thank you for the opportunity to review the redlined draft of the indoor growth facility ordinance and for the work that has gone into developing a thoughtful framework. I appreciate the intent to be proactive and to ensure that future development within the Township is appropriate and well-managed.

As both a long-time business operator and a resident of Eureka Township, I would like to start with a foundational question that I believe is critical to getting this ordinance right: **what specific problem are we trying to solve?** While I understand there may be concerns around newer, high-intensity indoor growing operations, it is not clear that traditional greenhouse operations (like ours) are the source of those concerns. Without clearly defining the problem, there is a risk of creating an ordinance that unintentionally impacts long-standing agricultural businesses in the Township.

Bachman's has been growing ornamental plants in Eureka Township since 1970. Greenhouse production is, and has always been, a core part of agricultural operations in this community. It is important that any ordinance recognizes this and ensures that traditional horticulture is not inadvertently regulated in the same manner as more intensive, industrial-type operations.

After reviewing the draft, there are several areas that I believe need to be revised to avoid unintended consequences for existing agricultural operations:

1. Classification of Greenhouses

The current framework appears to treat greenhouses and similar structures as accessory uses and subjects them to interim use permits. Greenhouse production is not incidental to agriculture. It is agriculture! Classifying it otherwise introduces unnecessary limitations and uncertainty. Greenhouses, high tunnels, and similar structures used for crop production should be clearly defined as a permitted principal agricultural use in the Agricultural District.

2. Interim Use Permit Requirements

Requiring interim use permits for greenhouse structures above certain thresholds creates ongoing uncertainty for normal agricultural operations. Agriculture requires long-term planning and investment, and a permitting structure that is temporary in nature is not appropriate for established farming practices.

Traditional greenhouse operations should be permitted by right, without the need for interim or conditional use permits.

3. Size Limitations and Accessory Structure Standards

Tying greenhouse structures to accessory building limitations, such as square footage caps or percentage of lot coverage, does not align with how agriculture functions. The scale of greenhouse operations is directly tied to production needs and efficiency, not to creating external impacts. Greenhouse structures used for agricultural production should be exempt from accessory structure size limitations.

4. Definition of Agriculture

The current definition appears to exclude greenhouse work, which is inconsistent with modern agricultural practices. Greenhouse production is a well-established and essential part of horticulture, particularly in Minnesota's climate. The definition of agriculture should be updated to explicitly include greenhouse and controlled environment production.

5. Retail Activity

The draft indicates that retail operations would not be permitted within these structures. For many greenhouse operations, including ours, the ability to sell what we grow (whether seasonally or on a limited basis) is a natural extension of the agricultural use. The ordinance should allow for incidental and customary retail sales of products produced on-site.

6. Performance Standards and Operational Requirements

Many of the proposed standards (traffic, parking, and road capacity) appear to apply commercial expectations to agricultural operations. Agriculture is inherently seasonal and variable, and these types of requirements could unintentionally restrict normal operations, particularly during peak spring months. If standards are necessary, they should be objective, measurable, and focused on actual external impacts, rather than applied broadly in a way that limits agricultural activity.

7. Lighting Considerations

Supplemental lighting is a critical component of greenhouse production in our region. Any regulation of lighting should focus on mitigating external impacts, such as light trespass, rather than restricting the use of lighting itself. A more appropriate approach would be to allow lighting with reasonable mitigation measures where needed.

8. Protection of Existing Operations

Finally, it is important that the ordinance clearly state that existing agricultural greenhouse operations are considered conforming uses and are allowed to continue, expand, and modernize. This provides necessary clarity and confidence for businesses that have been part of this Township for decades.

Overall, I would encourage the Township to take an approach that focuses on **managing impacts rather than restricting inputs**. If there are concerns about light, traffic, or other external effects, those can be addressed directly without limiting the ability of agricultural businesses to operate and grow.

I also want to reiterate that I, along with other greenhouse operators in the Township, am more than willing to be a resource as you continue this process. We all share the same goal of ensuring Eureka Township remains a strong, vibrant agricultural community, and I believe that collaboration will lead to the best outcome.

Thank you again for the opportunity to provide input.

Sincerely,

A handwritten signature in cursive script that reads "Susie Bachman West".

Susie Bachman West
Chief Executive Officer

Category	Task	Person Responsible	Status	Notes
Budget	Create overall budget	Melanie/Brian	x	Meeting took place 3/24/26
Budget	Secure sponsors/donations	All PC		Compile a list, determine if letter should be mailed, or make in person contact.
Venue	Obtain permits/insurance	Amy/Liz	x	Talked with attorney- would need waivers
Vendors	Book food vendors -Ask for donations?	Brian		Discussed on providing meal (hot dogs, etc.)
Vendors	Book entertainment/Attraction	Dan		Dan - Road contractor, discuss if a waiver is needed?
Vendors	MMCD	Amy/Liz	x	4/15/26 Confirmation from Metropolitan Mosquito Control District to set up a booth
Vendors	Book Police/Fire	Amy/Liz	x	4/16/26 Confirmation from Torrey Lenertz from Lakeville Fire Department & 4/6/26 Tim Hunt from Dakota County Sheriff's Office
Activities	Games	Melanie/Brian		Connect Four yard game-Brian
Marketing	Create event name & branding	Dave		Banner
Marketing	Advertising to community	Amy/Liz		Website/Newsletter/flyer
Volunteers	Recruit volunteers	All PC		
Volunteers	Assign volunteer roles			
Logistics	Equipment rentals	Brian		Tables, Tents, chairs-Brian
Logistics	Event layout map			
Safety	Emergency plan			
Day-Of	Set-up schedule	Melanie		
Day-Of	Breakdown/clean-up plan	Dave		
Post-Event	Send thank-you messages			
Post-Event	Review budget vs actual			
Post-Event	Collect feedback			

Timeline	Key Focus
3-6 Months Out	Secure venue, set budget, confirm sponsors
2-3 Months Out	Book vendors & entertainment, start marketing
1 Month Out	Confirm logistics, volunteers, permits
1 Week Out	Final confirmations, supply check
Event Day	Execute plan
1 Week After	Thank yous & review

EUREKA TOWNSHIP PLANNING COMMISSION ACTIVITY TRACKER								
Updated 3/19/2026								
PROJECT NAME	PROJECT DESCRIPTION	DATE INITIATED	PRIMARY CONTACTS	PRIORITY INDICATORS	CURRENT STAGE	NEXT STEPS	STATUS	PC COMPLETED
HOME EXTENDED BUSINESS	Determine feasibility of allowing "low impact" extended business in accessory buildings	November 2021	D Palmquist 2024 PC	Citizens pro & cons Quality of life / Property values	PC reviewed individual Supervisors suggested edits at January 2026 meeting. *PC sent draft ordinance on 7/1/2025	Town Board discussed at 2/10/2026 Meeting	Active at TB level	☑
COMMERCIAL/ INDUSTRIAL BUSINESS	Define zoning changes - Placement of proposed changes in Township	April 2024	PC Members	Citizens pro & cons Quality of life / Property values	PC conducted a Public Hearing and recommended approval to TB on 5/27/2025	TB approved on 6/10/25 MET Council reviewing	Active at TB level	☑
DEFINITION OF A FRONT YARD	Found a gap in the ordinance when looking at a ground-mounted solar array permit application.	April 2024	D. Wheeler	Needed clarity	PC approved and forwarded to TB recommended language on 6/03/25	Public Hearing TBD With Attorney for review/draft notice	Active at TB level	☑
COMMERCIAL/INDOOR AGRICULTURE	Large Agriculture Building may need more restrictions.	April 2024	B.Storlie M.Storlie	Increased interest from outside parties seeking to purchase property in Eureka Township for larger-scale agricultural operations	Town Board determined this to be a priority on 2/10/2026. TB approved a moratorium.	Red-line draft ordinance discussed 3/31 and update given to TB on 4/14	Active at PC level	
COMMUNITY EVENT	Township gathering	April 2024	D Palmquist, M.Storlie	Citizens enjoyed the event and would like to continue with gatherings.	Chair Melanie Storlie and Commissioner Brian Storlie meet with treasurer on 3/24/26	Fire, Police and MMCD committed to attend	Active at PC level	
ACCESSORY DWELLING UNITS	Determine if allowing ADU's is beneficial to Township residents	March 2025	D Heyda	Public interest in adding Mother-in-Law units,	Housing density is an issue and this may not be permissible	PC will table at this time	PC Tabled	
MINING ANNUAL REVIEWS	Documents submitted by Mining Companies	January 2026	PC Members	No longer have Mining Superintendent, PC responsible per ordinance	Recommended approval of all reviews at the February 24th PC meeting	Town Board approved all annual reviews at the March 11th TB meeting	Completed	☑
ANIMAL PERFORMANCE STANDARDS	Citizen-led concern with limitations	December 2024	PC Members	Looking at animal units and what would benefit the whole Township	PC approved and forwarded recommended language on 3/4/2025	Public Hearing TBD With Attorney for review/draft notice	Active at TB level	☑
MOVING BUILDINGS WITHIN OR INTO TOWNSHIP	Review language to see if it warrants changes	July 2025	D Wheeler	A need to be consistent with permit requirements.	PC approved and forwarded recommended language on 7/29/2025	Public Hearing TBD With Attorney for review/draft notice	Active at TB level	☑

EXOTIC ANIMALS	Review language to see if it warrants changes	July 2025	D Wheeler	Determine the purpose of this ordinance	PC approved and forwarded recommended language on 7/29/2025	Public Hearing TBD With Attorney for review/draft notice	Active at TB level	☑
SIGNS	Review ordinance language to see if it warrants changes	July 2025	D Wheeler	Determine if the ordinance covers all requirements for displaying signs appropriately	Planning Commission forwarded to Planner on 1/27/2026	Town Board Tabled this on 2/10/2026	TB Tabled	☑
PLANNER ENGAGEMENT POLICY	Create guidelines	December 2025	M. Storlie, Clerks	To provide a clear description of roles and responsibilities	Planning Commission recommended draft to Town Board on 1/27/2026	Town Board tabled this on 2/10/2026 Discussion to take place at Round Table Meeting	TB Tabled	☑
ANNUAL MEETING	Planning Commission to present at the annual meeting.	January 2026	PC Members	A five to seven minute presentation showing citizens the work of the PC each year	All slides were completed and approved by PC	Chair Melanie Storlie gave presentation at the 3/10/26 annual meeting.	Completed	☑

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
March 31, 2026

Call to Order

Chair Melanie Storlie called the Planning Commission meeting to order at 7:01pm and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair),
Dave Wheeler (Commissioner)
Brian Storlie (Commissioner)
Donovan Palmquist (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Susan Bachman West

Zoom participants: Mark Ceminsky, Julie Larson, Nancy Sauber

Approval of the Agenda

Town Board meeting report to be removed, Airlake Airport meeting report to be added after Unfinished Business.

Motion: Chair Melanie Storlie moved to accept the agenda with the addition of the airport report from Commissioner Wheeler. Commissioner Wheeler seconded the motion.
Motion carried 4-0.

Unfinished Business

Indoor growth facilities

Hannah Rybak from WSB presented a redline draft ordinance to the Commissioners. The draft establishes a framework to regulate indoor growth facilities through the Interim Use Permit (IUP) process, building on existing ordinance language by retaining current accessory building size limits (5,000 and 10,000 square feet) and agricultural exemptions, while requiring an IUP for structures exceeding those thresholds. Additional updates include clarifying definitions, reorganizing permitted and accessory uses and adding performance standards to ensure compatibility with surrounding uses. Existing facilities may continue operating, but expansions would require review under the proposed ordinance.

Chair Melanie Storlie allowed Susan Bachman to take part in the discussion. Ms. Bachman asked questions regarding the definition of greenhouses and provided feedback on the proposed language, noting distinctions between vented and fully enclosed structures.

The Town Board will receive an update on the progress of the draft ordinance, with continued work to be completed by the Planner and Planning Commission at the next meeting.

Community Event (July 21st)

The Planning Commission continued discussion and planning for the community event. Members agreed it would be beneficial to recruit volunteers and seek donations, as well as invite potential vendors. Commissioners were asked to come prepared for the May meeting with a list of businesses they would like to contact for potential participation, support, or donations.

Approval of Meeting Minutes

Commissioner Wheeler moved to approve the February 9, 2026, and the February 24th, 2026, meeting minutes. Chair Melanie Storlie seconded. *Motion carried 4-0.*

Adjournment

Commissioner Wheeler motioned to adjourn. Commissioner Brian Storlie seconded. *Motion carried 4-0.*

Meeting ended at 8:11pm.

Respectfully submitted,

Amy Liberty, Deputy Clerk

Minutes Officially Approved by: _____ on: _____
Planning Commission Chair Date