

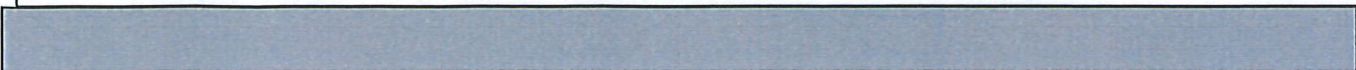
EUREKA TOWNSHIP

LAND USE / ZONING REQUEST APPLICATION

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

SITE INFORMATION Eureka Township		PIN# 130140001011	Permit#
Site Address: 5695 245TH ST W		City FARMINGTON	Zip 55024
PROPERTY OWNER INFORMATION			
Name DONNELLY FARMS LP		Email N/A	Phone
Address 20080 FLAGSTAFF AVE		City FARMINGTON	State MN Zip 55024
Cell Phone [REDACTED]		Day Time Phone	Fax
PLEASE INDICATE TYPE OF REQUEST			
<input checked="" type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Interim Use Permit (IUP) <input type="checkbox"/> Variance		<input type="checkbox"/> Non-Conforming Use <input type="checkbox"/> Expansion <input type="checkbox"/> Alteration	
NATURE OF REQUEST			
<p>Specific description of request and reason for request (number and attach additional sheets if necessary):</p> <p>The proposed work includes a 0.273 acre expansion of an existing regulator station to allow for the installation of tie-overs and above grade valve wheels, ensuring Northern Operations personnel have safe, unobstructed access to operate valves regulating gas flow between multiple gas mains that run through the site. The expansion will be graveled and fenced (8' chain link). A new 30' wide access to the site from 245th St W is also being proposed. The scope of work does not include adding any structures to the site.</p> <p>Cite the specific ordinance(s) under which you are making your request:</p> <p>Section 240-7(C) does include the following use as a conditional use: (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.</p> <p>Describe the present use(s) of the property: Agricultural</p>			

Signature of Applicant:	Date: 4/3/2026
Printed name of Applicant:	*See Attached Landowner Acknowledgment*





Northern Natural Gas Company
1120 Centre Pointe Drive
Suite 400
Mendota Heights, MN 55120

March 11th, 2026

RE: Conditional Use/Building/Driveway Permit Landowner Consent

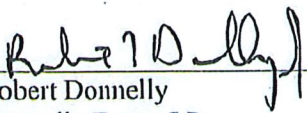
Donnelly Farms LP
20080 Flagstaff Ave
Farmington, MN 55024

I, Robert Donnelly, as Landowner representative for DONNELLY FARMS LP (Dakota County PID: 130140001011), hereby consent to Northern Natural Gas proceeding with their request to Eureka Township, for a conditional use permit, building permit(s), and driveway permit related to the expansion of a natural gas regulator station on a portion of real property located in Dakota County, Minnesota, more specifically described as follows:

The East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) EXCEPT the East 423 feet of the South 283 feet of the East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) AND EXCEPT the North 332.64 feet of the East One-Half of the Northeast Quarter (E 1/2 of NE 1/4), Section Fourteen (14), Township One Hundred Thirteen (113), Range Twenty (20), Dakota County, Minnesota.

Said easement is described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section 14; thence North 89 degrees 52 minutes 39 seconds West, bearings based on Dakota County, Minnesota coordinate system, along the south line of said Northeast Quarter, a distance of 947.73 feet; thence North 00 degrees 27 minutes 05 seconds East, a distance of 40.66 feet to the north right-of-way line of 245th Street West also being the southeast corner of the Northern Natural Gas Company's existing facility easement as described in Document No. 2563786 and the point of beginning of said easement to be described; thence continuing North 00 degrees 27 minutes 05 seconds East, along the east line of said existing facility easement, a distance of 73.18 feet to the north line of said existing facility easement; thence North 89 degrees 32 minutes 55 seconds West, along said existing facility easement, a distance of 56.00 feet; thence North 00 degrees 27 minutes 05 seconds East, a distance of 26.50 feet; thence South 89 degrees 52 minutes 39 seconds East, a distance of 160.00 feet; thence South 00 degrees 27 minutes 05 seconds West, a distance of 100.00 feet to said north right-of-way line; thence North 89 degrees 52 minutes 39 seconds West, along said north right-of-way line, a distance of 104.00 feet to the point of beginning.

Landowner:


Robert Donnelly
Donnelly Farms LP

3-17-26
Date

Property Card	Parcel ID Number	13-01400-01-011
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	DONNELLY FARMS LP
Mailing Address	20080 FLAGSTAFF AVE FARMINGTON MN 55024-9209
Property Address	
Address	5695 245TH ST W
Municipality	EUREKA TWP

Parcel Information					
Sale Date		Total Acres	66.78	Plat	SECTION 14 TWN 113 RANGE 20
Sale Value	\$0.00	R/W Acres	2.21	Lot and Block	14 113 20
Uses	AG-AG PRESERVE	Water Acres	0	Tax Description	E 1/2 OF NE 1/4 EX E 423 FT OF S 283 FT & EX N 332.64 FT THEREOF

2026 Building Characteristics (payable 2027)*					
Building Type		Year Built	0	Bedrooms	
Building Style		Foundation Sq Ft		Bathrooms	0
Frame		Above Grade Sq Ft	0	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	0	Other Garage	

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

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$688,900.00	\$688,900.00
2026 Building Values (payable 2027)*	\$0.00	\$0.00
2026 Total Values (payable 2027)*	\$688,900.00	\$688,900.00
2025 Total Values (payable 2026)*	\$676,100.00	\$676,100.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$3,328.00	\$0.00	\$3,328.00

* 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.



Northern Natural Gas Company
1120 Centre Pointe Drive
Suite 400
Mendota Heights, MN 55120

April 23rd, 2026

Eureka Township
25043 Cedar Avenue
Farmington, MN 55024

RE: Revised Project Description – CUP - E Line To D Line Reg Station Expansion-Mods

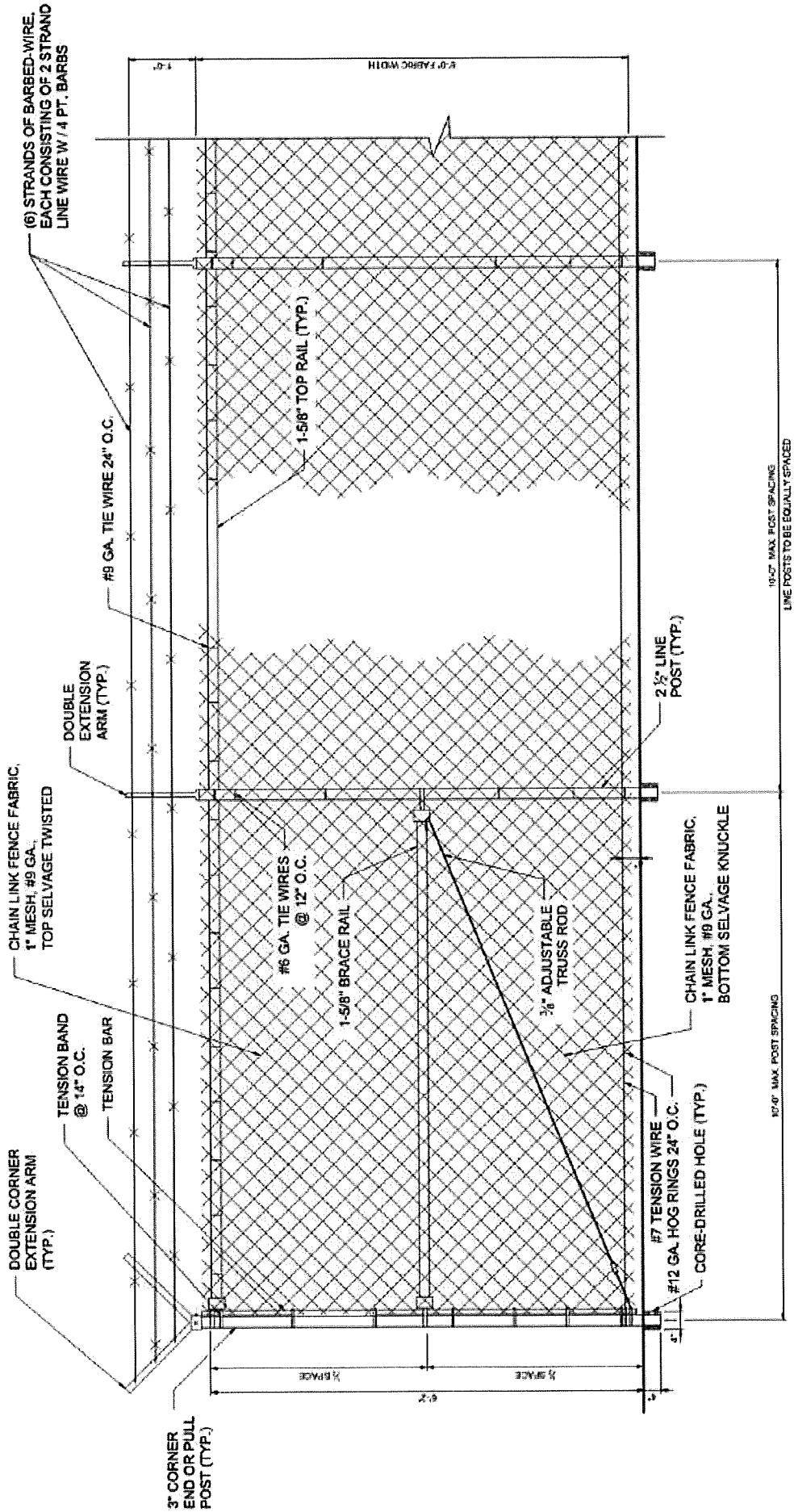
The proposed work consists of a 0.273-acre expansion of the existing regulator station to facilitate the installation of tie-overs and above-grade valve wheels. The tie-overs are piping connections that allow natural gas to flow from one main line to another as the pipelines pass through the facility, while the valve wheels enable operators to safely open, close, and regulate the flow of gas between existing pipelines. Together, these improvements will ensure Northern Operations personnel have safe, unobstructed access to effectively manage gas flow between multiple gas mains that traverse the site.

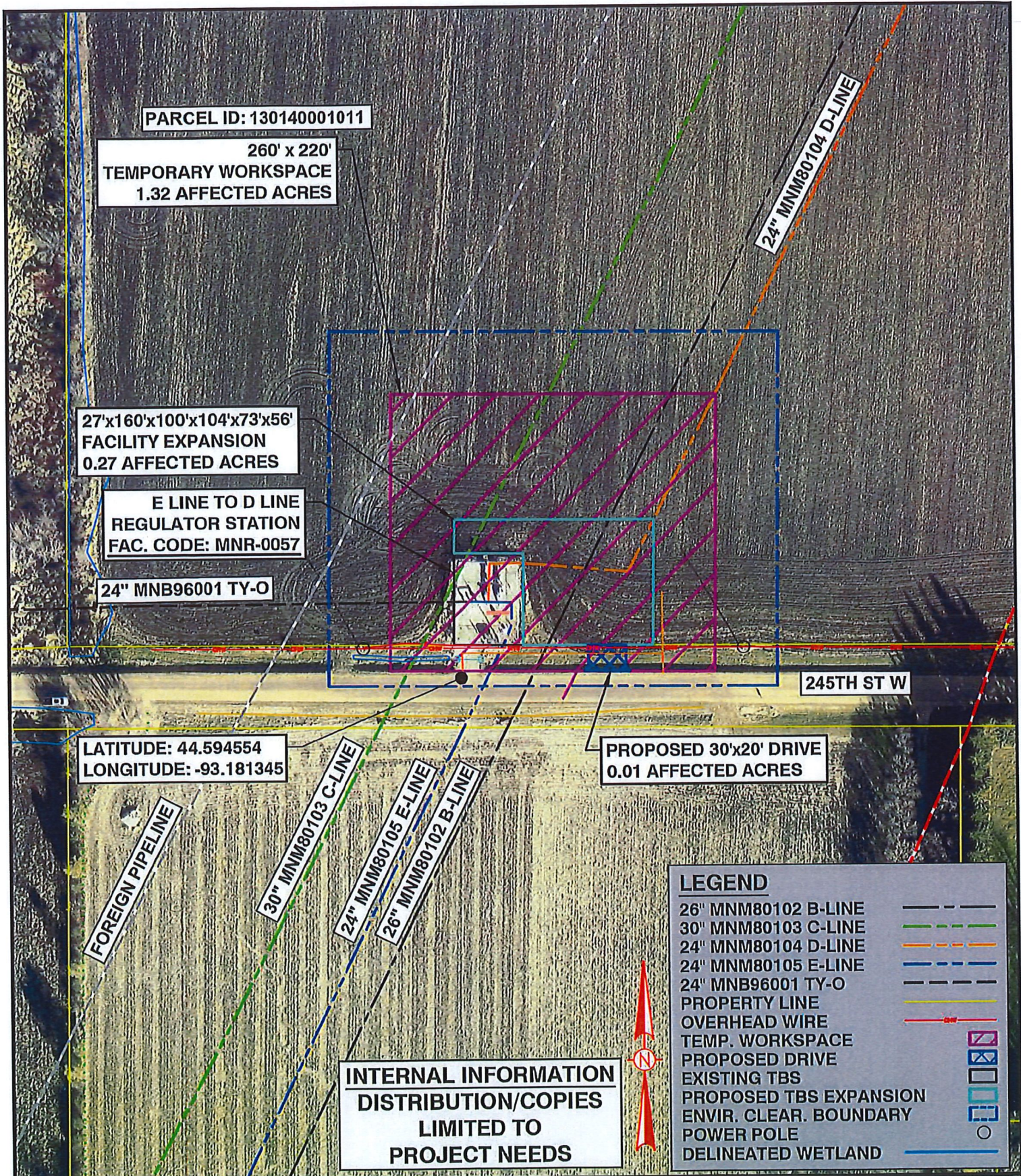
The expanded area will be graveled and enclosed with an 6-foot tall chain-link fence topped with 1-foot of barbed wire. As part of the project, the existing station footprint fencing will be replaced to remain consistent with and complementary to the proposed expansion. A new 30-foot-wide access drive from 245th Street West is proposed to provide pull-through parking and internal circulation within the site, improving safety and operational efficiency for operations personnel. The scope of work does not include the construction or installation of any new structures on the site.

Finding of Facts:

1. Detailed site plan of existing and proposed conditions
 - a. Existing and proposed layout of infrastructure within the regulator station
 - i. Attached Site Plan highlighting existing and proposed fence line w/ locations of existing and proposed infrastructure included.
 - b. Access configuration within the site
 - i. Highlighted on site plan
 - c. Details of proposed new driveway – distance from existing driveway
 - i. Existing driveway located at SW corner of the site will be removed as a part of construction.
 - ii. New driveway details - 2" gravel base, 15" corrugated steel culvert, 4"-6" gravel to grade.
 - iii. If a specific driveway configuration/cross section is required, and it is noted in the permit, NNG will acknowledge
 - d. Indicate areas for parking

- i. Highlighted on site plan
2. Operational Narrative
 - a. Details on use of the site – maintenance schedule, vehicle trips, etc.
 - i. Bi-monthly (1-2 hour each) inspections. One company vehicle (pickup truck). Aside from that, it is an unmanned (remotely monitored) facility; and any other visits are determined by system needs.
 - b. Explain any potential noise which could be generated by the site
 - i. All NNG sites are designed to emit ambient levels of noise once in service.
3. Lighting – it appears there is no existing site lighting. Confirm whether lighting is proposed for the expansion, or if there will continue to be no lighting.
 - a. No exterior lighting proposed.
4. Fencing – it appears there is currently barbed wire on top of the existing fence. Is barbed wire planned for the proposed fence?
 - a. 6' chain link w/ 1' of barbed wire
 - b. Attached revised CUP Description w/ updated fence detail
 - c. Attached typical fence specifications from NNG Engineering Standard
5. Height of infrastructure – it appears that most of the infrastructure is relatively close to the ground, with the exception of one white pole-type structure. Please provide information on the new infrastructure as it relates to height.
 - a. Valve Wheels (Only above grade infrastructure proposed as a part of this project) = 3'6" above grade
 - b. Attached "P7-7" highlighting Valve wheel installation and connection to tie-over piping
6. Landscape Plan
 - a. Conditional uses are required to be "sufficiently compatible with or separated by adequate distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of vacant land."
 - b. Screening of the site on all sides would satisfy this requirement
 - i. We will plan to install a high-quality fence fabric on all sides of the station as a privacy screen
 1. Forest green will be the color of the fabric unless directed otherwise. If a specific color is noted in the permit, NNG will acknowledge.
 2. Northern Natural Gas Company, is a "natural gas company" as defined in the Natural Gas Act (15 U.S.C. §@ 717 et seq.) ("NGA"). The FERC has exclusive jurisdiction over the transportation of natural gas in interstate commerce and facilities used for such purpose pursuant to the NGA. Similarly, Congress has granted exclusive federal authority to regulate the safety and operation of Northern's interstate natural gas facilities to the jurisdiction of the Pipeline and Hazardous Materials Safety Administration (PHMSA), pursuant to the Natural Gas Pipeline Safety Act of 1968, as amended, and subsequent federal pipeline safety acts. Accordingly, Northern intends to use perimeter fencing that is six feet tall topped with one foot of barbed wire to comply with the TSA security requirements.





LAND USE TYPE: AGRICULTURE

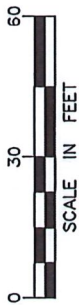
E Line To D Line Reg Station Expansion-Mods
CAPGTR1000010934
Project Location Aerial Overview
Sec. 14, T113N, R20W
Dakota County, Minnesota



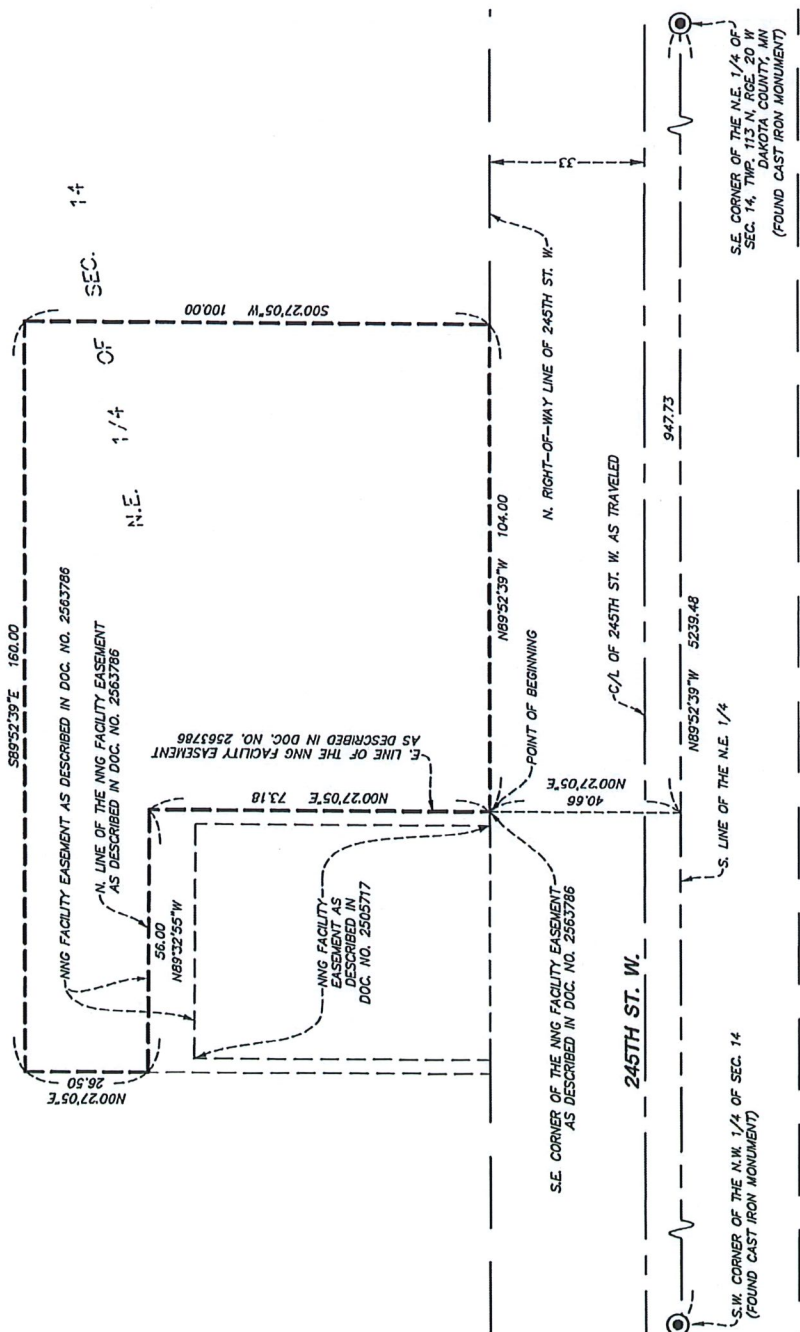
Original Issue
 Sheet AR-01
 Date: 9/18/25
 Scale: 1:100

EASEMENT EXHIBIT

-FOR-



Bearings based on NAD 83,
Dakota County, MN coordinate system



I hereby certify that this survey plan or report was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: February 3, 2025

Steven F. Hough
STEVEN F. HOUGH
LAND SURVEYOR
54850

Steven F. Hough
Minnesota License No. 54850

	EXHIBIT "A" FARBAULT E-LINE TO D-LINE REGULATING STATION SECTION 14, TOWNSHIP 113 N, RANGE 20 W, DAKOTA COUNTY, MINNESOTA
	FILE NO. 01142587
	SHEET 1 OF 2

SUMMARY
EASEMENT AREA
11,893 sq. ft. / 0.2730 acres

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55122
PHONE: (612) 251-1000
Egan, Field & Nowick, Inc. COMPONENT OF 2023 BY BAKER FIELD & NOWICK, INC.
LAND SURVEYORS SINCE 1872

EFN PROJECT NO. 41627

EASEMENT EXHIBIT

-FOR-



A perpetual easement for pipeline facilities purposes over, under, and across the following described parcel:

The East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) EXCEPT the East 423 feet of the South 283 feet of the East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) AND EXCEPT the North 332.64 feet of the East One-Half of the Northeast Quarter (E 1/2 of NE 1/4), Section Fourteen (14), Township One Hundred Thirteen (113), Range Twenty (20), Dakota County, Minnesota.

Said easement is described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 14; thence North 89 degrees 52 minutes 39 seconds West, bearings based on Dakota County, Minnesota coordinate system, along the south line of said Northeast Quarter, a distance of 947.73 feet; thence North 00 degrees 27 minutes 05 seconds East, a distance of 40.66 feet to the north right-of-way line of 245th Street West also being the southeast corner of the Northern Natural Gas Company's existing facility easement as described in Document No. 2563786 and the point of beginning of said easement to be described; thence continuing North 00 degrees 27 minutes 05 seconds East, along the east line of said existing facility easement, a distance of 73.18 feet to the north line of said existing facility easement; thence North 89 degrees 32 minutes 55 seconds West, along said existing facility easement, a distance of 56.00 feet; thence North 00 degrees 27 minutes 05 seconds East, a distance of 26.50 feet; thence South 89 degrees 52 minutes 39 seconds East, a distance of 160.00 feet; thence South 00 degrees 27 minutes 05 seconds West, a distance of 100.00 feet to said north right-of-way line; thence North 89 degrees 52 minutes 39 seconds West, along said north right-of-way line, a distance of 104.00 feet to the point of beginning.



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112

Egan, Field & Nowak, Inc. COPYRIGHT © 2004 BY EGAN, FIELD & NOWAK, INC.
Land surveyors since 1872

EXHIBIT "A"
FARIBAULT E-LINE TO D-LINE
REGULATING STATION
SECTION 14,
TOWNSHIP 113 N, RANGE 20 W,
DAKOTA COUNTY, MINNESOTA



FILE NO. 01142587

SHEET 2 OF 2

Eureka Township Deputy Clerk

From: [REDACTED]
Sent: Monday, March 9, 2026 3:02 PM
To: Eureka Township Deputy Clerk
Cc: [REDACTED]
Subject: Northern Natural Gas - VRW Land Disturbance Permit for 5695 245th ST W
Attachments: Wetland_WCA_NOD_26_EUR_014.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Amy,

Based on the information that Justin has provided on behalf of NNG, the proposed activity will not require a Watershed and Land Disturbance Permit from the VRWJPO described in the following standards:

- Land disturbing activities on slopes greater than six percent. **N/A**
- Greater than 100 cubic yards of imported or stockpiled material. **Excess materials will likely be exported from the site as they are excavated. N/A**
- New public or private roads or driveways greater than 125 feet in length. **N/A**
- Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. **N/A**
- Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. **N/A**
- Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. **No-Loss Decision is attached**
- Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. **N/A. Contractor will install silt fencing between roadway ditch and disturbed area to the maximum extent practicable**


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



**Minnesota Wetland Conservation Act
NOTICE OF DECISION**

Date this Notice was sent:	03/05/2026
Local Government Unit:	Eureka Township
County:	Dakota
Applicant and (if applicable) Applicant's Representative:	Northern Natural Gas, Kelly Henry
Project Name/Number:	26-EUR-014 NNG M500 Station Expansion
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	<input type="checkbox"/> Boundary/Type <input type="checkbox"/> Sequencing (submitted separately from a replacement plan) <input type="checkbox"/> Replacement Plan <input type="checkbox"/> Bank Plan <input type="checkbox"/> Exemption Identify which exemption by Rule or Statute Citation: [insert] <input checked="" type="checkbox"/> No-Loss Identify which provision by Rule or Statute Citation: MN Rules 8420.0415 H
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	<input type="checkbox"/> Denied <input type="checkbox"/> Approved. Valid for <input type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: [insert] <input checked="" type="checkbox"/> Approved with Conditions List Conditions: Use of appropriate erosion control measures and reseedling of any exposed soils upon completion of work Valid for <input checked="" type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: [insert]
LGU Representative Name & Signature:	DAVID HOLMEN, CMWP, GISP SENIOR WETLAND/GIS COORDINATOR Dakota County SWCD  <p align="right">Date: 03/05/26</p>

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	02/05/2026
Date of Decision:	03/05/2026
If applicable, date of written extension to 60-day decision timeline & number of days extended:	[insert]
Reason for Extension (check one):	<input type="checkbox"/> Other process or decision required to occur before WCA decision.

	Describe: [insert] <input type="checkbox"/> Additional information and/or revision to application submitted. <input type="checkbox"/> Applicant request. <input type="checkbox"/> Other. Describe: [insert]
Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	[insert]

Decision Summary

Technical Evaluation Panel Recommendation (check one):	<input checked="" type="checkbox"/> No recommendation <input type="checkbox"/> Approval or approval with conditions (attach recommendation) <input type="checkbox"/> Denial (attach recommendation)
LGU Findings (check all that apply):	<input type="checkbox"/> Findings attached <input checked="" type="checkbox"/> Findings: The Notice of Application was sent out February 06, 2026 and the comment period ended on February 27, 2025 6. No comments were received. Planned modifications to a Northern Natural Gas pipeline regulation station will temporarily impact 175 square feet of Wetland w01 and be returned to preconstruction contours upon project completion. The temporary activity qualifies for no-loss under MN rules 8420.0415H. <input type="checkbox"/> Other attachments. Specify: [insert]
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): [insert] Type of wetland replacement (check all that apply): <input type="checkbox"/> Project-Specific. Number of Credits: [insert] <input type="checkbox"/> Banking. Number of Credits by Bank Account #: [insert]

Notice Distribution

Notice Recipients (check all that apply):	<input type="checkbox"/> SWCD TEP Member (if different from LGU): [insert] <input checked="" type="checkbox"/> BWSR TEP Member: Jed Chesnut <input checked="" type="checkbox"/> DNR Representative: Taylor Huinker <input checked="" type="checkbox"/> Watershed District or WMO (if applicable): Kelly Perrine, Vermillion River Watershed JPO <input type="checkbox"/> bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) <input checked="" type="checkbox"/> Applicant: Kelly Henry, Northern Natural Gas <input checked="" type="checkbox"/> Applicant's Representative (if applicable): [insert] <input type="checkbox"/> Members of the Public Requesting Notices (if applicable): [insert] <input checked="" type="checkbox"/> Others: usace_requests_mn@usace.army.mil ; Clerk, Eureka Township
---	---

Appeal Process

Appeal Process (check one):	<input checked="" type="checkbox"/> Local Appeal Process (if established). Specify How to Appeal: Send petition within 30 calendar days of date receive notice and \$TBD fee to: Castle Rock Township, 2537 240th Street West, Farmington, MN 55024
-----------------------------	--

	<input type="checkbox"/> Board of Water & Soil Resources (see instructions below)
<p>If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right.</p> <p>Note: Decisions are not final until the 30-day appeal window ends.</p>	<p>Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error.</p> <p>Mail check payable to MN Board of Water & Soil Resources for \$500.</p> <p>Send to:</p> <p style="padding-left: 40px;"> Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us </p>

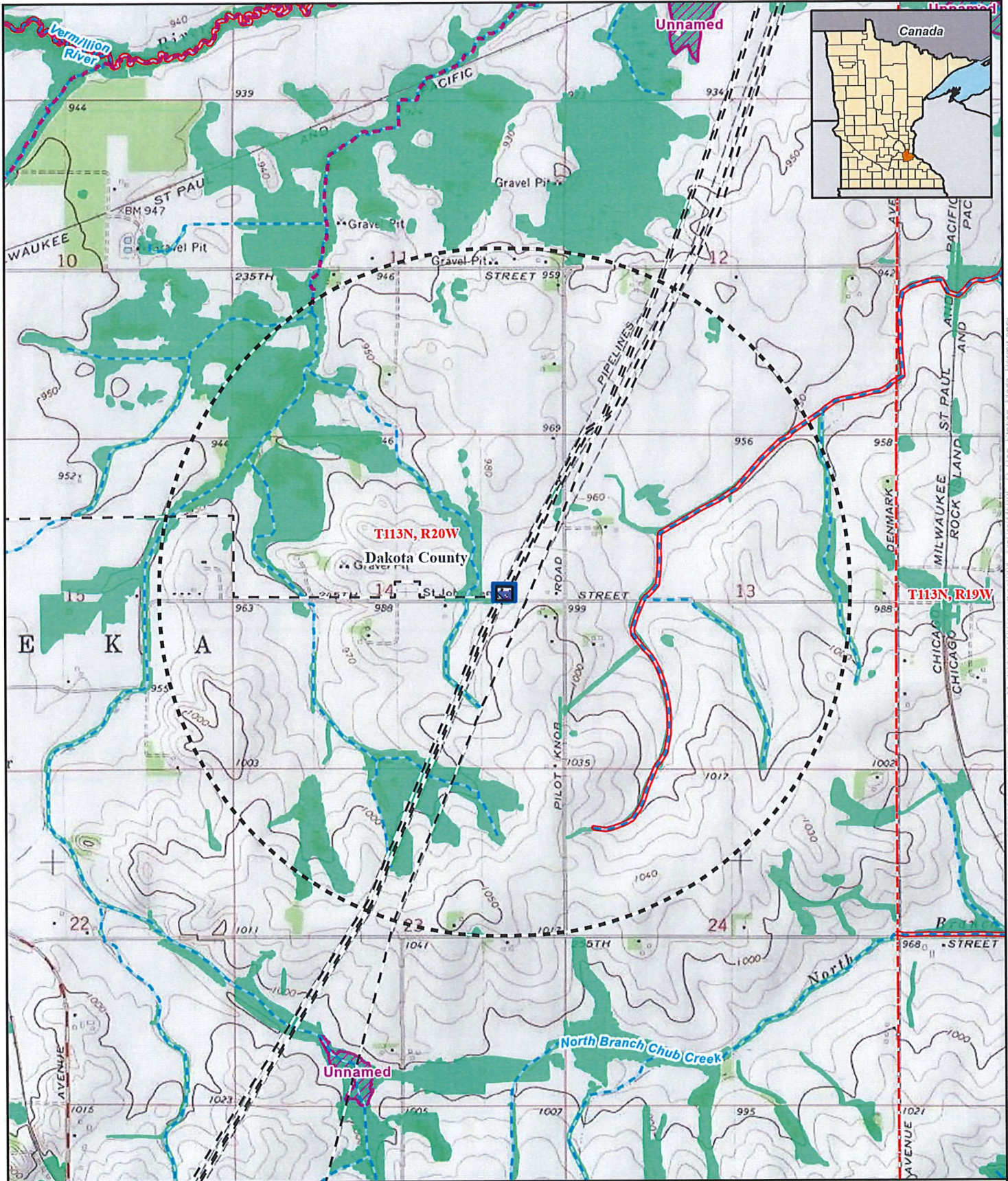


Figure 1:
M50E-D Reg Station Mods
Site Location
Northern Natural Gas
Dakota County, Minnesota

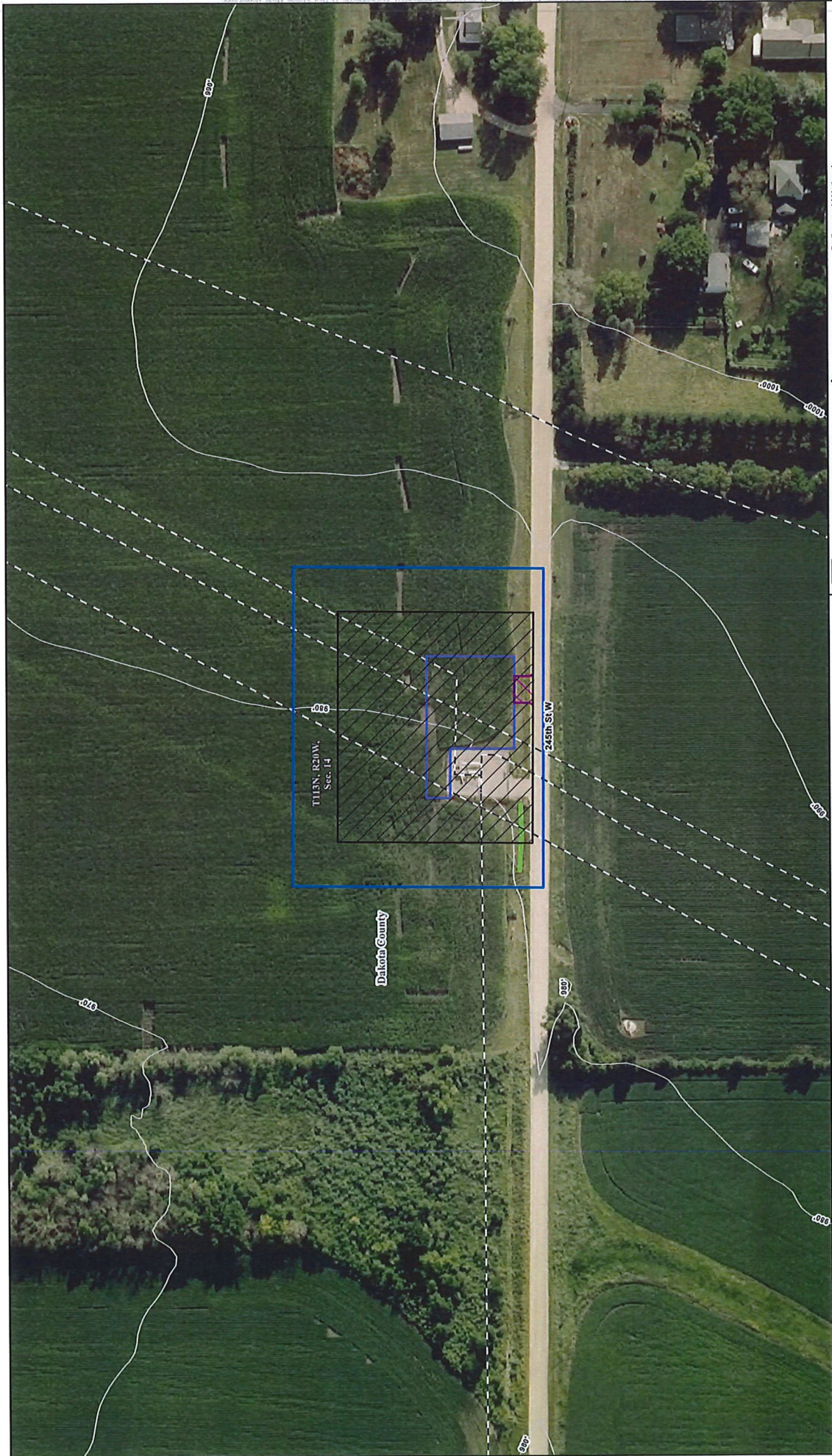
- Environmental Clearance Boundary
- Temporary Workspace
- Proposed Drive
- Proposed TBS Expansion
- 1-mi Buffer
- Existing Pipeline
- NHD Waterway
- NWI Wetland
- PWI Watercourse
- PWI Basin
- Impaired Stream

0 1,000 2,000 Feet

1:24,000

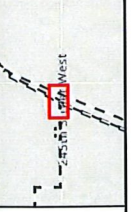
merjent. Northern Natural Gas.
 For Environmental Review Purposes Only

Sources: Z:\GIS\GIS\Projects\Northern_Natural_Gas\Operations_and_Maintenance\2025\MBUUE_D_Reg_Station_Mods\arcgis\Permitting\01_ArcP\MBUUE_D_Reg_Station_Mods_Permit.aprx Date: 1/27/2025



- Environmental Clearance Boundary
- Existing Pipeline
- 10' Elevation Contour
- Delineated Wetland
- Fresh (Wet) Meadow
- Temporary Workspace
- Section Boundary
- Proposed Drive
- Proposed TBS Expansion

Figure 3:
 M500E-D Reg Station Mods
 Wetlands Map
 Northern Natural Gas
 Freeborn County, Minnesota



0 50 100 Feet
 1:1,200
 Northern Natural Gas
 Enerjent
 For Environmental Review Purposes Only