

EUREKA TOWNSHIP
Dakota County, State of Minnesota

AGENDA
PLANNING COMMISSION MEETING
June 30, 2026 – 7:00 P.M.

I. Call to Order

II. Approval of the Agenda

III. Permit Requests

- A. Romsdahl, Nevada & Kelly, 24530 Iceland Path, PID 13-24660-10-010 *Small shed pp 1-6
- B. Martin, Eric & Heather, 25755 Dodd Blvd., PID13-01900-54-010 *Front porch pp 7-12
- C. Bridges, Sarah, 10111 267th St. W., PID 13-03000-51-011 *Addition pp 13-24

IV. PUBLIC HEARING

The purpose of this public hearing is to receive public comments and consider a recommendation to the Town Board regarding minor amendments to Chapters 216 and 240 of the Eureka Town Code. pp 25-29

- 1. All proposed changes were reviewed by both the Planning Commission and Town Board at past meetings. Presented is the draft ordinance written by the Township Attorney.
- 2. Public Comment

V. PUBLIC HEARING

The purpose of this public hearing is to solicit public response to several proposed text amendments to Chapter 240 Zoning, of the Eureka Town Code, related to indoor growth facilities. pp 30-40

- 1. WSB Planner to present proposed text amendments
- 2. Planning Commission to ask any initial questions of the WSB Planner
- 3. Public Comment

VI. Unfinished Business

- A. Community Event (July 21st)
 - a. Volunteer Needs pp 41-42
 - b. Site set-up
- B. Planning Commission Activity Tracker-review, if needed. pp 43-44

VII. Approval of Meeting Minutes

- A. May 07, 2026, Special Town Board/Planning Commission round table minutes pp 45-48
- B. May 26, 2026, Planning Commission meeting minutes pp 49-52

VIII. Adjournment

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 6987
- 2. One tap mobile: dial 1-312-626-6799, 3134376987#

EUREKA TOWNSHIP

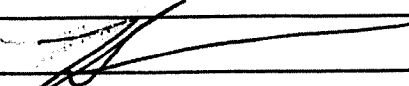
BUILDING PERMIT APPLICATION

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

SITE INFORMATION Eureka Township		PIN# 13-24660-10-010	Permit#
Site Address: 24530 ICELAND PATH		City LAKEVILLE MN	Zip 55044
PROPERTY OWNER INFORMATION			
Name NEVADA + KELLY ROMSPATHL		Email [REDACTED]	Phone 612-210-7524
Address 24530 ICELAND PATH		City LAKEVILLE	State MN Zip 55044
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name (Pre-Built) Economy Sheds by Cozy Country Cabin		License Number	
Contact Person		Email	
Address 214604 Koser Ave.		City Stanley	State WI Zip 54768
Cell Phone 715-644-5554		Day Time Phone Fax	
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Act subject to the following conditions: N/A Project is not disturbing an acre or more of land			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit N/A		<input type="checkbox"/> Vermillion River Watershed/ Letter or Permit Date N/A	
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 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 checked="" type="checkbox"/> Moving a Building Pre-tub	<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: \$5800.			
Project Description: Small Shed - 298 square feet			

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: 5/28/28
Signature of Contractor:	Date:

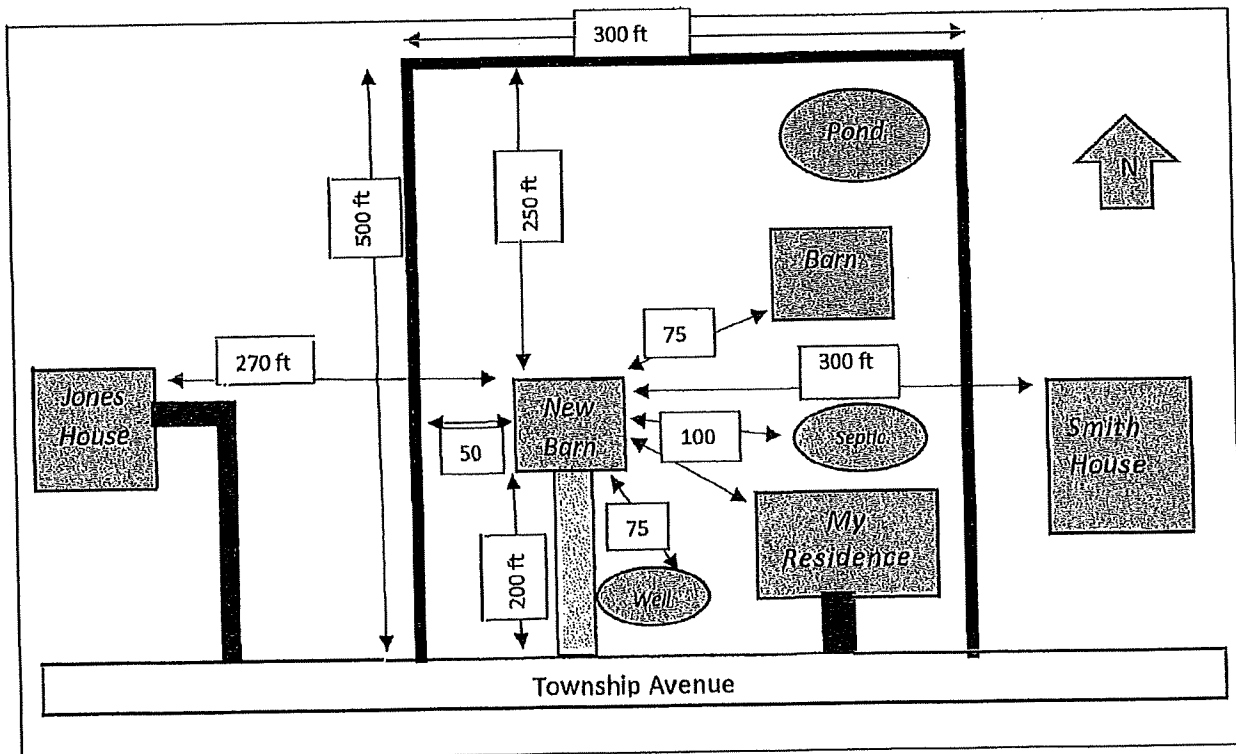
SUPPLEMENT TO ACCESSORY STRUCTURES PERMIT APPLICATION

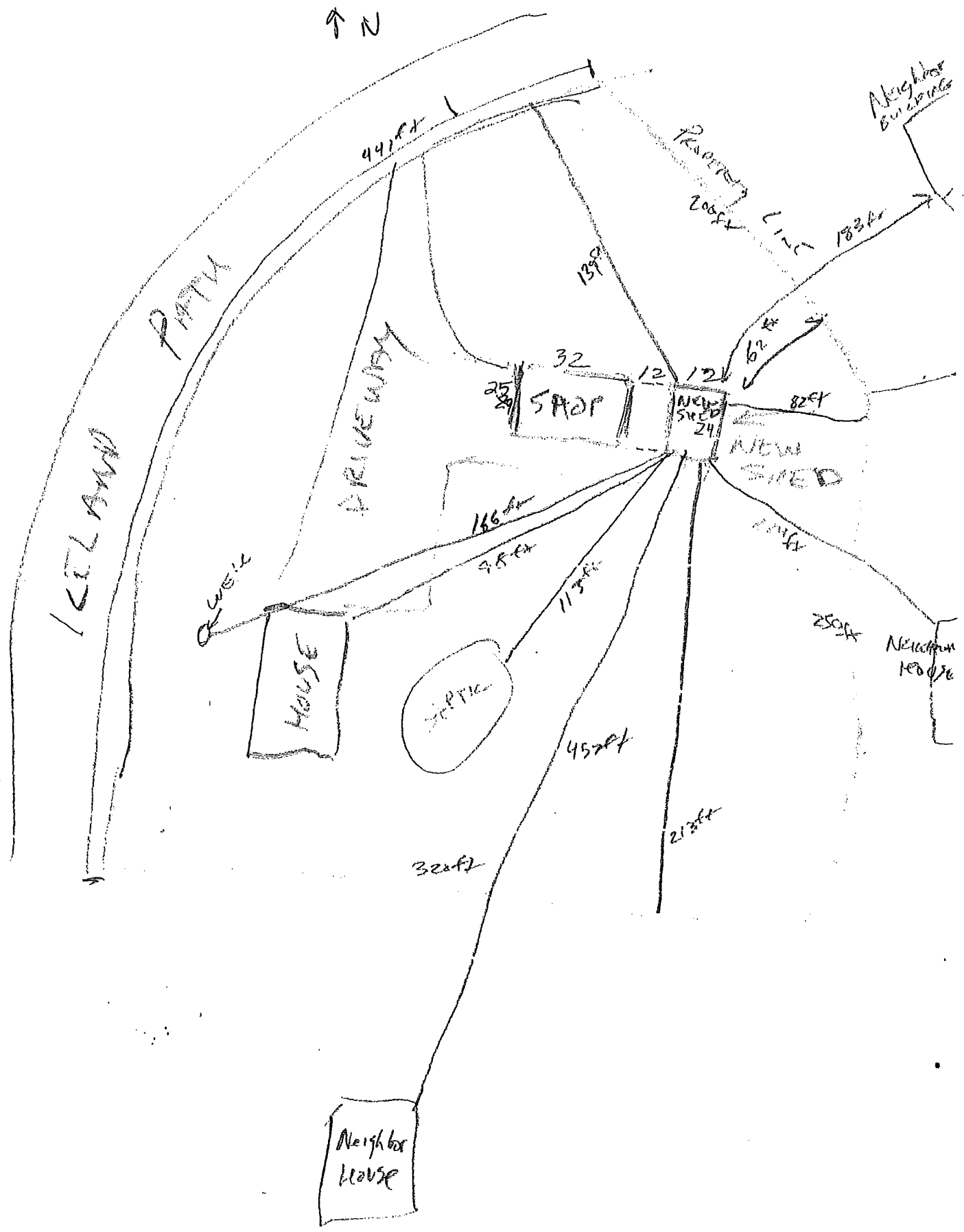
(MUST be included when applying for permit)

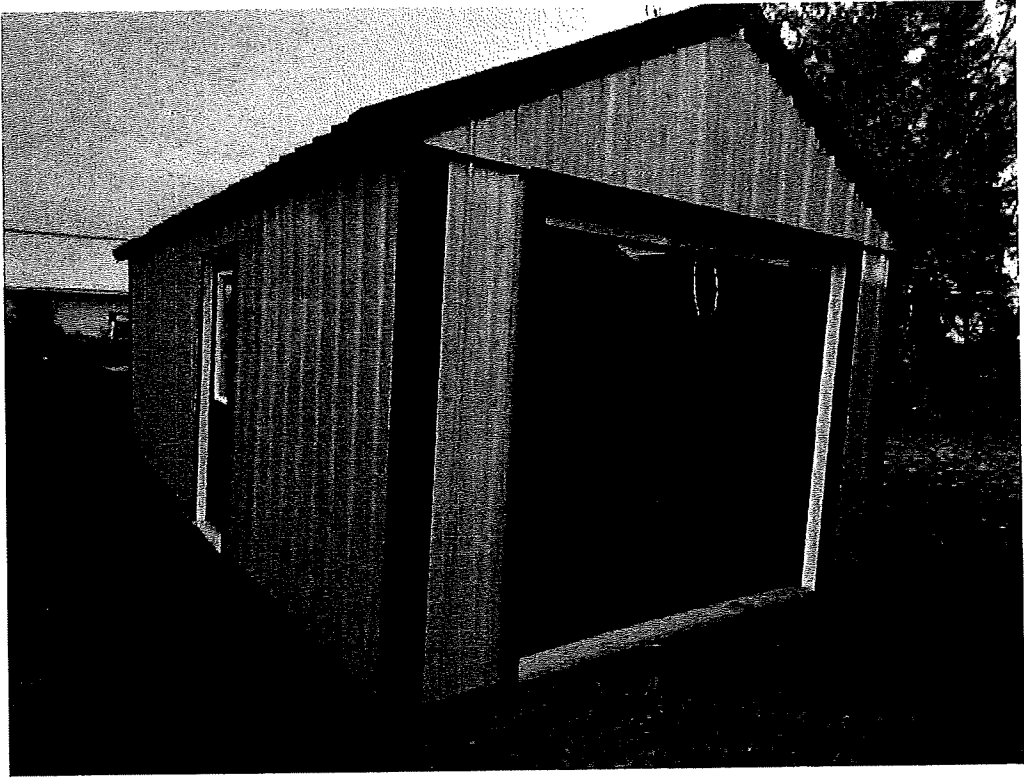
1. Dimensions of new structure 12x24 equals 288 square feet.
2. Floor structure: CONCRETE
3. Method of attachment to ground: CONCRETE ANCHORS
4. Wall construction information: 2x4 w/ STEEL SIDING (PREBUILT)
5. Roof structure information: TRUSSES w/ STEEL ROOF (PREBUILT)
6. Total area of all existing accessory buildings (excluding Agricultural buildings): 800
7. The dimensions (length and width) of all accessory buildings are on the site map:
8. Distance from property lines:

Side 1: <u>213ft</u>	Side 2: <u>62ft</u>
Rear: <u>82ft</u>	Road center line: <u>156ft</u>
9. Closest distance of new structure from primary residence: 98ft

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

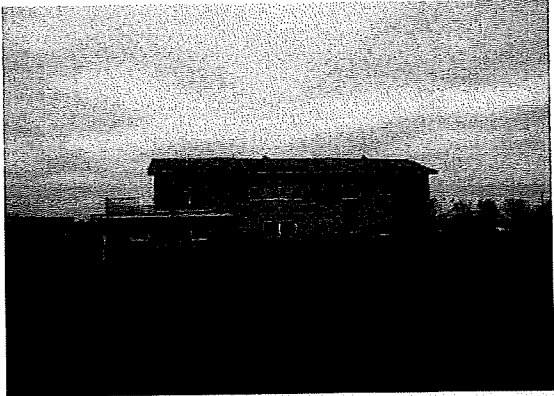






Property Card	Parcel ID Number	13-24660-10-010
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Owner Information	
Fee Owner	NEVADA J & KELLY K ROMSDAHL
Mailing Address	24530 ICELAND PATH LAKEVILLE MN 55044-7805
Property Address	
Address	24530 ICELAND PATH
Municipality	EUREKA TWP



Parcel Information					
Sale Date	07/30/2004	Total Acres	2.16	Plat	EUREKA ESTATES 1ST ADD
Sale Value	\$302,600.00	R/W Acres	0	Lot and Block	1 10
Uses	RESIDENTIAL	Water Acres	0	Tax Description	LOT 1 BLK 10 & COMMON AREA BEING OUTLOT B & OUTLOT C EX PT BETWEEN NE'LY & SW'LY LINES OF LOT 4 BLK 7 & ABAN CMSTP&P RR CONTAINED WITHIN EUREKA ESTATES 1ST ADD EX PT ADJ TO LOT 4 BLK 7

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1970	Bedrooms	4
Building Style	SPLIT ENTR	Foundation Sq Ft	1,040	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,040	Garage Sq Ft	1,424
Multiple Buildings		Finished Sq Ft	1,950	Other Garage	

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

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$111,984.00	\$112,000.00
2026 Building Values (payable 2027)*	\$404,342.00	\$404,400.00
2026 Total Values (payable 2027)*	\$516,326.00	\$516,400.00
2025 Total Values (payable 2026)*	\$449,400.00	\$455,000.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$4,262.00	\$0.00	\$4,262.00

* 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.

EUREKA TOWNSHIP



BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
Phone: (952) 489-3736 / Email: deputyclerk@eurekatownship-mn.us

SITE INFORMATION Eureka Township		PIN# 13-01906-54-010	Permit#
Site Address: 25755 Dodd Blvd		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name Eric Martin & Heather Martin		[Redacted]	Phone 612-209-5783
Address 25755 Dodd Blvd		City Lakeville	State MN Zip 55044
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name Premier Roofing by Rusty LLC		License Number BC 758335	
Contact Person Rusty Winkers		[Redacted]	
Address 243 Mac St		City New Market	State MN Zip 55054
Cell Phone 612-202-9723		Day Time Phone	Fax
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Act subject to the following conditions: N/A applicant is not disturbing an acre or more			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit N/A		<input type="checkbox"/> Vermillion River Watershed/ Letter or Permit N/A	
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 checked="" type="checkbox"/> Remodel/addition	<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: \$30,000			
Project Description: ADD Small Roof on front porch			

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: 6/14/24
Signature of Contractor: 	Date: 6/16/24

EUREKA TOWNSHIP

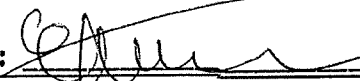
BUILDING PERMIT APPLICATION

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

Township Use Only

The property has an existing: CUP IUP Nonconforming registration

Applicant is requesting a 60-day extension until: _____

Deputy Clerk: _____ Date: _____
 Complete Date: _____ Incomplete Notification sent: _____
 Application Fee \$ 50.00 Paid on 6/11/26 Receipt # 157160 Check # 2209
 Notes: _____
 Zoning Administrator:  Date: 6/11/26

Planning Commission: _____ Date: _____
 Recommendation to Town Board: Approve Deny
 Notes: _____

Town Board: _____ Date: _____
 Approved Denied
 Notes: _____

FEES AND ESCROWS	
Permit Valuation	\$
Site Inspection	\$
Land Use Permit	\$
Septic Permit	\$
Plumbing Permit	\$
-State Surcharge	\$
Mechanical Permit	\$
-State Surcharge	\$
Building Permit	\$
-State Surcharge	\$
Plan Review	\$
Penalty / Other	\$
Total Fees	\$

Building Official Approval:

 Signature Date

Occupancy Type: _____

Construction Type: _____

Code Used: _____

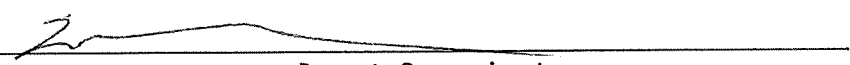
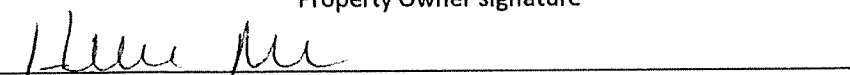
Building Sprinkled Yes No

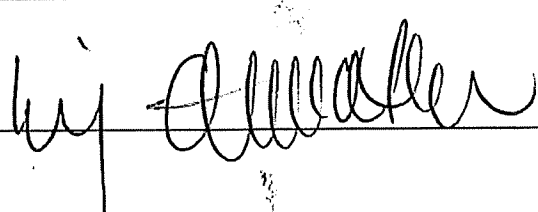
Total Fees Paid on _____ Receipt # _____ Check # _____

EUREKA TOWNSHIP

Representative Authorization Form

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



SITE INFORMATION Eureka Township		PIN# 13-01900-54-010	Permit#
Site Address: 25755 Dodd Blvd.		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name: Eric & Heather Martin		Phone 612-209-5783	
Address: 25755 Dodd Blvd		City Lakeville	State MN Zip 55044
REPRESENTATIVE INFORMATION			
Name: Lusty Winterboth		Phone [REDACTED]	
Address: 243 Mac St		City New Market	State MN Zip 55054
Cell Phone 612-202-9723		Day Time Phone	Fax
<p>By signing this document, I/We the above-named PROPERTY OWNER(S) hereby legally authorize the REPRESENTATIVE named above to act on my/our behalf before Eureka Township Planning Commission, Town Board and/or Board of Adjustments and Appeals in all matters related to my/our APPLICATION for:</p> <p style="text-align: center;"><u>Building Permit 6/16/26</u></p> <p style="text-align: center;">(Include Type and date of application for the property involved)</p> <p>This authorization includes answering questions about the APPLICATION and entering into legally binding agreements with Eureka Township related to the APPLICATION.</p>			
 Property Owner signature		<u>6-16-26</u> Date	
 Property Owner signature		<u>6/16/26</u> Date	

Township Use Only	
Received by:	
Zoning Administrator: 	Date: <u>6/16/26</u>
Notes:	

Untitled Map

Write a description for your map.

Legend

-  25755 Dodd Blvd
-  IAS Auto Glass



Google Earth

Image Landsat, Copernicus

Dodd Blvd

300 ft



9

Property Card	Parcel ID Number	13-01900-54-010
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Owner Information	
Fee Owner	ERIC D & HEATHER J MARTIN
Mailing Address	25755 DODD BLVD LAKEVILLE MN 55044
Property Address	
Address	25755 DODD BLVD
Municipality	EUREKA TWP



Parcel Information					
Sale Date	09/08/2003	Total Acres	2.01	Plat	SECTION 19 TWN 113 RANGE 20
Sale Value	\$254,550.00	R/W Acres	0	Lot and Block	19 113 20
Uses	RESIDENTIAL	Water Acres	0	Tax Description	S 205 FT OF NW 1/4 OF SW 1/4 LYING N OF LINE COM 5.5 FT N OF SW COR E TO PT ON NW R/W SAH #9 7 FT N OF ITS INT WITH S LINE NW 1/4 SW 1/4 & LYING W OF MEND & BIG SIOUX RD SUBJ TO PARCEL 8 DAKOTA CO R/W MAP 375

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1966	Bedrooms	3
Building Style	MULTI-LEVE	Foundation Sq Ft	1,304	Bathrooms	1.50
Frame	WOOD	Above Grade Sq Ft	1,304	Garage Sq Ft	728
Multiple Buildings		Finished Sq Ft	1,920	Other Garage	

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

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$110,575.00	\$110,800.00
2026 Building Values (payable 2027)*	\$393,997.00	\$394,800.00
2026 Total Values (payable 2027)*	\$504,572.00	\$505,600.00
2025 Total Values (payable 2026)*	\$439,611.00	\$446,000.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$4,172.00	\$0.00	\$4,172.00

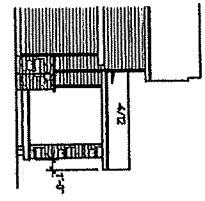
* Manufactured Homes Payable the Same Year as Assessment.

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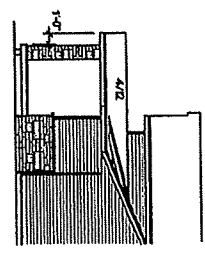
Designed to Build Inc



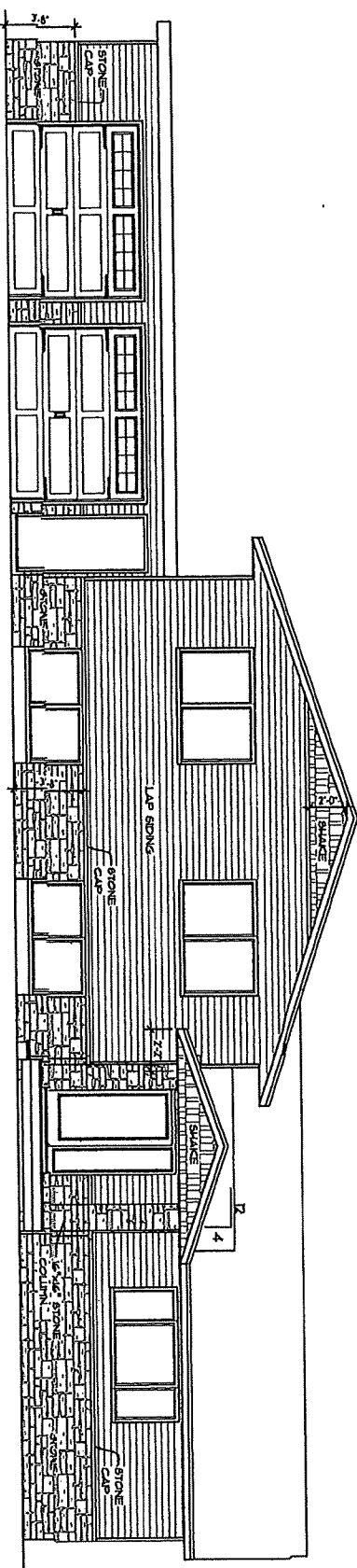
SEAN AUSLAND
 PO BOX 5087
 LINDALE, TN 38044
 PH. (662) 281-7188
 6-11-26



LEFT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



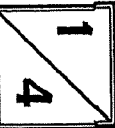
FRONT ELEVATION 1/4" = 1'-0"

Copyright for these drawings is owned by Designed to Build Inc. Upon payment of fee due to Designed to Build Inc. of final date here is granted to you these plans to all rights. These plans may not be re-used for any additional structures, may not be copied or copied, and may not be modified or used in any redesign without the prior written consent of Designed to Build Inc.

ALL DOOR & WINDOW HEADERS TO BE 6"x6", 2" OR BETTER

© Designed to Build Inc 2026

*D26-001

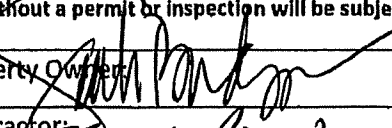
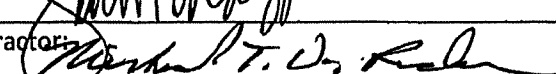


RESIDENCE FOR:
 25755 DODD BLYD

EUREKA TOWNSHIP

BUILDING PERMIT APPLICATION

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

SITE INFORMATION Eureka Township		PIN# 13-03000-051-011	Permit#
Site Address: 1011 267 th St. W.		City LAKEVILLE	Zip 55044
PROPERTY OWNER INFORMATION			
Name SARAH BRIDGES		[REDACTED]	
Address 1011 267 th St. W.		City LAKEVILLE	State MN
		Zip 55044	Phone 512-290-8231
APPLICANT/CONTRACTOR INFORMATION			
Applicant Name MKVR COMPANIES LLC		License Number 86807116	
Contact Person MICHAEL VAN RUDEN		[REDACTED]	
Address 1704 EMBURY RIDGE COURT		City NORTHFIELD	State MN
Cell Phone 612-709-2138		Day Time Phone 612-709-2138	Fax 5257
TOWNSHIP / LOCAL GOVERNMENT			
Permit complies with the Wetland Conservation Act subject to the following conditions: Contractor provided erosion control plans on site map			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input checked="" type="checkbox"/> Vermillion River Watershed/ Letter or Permit	
		Date 5/11/26	
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 checked="" type="checkbox"/> X Signature from Township on Building Permit Application	
<input checked="" type="checkbox"/> New Home Construction <i>ADDITION</i>		<input type="checkbox"/> Private Dog Kennel	
<input type="checkbox"/> Deck		<input type="checkbox"/> Public Utility Structure	
<input type="checkbox"/> Accessory Bldg/Pole Shed		<input type="checkbox"/> Signs*	
<input type="checkbox"/> Remodel		<input type="checkbox"/> Govt Bldg/Facility*	
<input type="checkbox"/> Demolition		<input type="checkbox"/> Church/Religious Bldg*	
<input type="checkbox"/> Swimming Pool		<input type="checkbox"/> Solar Energy*	
<input type="checkbox"/> Moving a Building		<input type="checkbox"/> Communication Tower*	
<input type="checkbox"/> Aircraft Hangar		* CUP also required	
<input type="checkbox"/> Other:		<input checked="" type="checkbox"/> X Complete Septic Design	
		<input checked="" type="checkbox"/> X New Home Checklist	
		<input checked="" type="checkbox"/> X Proof of Housing Right	
Estimated Cost of Labor & Materials: 145,000 (Adding approximately 220 sq. ft)			
Project Description: Add a small bed room and full bath to existing home main level			
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: 6/15/2026	
Signature of Contractor: 		Date: 6/9/26	

EUREKA TOWNSHIP

Representative Authorization Form

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

SITE INFORMATION | Eureka Township

Site Address: 10111 267th St. W.

PROPERTY OWNER INFORMATION

Name SARAH BRIDGES

Address 10111 267th St. W.

REPRESENTATIVE INFORMATION

Name MICHAEL VONRUDEN

Address 1704 EAST RIDGE CAT.

Cell Phone 612-709-2138

PIN# 13-0302-010-5/Permitt#

City LAKEVILLE Zip 55044

612-290-8731

City State Zip

LAKEVILLE MN 55044

Email

City State Zip 55057

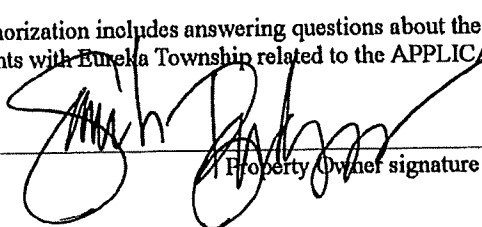
Day Time Phone Fax
612-709-2138 N/A.

By signing this document, I/We the above-named PROPERTY OWNER(S) hereby legally authorize the REPRESENTATIVE named above to act on my/our behalf before Eureka Township Planning Commission, Town Board and/or Board of Adjustments and Appeals in all matters related to my/our APPLICATION for:

Small Home Addition 6/18/26

(Include Type and date of application for the property involved)

This authorization includes answering questions about the APPLICATION and entering into legally binding agreements with Eureka Township related to the APPLICATION.



Property Owner signature

6/25/26

Date

Property Owner signature

Date

Township Use Only

Received by: _____

Zoning Administrator: _____ Date: _____

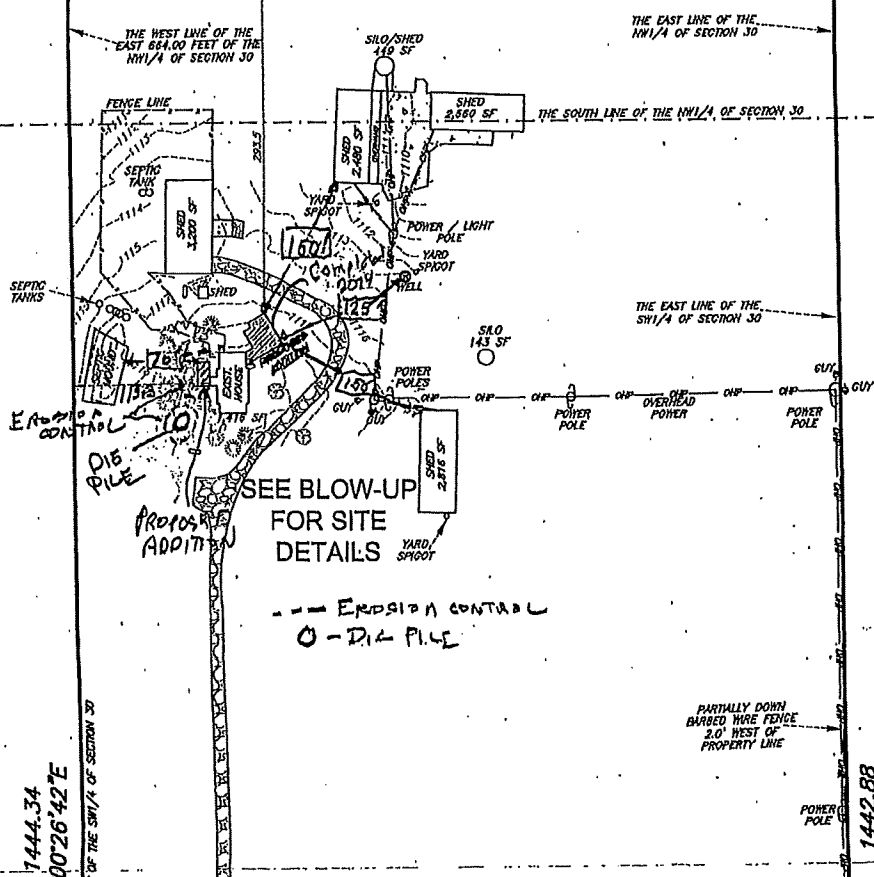
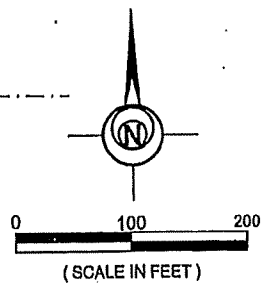
Notes: _____

SITE PLAN

CERTIFICATE OF SURVEY FOR SARAH BRIDGES

664.04 S89°51'13"E

THE NORTH LINE SOUTH 130.00 FEET OF SE1/4 OF THE NW1/4 OF SECTION 30



**PARCEL AREA =
22.01 ACRES+-**

PROPERTY DESCRIPTION

The Easterly 664 feet of the Southerly 130 feet of the Southeast Quarter of the Northwest Quarter, and the Easterly 664 feet of the North Half of the Southwest Quarter, all in Section 30, Township 113, Range 20, Dakota County, Minnesota.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 3-14-24 Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

- DENOTES SET IRON PIPE MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES PROPOSED DRAINAGE DIRECTION
- [Pattern] DENOTES BITUMINOUS SURFACE
- [Pattern] DENOTES CONCRETE SURFACE
- [Pattern] DENOTES GRAVEL SURFACE
- DENOTES EXISTING CONTOUR

ADDRESS: 10111 267TH STREET W. LAKEVILLE

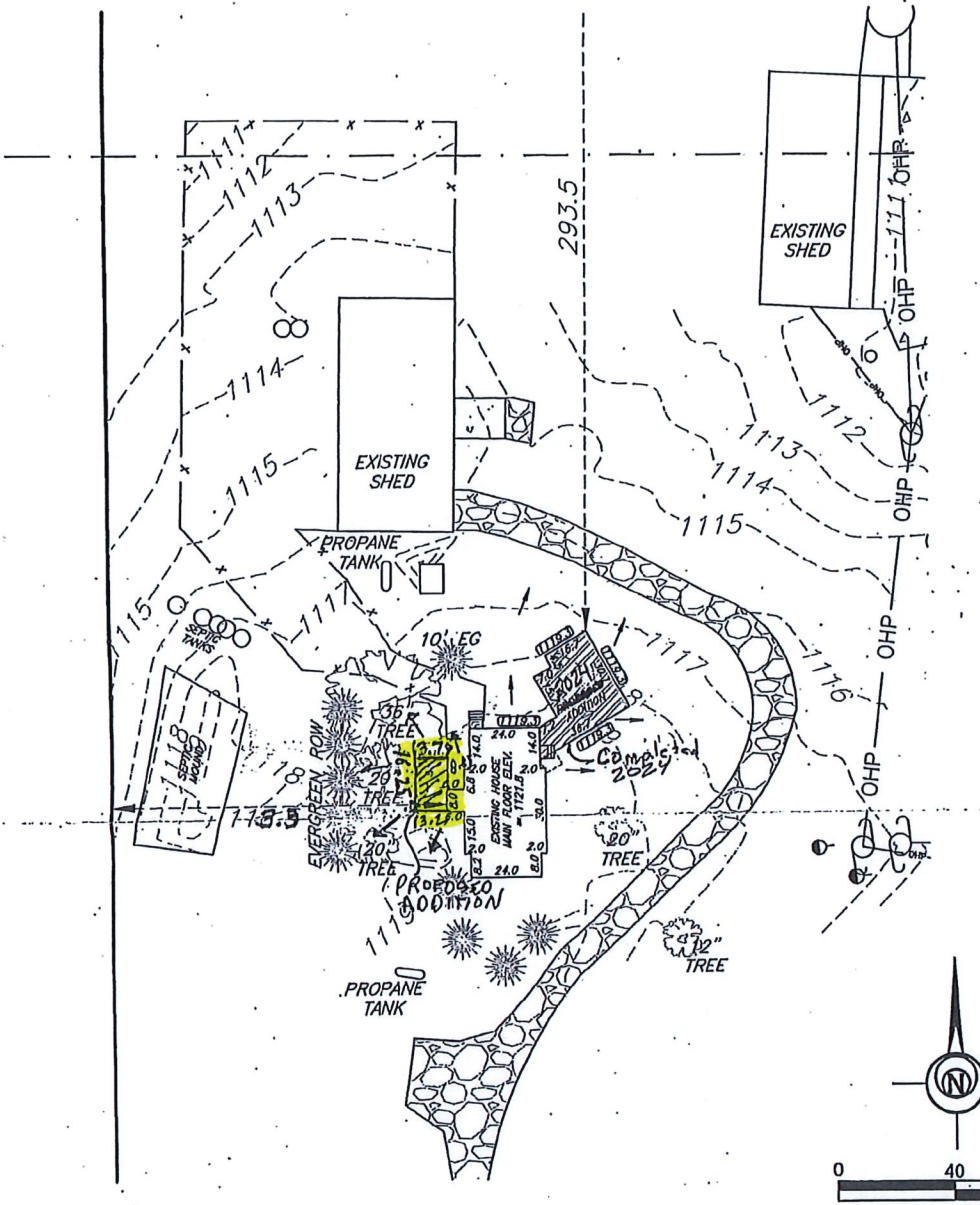
**Bohlen
Surveying & Associates**

31432 Falaga Avenue
Horsfield, MN 55057
Phone: (507) 845-7768
tom@bohlenurveying.com

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (652) 895-0212
Fax: (652) 895-0259

ADDRESS: 10111 267TH STREET W. LAKEVILLE

CERTIFICATE OF SURVEY
FOR
SARAH BRIDGES
(BLOW-UP)



- DENOTES SET IRON PIPE MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES PROPOSED DRAINAGE DIRECTION
- ▭ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE
- ▩ DENOTES GRAVEL SURFACE
- - - DENOTES EXISTING CONTOUR

PROPERTY DESCRIPTION

The Easterly 664 feet of the Southerly 130 feet of the Southeast Quarter of the Northwest Quarter, and the Easterly 664 feet of the North Half of the Southwest Quarter, all in Section 30, Township 113, Range 20, Dakota County, Minnesota.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 3-14-24

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

**Bohlen
Surveying & Associates**

31432 Foltz Avenue
Northfield, MN 55057
Phone: (507) 845-7768
tomeara@bolhensurveying.com

1692 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

Property Card	Parcel ID Number	13-03000-51-011
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	SARAH L TSTE BRIDGES
Mailing Address	10111 267TH ST W LAKEVILLE MN 55044
Property Address	
Address	10111 267TH ST W
Municipality	EUREKA TWP



Parcel Information					
Sale Date		Total Acres	22.01	Plat	SECTION 30 TWN 113 RANGE 20
Sale Value	\$0.00	R/W Acres	0.50	Lot and Block	30 113 20
Uses	AG-GREEN ACRES	Water Acres	0	Tax Description	E 664 FT OF S 130 FT OF SE ¼ OF NW ¼ & E 664 FT OF N ½ OF THE SW ¼

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1927	Bedrooms	5
Building Style	TWO STORY	Foundation Sq Ft	2,051	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,891	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	2,891	Other Garage	

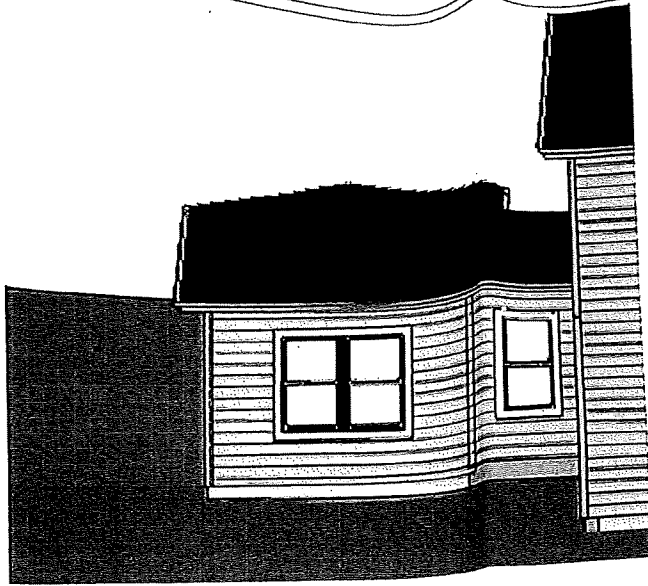
Miscellaneous Information					
School District	194	Watershed District	VERMILLION RIVER	Homestead	FULL HOMESTEAD
Green Acres	Y	Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$270,800.00	\$294,100.00
2026 Building Values (payable 2027)*	\$522,400.00	\$522,400.00
2026 Total Values (payable 2027)*	\$793,200.00	\$816,500.00
2025 Total Values (payable 2026)*	\$671,030.00	\$689,800.00

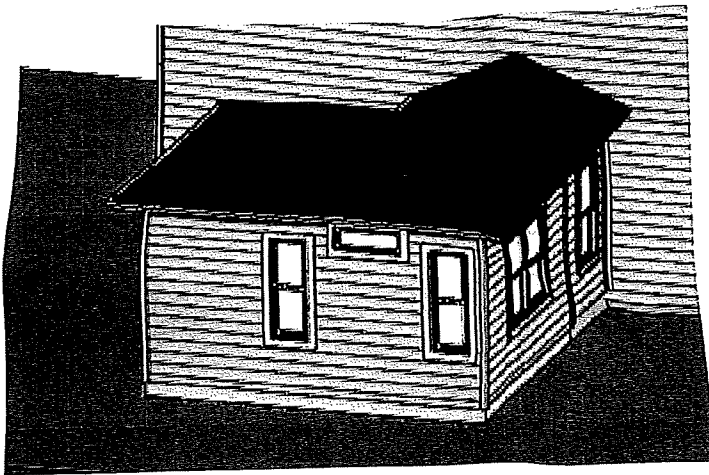
Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$4,706.00	\$0.00	\$4,706.00

* 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.

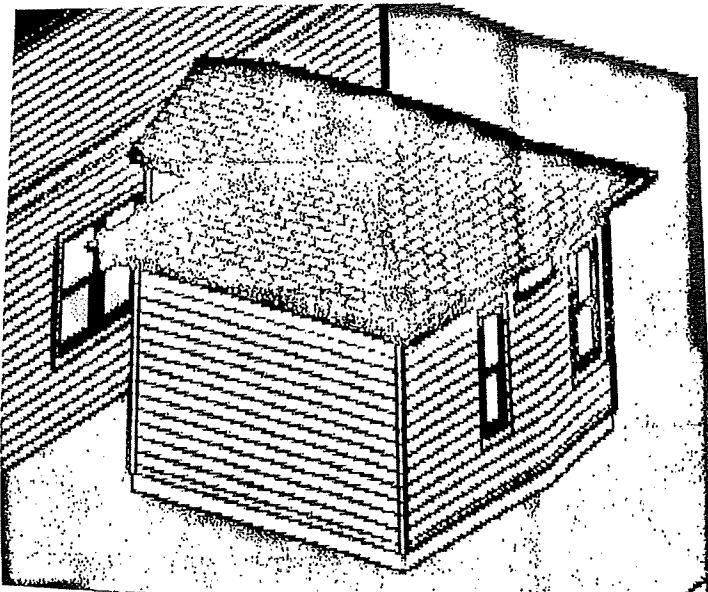
4 Impeller
/ 902 70
H/W
application
902 - 3201



SOUTH



SOUTHWEST



VRWJPO Watershed and Land Disturbance Permit: 10111 267th Street W

From D
Date M
To M
Cc A



📎 1 attachment (973 KB)

10111 267th st w small addition .pdf;

Hi Mike,
A VRWJPO Permit is not required for this project.

I have copied Amy Liberty with Eureka Township so that she will be informed.

Thank you

Jeff

Jeff Dunn, Water Resources Engineer
Vermillion River Watershed Joint Powers Organization
Dakota County Extension & Conservation Center



From: Mike Von Ruder [redacted]
Sent: Monday, May 11, 2026 6:57 AM
To: Dunn, Je [redacted]
Subject: HOME ADDITION - REQUEST LETTER OF EXEMPTION FROM VRWJPO

EXTERNAL EMAIL WARNING: This email originated from outside Dakota County. Unless you are expecting this email, **DO NOT** click on attachments, links, or enter your credentials to login.

New small addition to existing home
Residential New Home Construction Checklist
 (MUST be included when applying for permit)

Address: 10111 267th St. W PIN# 13-03000-010-51

All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufacturer's installation specifications for each product.

SUBMISSION CHECKLIST (Incomplete applications will not be accepted)

- Completed and Signed Building Permit Application (Include all License/Bond Numbers, contact phone numbers and email addresses).
- Proof of Housing Right.
- Completed and Signed copy of this Checklist.
- Structural Building Plans (floor plans and elevations).
- Site Plan illustrating building dimensions, lot lines and setbacks.
- New Construction Energy Code Compliance Certificate.
- Worksheet E-1 "Residential Combustion Air Calculation Method" (attached).
- Table 501.3.1 form "Procedure to Determine Makeup Air Quantity for Exhaust Equipment" (attached).
- New Construction Energy Code Lighting Schedule (attached and allowed to be a deferred submittal).

Note: Additional information may be required by the Plans examiner.

Check all items below that will be included in the construction of the home.

Note: All items checked below may need to be installed and completed before a Certificate of Occupancy can be issued. If any of the items are not checked, but are added to the plan after the building permit has been issued, an additional permit will be required.

- Finished Basement
- Deck
- Gas Fireplace: Quantity _____
- Masonry/Wood Fireplace: Quantity _____
- In-Floor Heat – hydronic
- Geothermal System
- Other: _____
- Retaining Wall (if over 48" in height, include structural engineer sealed design)
- Complete Septic System Design *see septic system upgraded to 5 bedrooms IN 2023*

FOUNDATION INFORMATION:				
Foundation Type	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Poured Wall	<input type="checkbox"/> ICF	<input type="checkbox"/> Wood
Foundation Thickness	<input checked="" type="checkbox"/> 8-inch	<input type="checkbox"/> 10-inch	<input type="checkbox"/> 12-inch	<input type="checkbox"/> Other
ICF Only	<input type="checkbox"/> 5.5-inch	<input type="checkbox"/> 7.5-inch	<input type="checkbox"/> 9.5-inch	<input type="checkbox"/> Other
Design Criteria	<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Engineered	<input type="checkbox"/> IRC Tables	

Maximum Foundation Wall Height:	<u>4'</u>	5'	6'	7'	8'	9'	10'	Other:
Vertical Reinforcement Size and Spacing:	<u>#5</u> reinforcing		<u>30</u> inches o.c.					
Horizontal Reinforcement Size and Spacing:	<u>#4</u> reinforcing		<u>24</u> inches o.c.					
Waterproofing/Damp-proofing (product type):	Above grade: <input checked="" type="checkbox"/>				Below grade: <input checked="" type="checkbox"/>			
Foundation Drainage System Type:	<u>INTERNAL DRAIN TIE TO SWAMP BASKET.</u>							

Applicant's Printed Name: MICHAEL VAN RIDDEN

SARAH BRIDGES
10111 267TH ST W

MIKE VON RUDEN
MKVR COMPANIES LLC

CONSTRUCTION PROJECTS AND SEPTIC SYSTEM

1. 2023 - SEPTIC DESIGNED FOR 4 BEDROOMS
2. 2024 - ADDITION ADDING AN MASTER SUITE BEDROOM, SEPTIC SYSTEM ADDED ONTO FOR 5 BEDROOMS. ADVANCED SEPTIC AND INSPECTED BY KEITH AT INSPECTRON
3. 2025 -MAINLEVEL REMODEL ELIMINATING ONE BEDROOM TO OPEN UP THE LIVING SPACE - 4 TOTAL BEDROOMS
4. 2026 SUMMER - 2ND LEVEL REMODEL ELIMATING ONE BEDROOM TO MAKE A BIGGER BEDROOM - LEAVING 3 BEDROOMS
5. 2026 FALL - PROPOSED ADDITION (THIS PERMIT REQUEST) TO ADD A BEDROOM TO THE MAIN LEVEL. THIS WILL BRING THE TOTAL NUMBER OF BEDROOMS TO 4, THE SYSTEM IS DESIGNED FOR 5 BEDROOMS, SO COMPLIANT.

INDIVIDUAL SEWAGE SYSTEM AS-BUILT

Date Installed 7/22/20 Permit No. 2020-00134

Owner: Sarah Bridges Project Address 10111 267th St NW Lakeville

House Type: I II III Property ID No. (PIN) 13-03000-010-51 (Dak Co Tax Info 651-438-4576, or www.co.dakota.mn.us)

City/Twp Eureka Installed for Bdrms or

600 gal/day Commercial Use? Y N

New Replace Repair Addition

Property Transfer Upgrade? Y N

Bsmt Lift Pump? Y N Future? Y N

Jacuzzi? Y N Garb Disp? Y N

Soil Survey Map Unit 382B

Soil Compacted? Y N

Fill Soil? Y N

Circle Soil Texture:

- (Faster than 0.1 mpi)
- Coarse Sand
- Medium Sand
- Loamy Sand 0.83
- FINE SAND 1.67
- Sandy Loam 1.27
- Loam 1.67
- Silt Loam, Silt 2.00
- Sandy Clay Loam 2.2
- Silty Clay Loam
- Clay Loam
- Silty Clay, Clay 4.2
- (Slower than 120 mpi)

Soil dry enough for construction? Y N

SETBACKS: Prop. Lines 10' 220

Bldgs 10' to Tank 80' & 20' to Drnfd 77'

Well(s) setback 7100 () not installed yet

Well Depth Deep () Orig. Well Record () Measured

Distance to Lake Creek Wetland

Buried Water Pressure Lines 10' to Tank & Drnfd?

System located by Photos? Y N GPS? Y N

SEPTIC / HOLDING TANK(S) New Existing

Liquid Capacity 3250 1 compartment or 2?

Made by Brown Wilbert Watertight? Y N

Baffle Type: Plastic Fiberglass Sanitary-T Concrete

No. of Inspection Pipes 4" / 6" diam. Tank Level? Y N

No./Diam. Manhole Access 4-24" (Inlet / Outlet) Center

No. & Height of Manhole Risers

New Tanks 4 ft or less below Final Grade Y N

Pipes into Tank Sealed? with Rubber Coupler Y N

Riser into Tank Base Sealed? with Tar Strip Y N

Outlet Effluent Filter? Y N Type

MOUND / ATGRADE:

Percent Slope 4% Scarification Method: Backhoe

Dike Width Up 10.4 Down 16.2 Side 13.6

Clean Rock? Y N Depth Below Pipe 6 inches

Clean Sand? Y N Depth Upslope 1.2' Downslope

Inches to Mottling 23 Pipe Size/Spacing 1 1/2 - 3'

Perf Size/Spacing 7/52 - 3' Final Cover Depth 12"

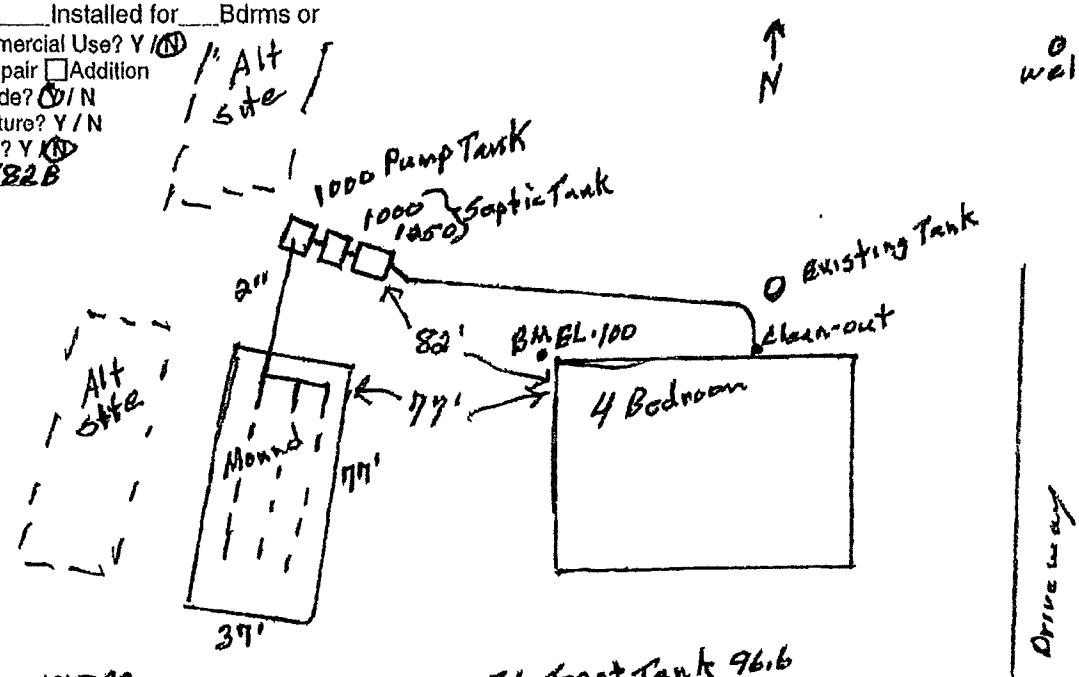
Rock Bed Size 10 1/2 x 50' Supplier: Constone

Sand Base Size 36 x 77 Supplier: Constone

Upslope needing drainage/diversion? Y N Provided? Y N

Grading done: Rough Final

Seeding () Sod to be done by: MC



Line drawn from Tanks to Pump Truck Access < 100'? Y N

RESERVE AREA? Y N Fenced Off? Y N

Owner informed to preserve Reserve Area? Y N

Owner given Septic System Owner Guide? Y N

TRENCHES / BED OR GRAVELLESS DRAINFIELD:

Drop boxes level? Y N Type concrete / plastic

Trench Depth Width

Number of Trenches Trench Bottom Level Y N

Trench Lengths Spacing

Rock Clean? Y N 2" over Pipe? Y N GeoTextile Cover? Y N

Depth Below Pipe? " Soil Backfill Depth "

Gravelless Pipe Size? Made by

Chamber Size? Made by

Absorption Area: Sq Ft Lineal Ft

Trench Bottom to mottling / bedrock? inches

PUMP TANK Made by Brown Wilbert Capacity 1000

No. & Height of Risers Sealed? Y N

Pump Manufacturer Zoeller Model # BN98

Horsepower .5 GPM 29 Feet of Head 16

Cycles Per Day 4 Gallons Per Cycle 150

Size of Discharge Line 1.5" 1.5" 2"

Type of Electrical Hookup post & box by tank

Alarm Location garage basement

Alarm Tank Alert Level Alarm / Other

Cycle Counter? Y N Water Meter? Y N

I hereby certify, as installer, that this individual sewage treatment system was installed according to the approved design, and as applicable, this Municipality's Sewage Treatment System Ordinance, & accurately locates all system components for later relocation.

Installer MC Sign MC Date: 7/22/20

Inspector SL Sign SL Date: 7/22/20 Approved: No Yes Yes with Conditions

White copy: County Yellow: Owner Pink: Installer
o:\emgm\forms\swalm\ists\as-built-form.doc

Designated Registered Professional Onsite Mike Conboy

PCA Lic. No. 1800 Company Name MC Contracting

6512105059 Address 22285 Albatross Farmington

INDIVIDUAL SEWAGE SYSTEM AS-BUILT

Date Installed _____ Permit No. _____

Owner: Mike Von Ruden Project Address 10111 267th St W

House Type DII III Property ID No. (PIN) 13-03005-101-1 (Dak Co Tax Info 651-438-4576, or www.co.dakota.mn.us)

City/Twp _____ Installed for _____ Bdrms or _____

gal/day Commercial Use? Y/N

New Replace Repair Addition

Property Transfer Upgrade? Y/N

Bsmt Lift Pump? Y/N Future? Y/N

Jacuzzi? Y/N Garb Disp? Y/N

Soil Survey Map Unit _____

Soil Compacted? Y/N

Fill Soil? Y/N

Circle Soil Texture:

- (Faster than 0.1 mpi)
- Coarse Sand
- Medium Sand
- Loamy Sand 0.83
- FINE SAND 1.67**
- Sandy Loam 1.27
- Loam 1.67
- Silt Loam, Silt 2.00
- Sandy Clay Loam 2.2
- Silty Clay Loam
- Clay Loam
- Silty Clay, Clay 4.2
- (Slower than 120 mpi)

Soil dry enough for construction? Y/N

SETBACKS: Prop. Lines 10' 710

Bldgs 10' to Tank 710 & 20' to Drnflld 720

Well(s) setback 750 () not installed yet

Well Depth 750 () Orig. Well Record () Measured

Distance to Lake N/A Creek N/A Wetland N/A

Buried Water Pressure Lines 10' to Tank & Drnflld? N/A

System located by Photos? Y/N GPS? Y/N

SEPTIC / HOLDING TANK(S) New Existing

Liquid Capacity _____ 1 compartment or 2 ?

Made by _____ Watertight? Y/N

Baffle Type: Plastic Fiberglass Sanitary-T Concrete

No. of Inspection Pipes 4" / 6" diam. Tank Level? Y/N

No./Diam. Manhole Access _____ Inlet / Outlet / Center

No. & Height of Manhole Risers _____

New Tanks 4 ft or less below Final Grade _____ Y/N

Pipes into Tank Sealed? with _____ Y/N

Riser into Tank Base Sealed? with _____ Y/N

Outlet Effluent Filter? Y/N Type _____

MOUND / ATGRADE:

Percent Slope 4 % Scarification Method: _____

Dike Width 39.6 Up 9.6 Down 20 Side 11.9

Clean Rock? Y/N Depth Below Pipe 6 inches

Clean Sand? Y/N Depth Upslope _____ " Downslope _____ "

Inches to Mottling 15 Pipe Size/Spacing 1 1/2

Perf Size/Spacing 7/30/3 Final Cover Depth 12"

Rock Bed Size 10x62.5 Supplier: _____

Sand Base Size _____ Supplier: _____

Upslope needing drainage/diversion? Y/N Provided? Y/N

Grading done: Rough / Final

() Seeding () Sod to be done by:

Line drawn from Tanks to Pump Truck Access < 100'? Y/N

RESERVE AREA? Y/N Fenced Off? Y/N

Owner informed to preserve Reserve Area? Y/N

Owner given Septic System Owner Guide? Y/N

TRENCHES / BED OR GRAVELLESS DRAINFIELD:

Drop boxes level? Y/N Type _____ concrete / plastic

Trench Depth _____ Width _____

Number of Trenches _____ Trench Bottom Level Y/N

Trench Lengths _____ Spacing _____

Rock Clean? Y/N 2" over Pipe? Y/N GeoTextile Cover? Y/N

Depth Below Pipe? _____ " Soil Backfill Depth _____ "

Gravelless Pipe Size? _____ Made by _____

Chamber Size? _____ Made by _____

Absorption Area: Sq Ft _____ Lineal Ft _____

Trench Bottom to mottling / bedrock? _____ inches

PUMP TANK Made by _____ Capacity _____

No. & Height of Risers _____ Sealed? Y/N

Pump Manufacturer _____ Model # _____

Horsepower _____ GPM _____ Feet of Head _____

Cycles Per Day _____ Gallons Per Cycle _____

Size of Discharge Line _____ 1.5" / 2"

Type of Electrical Hookup _____ post & box by tank

Alarm Location _____ garage / basement

Alarm: Tank Alert / Level Alarm / Other _____

Cycle Counter? Y/N Water Meter? Y/N

I hereby certify, as installer, that this individual sewage treatment system was installed according to the approved design, and as applicable, this Municipality's Sewage Treatment System Ordinance, & accurately locates all system components for later recall.

Installer [Signature] Date: 9/3/24

Inspector _____ Date: _____ Approved: No / Yes / Yes with Conditions: _____

White copy: County Yellow: Owner Pink: Installer

Designated Registered Professional Onsite _____

PCA Lic. No. _____ Company Name _____

Ph _____ Address _____



1011 267th st W

N Not to Scale

**EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS
TO CHAPTERS 216 & 240 OF THE EUREKA TOWN CODE**

PLEASE TAKE NOTICE that the Eureka Township Planning Commission will conduct a public hearing during its regular meeting on June 30, 2026, starting at 7:00 p.m., at the Eureka Town Hall, 25043 Cedar Avenue, Farmington, Minnesota, for the purpose of hearing from the public, considering, and possibly acting on a recommendation to the Town Board regarding a variety of proposed clean up and minor amendments to Chapters 216 & 240 of the Eureka Town Code. A copy of the proposed ordinance is available on the Town's website and can be obtained by contacting the Town Clerk. Interested persons are encouraged to attend the public hearing.

Dated: June 16, 2026

Liz Atwater, Clerk/Treasurer

EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS IN
CHAPTERS 216 & 240 OF THE EUREKA TOWN CODE**

The Board of Supervisors of the Town of Eureka ordains:

Section 1. Lot Split/Combination. Sections 216-7(C) and 216-7(D) of the Code of the Town of Eureka are hereby amended as follows:

- C. **Qualification.** The following may be considered a lot split/combination. In the event circumstances warrant platting of the proposed lot split/combination, the Zoning Administrator may require the proposed lot split/combination to be processed as a platted subdivision in accordance with this chapter. The Town Board may authorize approval of the lot split/combination upon finding:
 - (6) The lot split/combination application specifies the final location of any existing nonconforming use permit, conditional use permit, interim use permit, business-related permit or registration, or housing right.
- D. **Lot line adjustment.**
 - (2) **Content and data requirements for lot line adjustments:**
 - (b) The lot line adjustment application must specify the final location of any nonconforming use permit, conditional use permit, interim use permit, business-related permit or registration, or housing right.

Section 2. Interim Uses and Structures. Section 240-7(D) of the Code of the Town of Eureka is hereby amended as follows:

- D. **Interim uses and structures.**
 - (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.
 - (3) Agritourism activities.
 - (4) Increasing Animal Unit Density.
 - (5) Laydown Yard for mining or utility projects.

Section 3. Setbacks and Lot Dimensions. Section 240-12(D) of the Code of the Town of Eureka is hereby amended as follows:

- D. Except for retaining walls, fences and gates, all structures shall be set back as follows for permitted, ~~and conditional~~ and interim uses.
- (1) Side yard setbacks for structures: 30 feet.
 - (2) Rear yard setbacks for structures: 30 feet.
 - (3) Structure setback from:
 - (a) Township road: 100 feet from center line.
 - (b) County road: 110 feet from center line.

Section 4. Moving a Building or Structure Within or Into Township. Section 240-29 of the Code of the Town of Eureka, including its title and Subdivision (A), is hereby amended as follows:

§ 240-29 Moving a ~~buildings~~ building or structure within or into Township.

- A. Permit. The moving of any building or structure over 200 square feet within the Township of Eureka, or the ~~relocating~~ relocation of any building or structure over 200 square feet into the Township of Eureka, is prohibited unless a moving permit shall first be obtained from the Township as provided in this section. A moving permit cannot override the provisions of § 240-22A(5), if that subsection's conditions apply to the destination parcel.

Section 5. Tall Nonagricultural Structures and Alternative Energy Systems. Sections 240-30(B) and 240-30(C) of the Code of the Town of Eureka are hereby amended as follows:

B. Energy windmills.

- (1) Wind energy conversion system (WECS). Wind energy conversion systems shall be considered as a conditional use permit in all zoning districts. All appropriate ordinances within each zoning district must be complied with in addition to regulations outlined below. The Town hereby recognizes and acknowledges, pursuant to provisions of M.S.A. § 216F.07, all wind energy conversion systems with the combined nameplate capacity of 5,000 kilowatts or more come under the sole jurisdiction of the Minnesota Public Utilities Commission, and no provisions of this chapter shall apply to such systems. This language will apply until such time as provisions of M.S.A. § 216F.07 are amended.

- ...
- (i) The minimum distance to a residential structure shall be the height of the wind energy conversion system (WECS) plus 50 feet.

C. Alternative energy systems. All normal energy systems shall comply with state codes. To provide for new and innovative approaches to the generation of energy for use by residents, businesses and industry in the Township, exceptions may be made to height regulations, setback distances, lot coverage, accessory uses, and all other applicable standards in all districts for proposed innovative energy systems, associated equipment and structures. All modifications will be made through a conditional use permit process.

(1) Accessory solar energy systems (ASES).

(b) Performance standards.

[3] Ground-mounted ASES.

[a] Ground-mounted ASES shall comply with the accessory use and structure standards, including setback requirements. Ground-mounted ASES may not extend into any setback areas when in the full tilt position (parallel to the ground). ~~shall not be placed in front yards. Ground-mounted ASES may not extend into the side yard or rear yard setback when oriented as minimum design tilt (i.e., the solar panel position that is maximum horizontal extent and covers the maximum ground area).~~

Section 6. Performance Standards. Section 240-43 of the Code of the Town of Eureka, including Subdivisions (B)-(E), is hereby amended as follows:

B. No more than five animal units may be kept at any time, without an IUP.

C. Animal unit density may be increased through the issuance of an Interim Use Permit, subject to § 240-32 and following:

(a) For determining additional animal units requested, only suitable area of the property shall be considered. Right-of-way, wetlands, wooded/treed areas, and other areas unusable for animals may be deducted from the total acreage of the property to determine suitable area.

(b) Animal unit density may be increased by no more than one additional animal unit for each suitable acre.

D. Subsections A, ~~and B,~~ and C shall only apply to parcels of land containing less than 40 contiguous acres.

~~D.~~ E. Animals may not be confined in a pen or building within 175 feet of any residential dwelling not owned or leased by the owner of the animals. A site plan shall be filed with the Town Clerk showing the location of all pens or buildings used to confine animals.

~~E.~~ F. Minnesota Rules regarding feedlots shall apply.

Section 7. Definitions. Section 240-64 of the Code of the Town of Eureka is hereby amended as follows:

LAYDOWN YARD

A laydown yard is a specific area on a site where tools, materials, equipment, and vehicles are temporarily stored when not in use.

Section 8. Incorporation of Amendments. The Town Clerk-Treasurer is hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Code of the Town of Eureka, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Code of the Town of Eureka.

Section 9. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the 14th day of July 2026.

BY THE TOWN BOARD

Mark Ceminsky, Chairperson

Attest: _____
Liz Atwater, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in ~~strikeout~~.

NOTICE OF PUBLIC HEARING

Notice is hereby given that on June 30, 2026, 7:00 p.m. at Town Hall, 25043 Cedar Avenue, Farmington, Minnesota 55024, the Eureka Township Planning Commission will hold a public hearing to solicit public response to several proposed text amendments to Chapter 240 Zoning, of the Eureka Town Code, related to indoor growth facilities.

The Planning Commission will make a recommendation regarding the proposed request to the Town Board, for consideration at their meeting to be held on July 14, 2026, at 7:00 p.m. at Town Hall.

Documentation can be obtained by contacting the Town Clerk at (952) 469-3736. A report evaluating this application will be available on the Thursday prior to the meeting. Anyone desiring to be heard regarding the proposed application should attend this meeting. If you are not able to attend, you may submit written comments by Tuesday, June 30, 2026, at noon to the Town Clerk at: clerk@eurekamn.gov.

Liz Atwater,
Clerk/Treasurer
Posted: 6/16/2026

EUREKA TOWNSHIP MEMORANDUM

To: Eureka Township Planning Commission
From: Nate Sparks, WSB
Hannah Rybak, WSB
Date: June 24, 2026
Planning Commission Regular Meeting June 30, 2026
Subject: Public Hearing – Indoor Growth Facilities

OVERVIEW

The Town Board reviewed the draft indoor growth facilities ordinance at their June 9, 2026 regular meeting. They directed the Planning Commission to hold the public hearing on the draft ordinance.

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.

The proposed amendments incorporate existing ordinance regulations related to allowable accessory structure size and performance standards for interim uses. The Town Board did not request any changes to the draft ordinance at their June 9th meeting.

REQUESTED ACTION

The Planning Commission should hold the public hearing, discuss the draft ordinance and make a recommendation related to adoption of the ordinance to the Town Board.

ATTACHMENTS

Draft Indoor Growth Facilities Ordinance

EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. _____

AN ORDINANCE AMENDING CHAPTER 240 OF THE CODE OF THE
TOWN OF EUREKA REGARDING INDOOR GROWTH FACILITIES

The Board of Supervisors of the Town of Eureka ordains:

Section 1. Permitted Uses. Article II, Section 240-7 of the Code of the Town of Eureka is hereby amended as follows:

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

- ~~1) Any and all forms of commercial agriculture and commercial horticulture, as defined in § 240-64.~~
- ~~2) Agricultural buildings and accessory structures to agricultural buildings.~~
- 1) Agriculture, except as may otherwise be regulated by this section.
- 3) 2) Farm drainage and irrigation systems.
- 4) 3) Forestry, grazing and gardening.
- 5) 4) Single-family dwelling.
- 6) ~~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.~~
- 7) 5) Historic sites.
- 8) ~~Home occupations.~~
- 9) ~~Private stables.~~
- 10) ~~Private dog kennels.~~
- 11) ~~Cell phone towers or wireless communication facilities as delineated in § 240-30A, provided they otherwise satisfy the requirements of this chapter.~~
- 12) ~~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.~~

...

D. Interim uses and structures.

- 4) Agricultural buildings, when no principal structure is present on the property.
- 5) Agricultural buildings that exceed the maximum limitation on total area for accessory structures.

E. Accessory uses and structures.

- 1) Agricultural buildings, when they are accessory to a principal structure present on the property.
- 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.
- 7) Cell phone towers or wireless communication facilities as delineated in § 240-30A, provided they otherwise satisfy the requirements of this chapter.

~~E.~~ 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.

Section 2. Performance Standards for Indoor Growth Facilities. Article IV of the Code of the Town of Eureka is hereby amended by adding a Section 240-19.7 as follows:

§ 240-19.7 Performance standards for indoor growth facilities.

Indoor growth facilities shall comply with the following performance standards:

- A. Indoor grow facilities that constitute agricultural buildings, are located on agricultural land, and exceed the maximum total area allowed 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 criteria 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 the use would create, including employee trips, deliveries, shipping, and service vehicles.
 - (2) Adequate parking for employees must be provided on the property, 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 area.
 - (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, the building code, fire code, and electrical code.

Section 3. Standards for Accessory Uses or Structures. Article IV, Section 240-24 of the Code of the Town of Eureka is hereby amended as follows:

A. Relation to Principal Structure.

- 1) An accessory structure shall not be placed or constructed on a parcel without a principal structure existing on the same parcel.
- 2) No accessory building, of any type, shall be placed or constructed on any lot prior to the issuance of a certificate of occupancy for the principal structure to which it is accessory.
- 3) Notwithstanding the limitations in this paragraph, accessory structures for the purpose of storage of agricultural equipment, livestock, or agricultural products, located on agricultural land, may be permitted on land with no principal structure, with the issuance of an interim use permit.

~~A.~~ 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.

~~B.~~ 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.

~~C.~~ 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. ~~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.~~

2) There is no maximum limitation on total area for agricultural buildings located on agricultural land. Agricultural buildings shall not be considered in determining the total sum of accessory building square footage on an individual parcel.

3) Notwithstanding the exemption for agricultural buildings in paragraph (2) above, an indoor growth facility shall not exceed, or cause a parcel to exceed, the maximum total area limitation on accessory buildings without first obtaining an interim use permit from the Township. To be eligible for an interim use permit, the indoor growth facility must be located on agricultural land.

~~D.~~ 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.

~~E.~~ 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.~~

Section 4. Definitions. Article X, Section 240-64 of the Code of the Town of Eureka is hereby amended as follows:

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.

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.

A structure that meets the definition of "agricultural building" in Minnesota Statutes, section 326B.103, subdivision 3.

AGRICULTURE

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

A use that meets the definition of "agriculture" in Minnesota Rules, part 5200.0260.

AGRICULTURAL LAND

Land meeting the definition of "agricultural land" under Minnesota Statutes, section 273.12, subdivision 23.

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.

INDOOR GROWTH FACILITY

A structure used to grow products in controlled, or partially controlled, conditions using natural or artificial light sources, or a combination of light sources for commercial agriculture, horticulture, or cultivation. Indoor growth facilities include, but are not limited to, greenhouses, high tunnels, low tunnels, or similar structures used for growing products. For the purposes of this definition, "products" mean any variety of plants, crops, molds, or fungi grown for commercial purposes.

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.

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.~~

Section 5. Incorporation of Amendments. The Town Clerk-Treasurer is hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Code of the Town of Eureka, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Code of the Town of Eureka.

Section 6. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the 9th day of June 2026.

BY THE TOWN BOARD

Mark Ceminsky, Chairperson

Attest: _____
Liz Atwater, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in ~~strikeout~~.

* For Public Comment
Submitted prior to packet
deadline

Lindstrom Law Offices

An Association of Professional Corporations
Attorneys at Law

SUITE 444
7600 PARKLAWN AVENUE - PENTAGON PARK
MINNEAPOLIS (EDINA), MINNESOTA 55435
TELEPHONE: (952) 831-2363 FAX: (952) 831-7358

ERNEST A. LINDSTROM
ERIC J. LINDSTROM

June 18, 2026

Re: Indoor Growing Facilities Ordinance

Dear Eureka Township Board of Supervisors:

Our office represents Bachman's, Inc (Bachman's). Susan Bachman West the CEO of Bachman's has kept us fully informed of the Township's process to change the indoor growing facilities ordinance (Ordinance). She has now authored and delivered five different letters to the Township Planning Commission and to the Board of Supervisors outlining the adverse impacts not only to Bachman's but to the agricultural industry within the Township because of the proposed changes to the Ordinance. Despite the time and efforts Mrs. West has put into writing the letters to educate and inform the governing officials of the impacts to Bachman's and other similarly situated businesses, followed by recommendations, the letters appear to have fallen on deaf ears.

Bachman's has been growing indoor plants within Eureka township for over 5 decades. The Company has been a good neighbor and a conscientious steward of the land. It has relied on the Township's agricultural history and zoning laws to invest heavily in its business. So for the Company to be in a situation of defending its ability to operate and grow as business conditions permit is hard to fathom. Mrs. West's letters set forth the nearly impossible operational issues for growers to operate under should they choose to expand even if the proposed Ordinance does not affect their current operations. This letter will not reiterate those issues but focus on the flawed legal aspects of the Ordinance which will not withstand a legal challenge.

1. Interim Use Permit:

The draft of the Ordinance uses an Interim Use Permit (IUP) process to allow or restrict indoor growing facilities uses and structures. IUPs are a tool for governing bodies to permit temporary use of property until a particular date, until occurrence of a particular event, or until zoning regulations no longer permit the use. For example, firework stands, Christmas tree stands and gravel pits to name a few. Uses that are temporary and have an expiration date, not indoor growing structures like greenhouses that require a large investment and are typically permanent or have a long useful life, similar to a barn, in nature. IUPs are intended to be used to permit activity not restrict activity. The IUP requirement as applied here goes beyond reasonable time, place and manner restrictions that are afforded governing authorities. Instead it imposes a costly, open ended discretionary review process with no clear standards for approval and no assurance that a compliant operation will be approved at the conclusion of the process. The approval bar is so high and so uncertain that this Ordinance is the functional equivalent of a prohibition. Minnesota Statutes provide other tools to assist governing bodies to restrict land uses when not temporary in nature i.e Conditional Use Permits.

2. Arbitrary and Capricious:

Under Minnesota law, a local government's land use decision is arbitrary and capricious when it lacks a rational basis tied to legitimate public health, safety, or welfare concerns, or when it is inconsistently applied. In this instance the Township's drafted Ordinance raises serious question of fairness and legal sufficiency:

a. Affected property owners and operators have not been meaningfully consulted and informed before the current draft of the Ordinance was adopted by the Board, despite the Board's awareness of constituents opposition to the language in the Ordinance. The Ordinance, as drafted, attempts to curtail agricultural activity within a agricultural zone based on a business/farm being an indoor grower verse an outdoor grower. The indoor growers should actually be given greater deference because of the large investment needed in its operation.

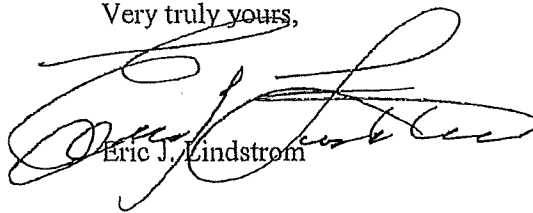
b. The Ordinance as proposed is without articulation of clear, objective criteria by which an IUP application would be evaluated, leaving potential applicants without meaningful guidance and the Board without a principled framework for decisionmaking.

Eureka Township
June 18, 2026
Page 3

c. The practical effect of the Ordinance is to restrict all indoor growers from expanding even if totally compatible with the zoning requirements while the Township's goal is restrict a certain use of the land. This suggest the Ordinance functions as a pretext to prevent a certain specific land use rather than a genuine land use regulation.

Therefore, I respectfully request that the Board take the time to read all letters from interested constituents on this subject matter and carefully hear them out at the June 30, 2026 Public Hearing. There is a path that respects both the Township's regulatory role and the rights of property owners under state law and Bachman's is committed to assist in finding a successful result.

Very truly yours,



Eric J. Lindstrom

EVENT ACTION PLAN

SET-UP:

- All Planning Commissioners to arrive at 3:00PM to help
- Steven will provide a site plan
- Dave will provide items to prep and cook food
- Brian will provide tables, chairs, & tents
- Vendors will provide their own set-up

GAMES/ACTIVITIES

Corn Hole

*Melanie set-up

Connect Four

*Brian set-up

Chalk Art

*Volunteers needed to supervise

1. Steven Helgeson
2. _____

Duck Pond Game

*Melanie to set-up

*Prizes needed (donations? Shop at dollar store?)

*Four volunteers to run game (2 per shift)

1. _____
2. _____
3. _____
4. _____

FOOD:

Hot dogs, buns, condiments, chips, water, cookies, ice pops, paper plates/hot dog trays, napkins

Donations:

1. Township has ice pops and crystal light flavors for water
2. Township has napkins and plates
3. _____

EVENT ACTION PLAN

FOOD (cont.)

*Volunteers to purchase items needed:

1. Liz Atwater
2. Amy Liberty

*Serving Volunteers (2 per shift)

1. Dave Wheeler
2. _____
3. _____
4. _____

VENDOR(S) COORDINATOR

1. _____

TOWNSHIP TABLE

Town information, enter for door prizes

*Clerks to provide handouts, News and Notices email sign-up sheet,
Tickets to enter for prizes

*Volunteers to man table

1. Planning Commissioner _____
2. Mark Ceminsky

Possibly rotate people???

*Door Prizes Drawing/Announcer (30 minutes prior to event end)

1. _____

TAKE DOWN/CLEAN UP:

- All Planning Commissioners
- Deputy Clerk to lock up, turn off lights

EUREKA TOWNSHIP PLANNING COMMISSION ACTIVITY TRACKER

Updated 6/24/2026								
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 6.30.26	Make recommendation to TB	☑
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	PC and WSB planner work on draft ordinance. Offered feedback on the IUP requirement	Public Hearing 6.30.26	Make recommendation to TB	
COMMUNITY EVENT	Township gathering	April 2024	D Palmquist, M.Storlie	Citizens enjoyed the event and would like to continue with gatherings.	Committed vendors, FIRE, POLICE, MMCD, BACHMANS, SCOTTS MIRACLE GROW	Action Plan developed 5/26/26, need volunteers to sign up for roles.	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 6.30.26	Make recommendation to TB	☑
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 6.30.26	Make recommendation to TB	☑

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 6.30.26	Make recommendation to TB	✓
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	Discussed at Round Table Meeting on 5.7.26	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
SPECIAL TOWN BOARD/PLANNING COMMISSION ROUND TABLE MEETING
May 7, 2026

Call to Order

The meeting was called to order at 6:00 p.m. by Town Board Chair Ceminsky and the Pledge of Allegiance was given.

Members Present: Mark Ceminsky (Town Board Chair)
Dan Ames (Supervisor)
Cory Behrendt (Supervisor)
Carrie Jennings (Supervisor)
Melanie Storlie (Planning Commission Chair)
Dan Heyda (Planning Commission Vice Chair)
Brian Storlie (Commissioner)
Dave Wheeler (Commissioner)
Steven Helgeson (Commissioner)

Others Present: Liz Atwater (Clerk), Amy Liberty (Deputy Clerk),
Hannah Rybak (WSB Planner)

Zoom Attendance: Troy Gilchrist (Township Attorney), Jeff Otto, Deb, Julie

Call to Order

The meeting was called to order at 6:00p.m. by Town Board Chair Mark Ceminsky and the Pledge of Allegiance was given.

Purpose of the Special Town Board and Planning Commission Round Table Meeting

Town Board Chair Ceminsky stated the purpose of the meeting was to discuss round table topics and take action as appropriate. He reviewed expectations for respectful and professional conduct by all Commissioners and Supervisors.

Review of Open Meeting Law

Both the Planning Commission and Town Board received materials regarding Open Meeting Law for review. Township Attorney, Troy Gilchrist, further explained the requirements of the law and emphasized the importance of compliance by all elected and appointed officials.

Roles and Responsibilities

Town Board

Town Board Chair Ceminsky and Supervisor Behrendt shared thoughts on the responsibilities of the Town Board, emphasizing its main role is providing structure, organization, and direction for the Township. The discussion also highlighted the importance of all officials understanding the Township's organizational hierarchy and Comprehensive Plan.

Planning Commission

Planning Commission Chair Melanie Storlie reviewed the Planning Commission's role in evaluating zoning and land use matters, working with the Township Planner, and making recommendations to the Town Board on planning and zoning issues.

Clerks

Clerk Atwater and Deputy Clerk Liberty reviewed their respective administrative responsibilities. While both positions include treasurer duties, the Deputy Clerk primarily manages the permitting process, while the Clerk oversees the Township's financial operations and reviews more complex zoning matters as needed.

Unfinished Business Summaries

A memorandum was provided that highlighted the items that the Board and Commissioners have been working on.

Communication

A Planning Commission liaison is assigned to attend each Town Board meeting to provide updates on Planning Commission activities and receive direction from the Town Board to communicate back to the full Commission.

The Clerks explained deadlines for when items and applications must be submitted for scheduled monthly meetings. In addition, Clerk Atwater discussed the importance of using the Township issued email for all official communications and submissions, and that messages should be retained and not deleted.

Attorney Troy Gilchrist emphasized the importance of exercising caution when representing the Township outside of official meetings. He noted that Supervisors and Commissioners should clearly distinguish personal opinions from those of the governing body when discussing Township matters. It was also suggested that Commissioners and Supervisors refrain from commenting on such matters and instead advise citizens that it would be best to hold off until the full Commission or Board has had the opportunity to review and discuss the issue.

Expectations and Responsibility of Liaisons

A liaison list was reviewed, with two positions remaining open. Commissioner Steven Helgeson volunteered as the ALAAC alternate, and Supervisor Behrendt volunteered to serve as Weed Inspector Liaison.

Discussion took place regarding the potential development of a formal written process for liaisons, including terms of appointment, transition procedures, and defined role responsibilities. It was also suggested that the current liaison document their duties and responsibilities for future reference.

For liaisons attending special meetings, it was suggested that a written summary report be prepared and shared with all Commissioners and Supervisors.

Point North

Clerk Atwater reported that cybersecurity training emails are distributed through Point North, the IT provider for the Township. While participation is not required by Township policy, Supervisors and Commissioners are encouraged to take advantage of the training opportunities. All were informed that enhanced email security measures may result in more emails being quarantined and were encouraged to periodically review quarantined messages to ensure legitimate emails are not missed. Technical issues or concerns should be reported to the Clerk or Deputy Clerk so a support ticket can be submitted to the IT provider.

Attorney contact/ process for attorney engagement

The Township may seek guidance from both Attorney Troy Gilchrist and the attorneys at the Minnesota Association of Townships, depending on the nature of the issue. Legal questions are generally routed through the Clerk and the designated attorney liaisons, currently Town Board Chair Ceminsky and Town Board Vice Chair Pete Storlie, before being referred to legal counsel to ensure appropriate review and avoid unnecessary legal expenses.

WSB- Engagement Policy Draft

This draft is currently under review at the Town Board level.

Fire Services

Town Board Chair Ceminsky reported that discussions are underway to explore an alternative fire service, Brindlee Fire Services, due to increasing costs under the current contract with Farmington. Initial conversations have taken place with neighboring townships regarding the feasibility of a joint fire service arrangement. Additional information is being gathered on potential costs, staffing needs, equipment requirements, and community interest in a volunteer fire department. Current fire protection services remain in place under existing contracts while research continues.

Community Event

Planning Commission Chair Melanie Storlie provided an update on plans for the upcoming event and noted hopes for involvement from the Town Board Supervisors. It was suggested that the Planning Commission draft a volunteer sign-up sheet to help identify and organize event needs. It was also suggested that the Township purchase nametags for the Planning Commissioners and Town Board Supervisors to assist with identification while attending. This item will be placed on the next Town Board meeting agenda for consideration.

Planning Commission Terms

A suggestion was raised to consider changing Planning Commission terms from three to four years to better align appointment cycles with Board transitions. Examples were included in the meeting packet, and the topic will be discussed further by both the Planning Commission and Town Board at future meetings.

Future Topics

Zoning Authority

There is monitoring of potential legislative proposals that could impact township zoning authority; however, nothing has been formally passed at this time. No action is required at this stage, but concerns may be directed to local legislators if desired.

Data Centers

Concerns were raised regarding potential data center development and related annexation activity in nearby communities. It was noted that such developments typically target areas with suitable transmission infrastructure, and that some communities have experienced legal and transparency issues related to non-disclosure agreements. Supervisor Jennings indicated she can assist with further information and review of this matter.

Clerk Matters

Clerk Liz Atwater provided updates on administrative items, including the availability and use of the General eCode Ordinance Book online as a reference tool, available training opportunities, and a review of proper procedures for making motions during meetings.

Adjournment

Motion: Planning Commission Vice Chair Heyda moved to adjourn the May 7th Special Town Board/Planning Commission meeting. Seconded by Supervisor Jennings.

Motion carried 9-0. Meeting ended at 7:56pm.

Respectfully submitted,

Amy Liberty, Deputy Clerk

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

Minutes Officially Approved by: _____ on: _____
Town Board Chair Date

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
May 26, 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)
Dan Heyda (Vice Chair)
Dave Wheeler (Commissioner)
Brian Storlie (Commissioner)
Steven Helgeson (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Hannah Rybak (WSB Planner), Mitch Kleist, Dan Ames, Susan Bachman West

Zoom participants: Nancy Sauber, Kelly Henry, Deb Burkhardt, Julie Larson, Edward Jandrich

Elect Planning Commission Chair and Vice Chair

Commissioner Brian Storlie nominated Melanie Storlie to continue as Chair.

Commissioner Wheeler seconded the motion. *Motion carried 5-0.*

Commissioner Wheeler nominated Dan Heyda to continue as Vice Chair.

Chair Melanie Storlie seconded the motion. *Motion carried 5-0.*

Approval of the Agenda

Two additions to New Business:

1. Update on proposed ordinances from the North Cannon Watershed
2. Planning Commission Terms

Motion: Chair Melanie Storlie moved to accept the agenda with the additions noted.

Commissioner Wheeler seconded. *Motion carried 5-0.*

Permit Requests

Cook, David, 24485 Denmark Ave., PID 13-01300-05-012 *AG Exempt

David Cook was present at the meeting to answer questions from the Planning Commissioners. The application is for a 288 sq. ft. agricultural building that will be relocated to the property. Prior to the meeting, The Deputy Clerk contacted Inspectron, Inc., which confirmed that the structure is acceptable for relocation and that a building permit is not required for moving the structure onto the property.

Motion: Chair Melanie Storlie moved that we recommend to the Board to approve this permit for David Cook, PID 13-01300-05-012, at address 24485 Denmark Ave, Farmington, MN 55024.

Motion carried 5-0.

Vermillion River Aggregates, 10005 235th St. W., PID 13-00700-30-011 *AG Exempt

Dan Ames, owner and operator of Vermillion River Aggregates, was present to answer questions from the Planning Commissioners. The site is currently a gravel pit, with reclamation of the southern portion to agricultural land underway. All required setbacks have been met. Staff noted that future animal unit limits may apply due to the neighboring residence to the west.

Motion: Chair Melanie Storlie moved that we recommend to the Board that they allow this agricultural exempt permit, that they approve this agricultural exempt permit, PID 13-00700-30-011, owner Vermillion River Aggregates, address is 10005 235th St. W., Lakeville, MN 55044. Commissioner Wheeler seconded. *Motion carried 5-0.*

Public Hearing

Northern Natural Gas, on property owned by Donnelly Farms LP, 5695 245th St W., PID 13-01400-01-011.
*CUP to allow an expansion of the existing Northern Natural Gas regulator station at the subject property.

Chair Melanie Storlie outlined the order of the public hearing and invited Hannah Rybak of WSB to present the staff report.

Ms. Rybak provided an overview of the Conditional Use Permit (CUP) request, described the existing regulator station, and explained the proposed expansion. She reviewed the applicable CUP standards under the Township's zoning ordinance and discussed the screening requirements for the expansion. Ms. Rybak noted that, although the existing regulator station predates the conditional use permit requirements, the proposed expansion must comply with current ordinance standards, including providing adequate screening through berming, landscaping, or other approved methods.

Mitch Kleist, representative of Northern Natural Gas, began by thanking the Township and WSB for the review of the application. Mr. Kleist stated that the proposed project is a straightforward expansion of the existing regulator station with no new buildings. He also addressed the proposed screening requirements, explaining that Northern Natural Gas must follow federally regulated engineering and security standards for interstate pipeline facilities. He stated that the company supports a six-foot chain-link fence with one foot of barbed wire and is willing to add privacy screening fabric but cannot support a solid fence, berms, or trees due to safety, security, maintenance, and pipeline access concerns.

The Planning Commission discussed the applicable CUP standards, asked questions, and debated whether the proposed screening would provide adequate compatibility with adjacent properties and minimize visual impacts on the surrounding area.

Chair Melanie Storlie reviewed the public hearing procedures and expectations for public comment and opened the hearing for public comment at 7:51pm.

The Deputy Clerk reported that no written comments had been received prior to the hearing. Chair Melanie Storlie called three times for public comment. Hearing none, she closed the public comment portion of the hearing at 7:53pm.

Debate continued regarding the recommended conditions, including a proposal to require the applicant to either comply with the screening requirements or seek a variance.

Motion: Chair Melanie Storlie stated that the motion we're making is to recommend approval of the requested conditional use permit subject to the conditions outlined above, with the exception, with the prohibition, with the option, to have Northern Gas, Northern Natural Gas apply for a variance regarding landscaping and screening. And it's for property location 5695 245th Street West, Farmington Minnesota 55024. The PID is 13-01400-01-011.

Motion carried 4-1, with Commissioner Helgeson voting Nay.

Town Board Meeting Report

Commissioner Brian Storlie shared items that were discussed at the May 12, 2026, Town Board meeting. A full summary is provided in the meeting minutes and is available for viewing at the Town Hall and on the website.

Unfinished Business

Indoor Agriculture

Hannah Rybak shared that the Town Board discussed the indoor agriculture guidelines previously developed by the Planning Commission and WSB at their May meeting. The Board decided to engage the Township Attorney to review and provide suggestions, with the intent that a draft ordinance will be returned to the Planning Commission for a public hearing.

Community Event (July 21st)

The Planning Commission continues to plan for the event.

New Business

Town Board Meeting Liaisons 2026-2027

May 12, 2026	Brian Storlie
June 09, 2026	Melanie Storlie
July 14, 2026	Dave Wheeler
August 10, 2026 (Monday)	Steven Helgeson
September 8, 2026	Melanie Storlie
October 13, 2026	Dan Heyda
November 10, 2026	Dave Wheeler
December 8, 2026	Brian Storlie
January 12, 2027	Steven Helgeson
February 09, 2027	Brian Storlie
March 10, 2027 (Wednesday)	Melanie Storlie
April 13, 2027	Dan Heyda

Update on proposed ordinances from the North Cannon Watershed

Chair Melanie Storlie reported that Eureka Township already has ordinances addressing these topics, and the Watershed Coordinator indicated the model ordinances were intended for communities without their own regulations.

Planning Commission Terms

The Town Board requested that the Planning Commission consider changing Planning Commission terms from three years to four years to better align appointment cycles with Town Board transitions. After discussion, the Planning Commission expressed no preference on the proposed change and indicated it would defer to the Town Board on whether to proceed with a public hearing and ordinance amendment.

Approval of Meeting Minutes

Commissioner Wheeler made a motion to approve the March 31st, 2026, Planning Commission meeting minutes. Vice Chair Dan Heyda seconded. *Motion carried: 5-0.*

Adjournment

Commissioner Wheeler motioned to adjourn. Commissioner Brian Storlie seconded.
Motion carried: 5-0.

Meeting ended at 8:25pm.

Respectfully submitted,

Amy Liberty, Deputy Clerk

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

DRAFT