

EUREKA TOWNSHIP
Dakota County, State of Minnesota
AGENDA
PLANNING COMMISSION MEETING
July 28, 2026
7:00 PM

I. Call to Order and Pledge of Allegiance

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

II. Approval of the Agenda

III. Town Board Meeting Report-Commissioner Wheeler (July TB Meeting)

*Also included are written notes submitted by Chair Melanie Storlie on the June TB Meeting **pp 1-3**

IV. Unfinished Business

- A. Chapter 240. Zoning, Article VII. Domestic and Nondomestic Animals,
§ 240-43. Performance standards. (Animal Units)-directive from Town Board **pp 4-5**
- B. Draft presented at Public Hearing Indoor Growth Ordinance
-Commissioners to discuss concerns, goals **pp 6-11**
- C. Community Event Retrospective **p 12**

V. New Business

- A. NCRWMO meeting report-Chair Melanie Storlie **p 13**

VI. Approval of Meeting Minutes

- A. June 30th, 2026, Planning Commission and Public Hearing(s) meeting minutes **pp 14-18**

VII. Adjournment

EUREKA TOWNSHIP
Dakota County, State of Minnesota
NOTES- TOWN BOARD MEETING
June 9, 2026

- I. Call to Order and Pledge of Allegiance
- II. Approval of the Agenda
- III. Public Comment – *See Policy on Citizen Input and Conduct at Township Meetings.*
 - A. *Lina Ripley -noise at the pit and cars parked at the gate after hours.*
 - B. *Randy Wood – wanted to know if the township is going to clean up the wood left in ditch after contractor cut back the ditches.*
 - C. *Mark Flum – wanted information on the change to 225th and noted lack of public input.*
 - D. *Beth Ehlers – Advised that the township needs a Data Center ordinance and Lithium battery disposal /storage ordinance.*
- IV. Reports
 - A. Sheriff's Department - *Scam calls are up, Reports of copper thefts are up.*
 - B. Planning Commission- Melanie Storlie
- V. Consent Agenda – *All item approved*
 - A. Town Board Minutes
 - A. 4.14.2026 Town Board Minutes
 - B. CUP Review
 - A. Mark Nelson PID-13-02500-26-013, 5255 265th Street
 - C. Permit Applications
 - A. Cook, David, 24485 Denmark Ave., PID 13-01300-05-012 * Ag Exempt
 - B. Vermillion River Aggregates, 10005 235th Street W., PID 13-00700-30-011 *Ag Exempt
- VI. Farmington Fire- Request for Letter of Support- Matt Price – *Advised that they are applying for a Grant to hire 6 full time Fire Fighters and asked if Eureka would provide a letter of support.*
- VII. CUP Request
 - A. Northern Natural Gas, on property owned by Donnelly Farms, LP, at 5695 245th Street W, Farmington, MN 55024. PID 13-01400-01-011. *CUP to allow an expansion of the existing North Natural Gas regulator station at the subject property. – *proposed a screening plan for some areas but ultimately it would not screen the whole of the area. Board made a motion*
 - B. *to remove the screening requirements and the motion was approved.*
 - C. Resolution 2026-_____
- VIII. Road Vendor- Grossman – *Attended Board asked about the established crowns on the new roads being slowly grated away. The contractor is to do a review and get back to the board.*
- IX. Housing Rights Application – *Approved by Board*
 - A. PID: 13-00600-03-022- DBOW Properties LLC
 - B. PID: 13-01400-02-010 G. Michael and Nanette Northrup

C. PID: 13-01100-50-010 G. Michael and Nanette Northrup

X. CUP Review

- A. Spirit Ranch I- Chris Hale PID 13-01800-27-010, 24005 Dodd Blvd – Land owner not responding to letters and emails from the clerk.
Board advised clerk to send a certified letter to land owner that his CUP will be revoked if they do not respond.

XI. Road Report

- A. Flood Project Funding (Clerk) -Township has been approved for reimbursement from FEMA for road flood damage.
- B. 2026 Road Project (Ceminsky)
 - A. Financing (Clerk) -Bond funding will be deposited into Township account on 6/10
 - B. Progressive Rail- Crossings (Jennings) – Delay of Grant money has delayed this project.

XII. Treasurer's Report

- a. May Treasurer's Report
- b. Net pay and claims
 - i. Net Pay: \$4,109.02
 - ii. Claims: 75,122.74
 - iii. Total: \$79,231.76
- c. April Disbursements \$125,298.52 & Receipts \$42,316.29
- d. Other Reports: Cash Control Statement, Schedule 1, PTO, Investments with accrued interest
- e. Financial Recommendations

XI. Unfinished Business

- a. Orderly Annexation Agreements
 - i. Lakeville -is good with the proposed draft.
 - ii. Supervisor Jennings asked that land owners in the affected area be notified.
- b. Comprehensive Plan (WSB) – No new updates – Board is going to ask WSB to invite their Met Council contact to a meeting.
- c. 225th Road realignment project (Airport) (Attorney/Ceminsky) – MAC is starting that road project on their own on their land. The Township has not signed an agreement to proceed with the project.
 - There will be a opportunity for public comment when the final petition is filled.
- d. WSB- Mining Information – Board asked WSB to review mining ordinance.
- e. Road Supervisor Job Description (Behrendt) – Proposed a a road maintenance schedule.
 - Creating a road liaison position job description.
 - Plan for future road maintenance schedule.
- f. Planning Commission Terms – Approved for 4 years.
- g. Brindlee Fire Services- No new updates
- h. Chub Lake Road (DNR: Boat Landing and Road) (Jennings) – Reported that DNR is not interested in taking the road on.
 - Noted we need better communication with DNR
 - DNR recommended that we apply for road grant from the State Park Road Fund.
- i. Indoor Growth Facilities (WSB) (Attorney)
 - i. Public Hearing June 30th, 2026

XII. New Business

- a. Ditch Brush Cleanout Quote (Ceminsky) – Board accepted Ottie bid.
- b. 225th Shoulder Quote (Ceminsky)
- c. Dakota County JPA Post Election (Clerk)

d. Ashley Shultze (Clerk)

XIII. Planning Commission Tasks – **None assigned**

XIV. Clerk Matters

a. Thursday, July 2nd – Town Hall Closed

XV. Adjournment

Upcoming Meetings/Dates:

- June 30, 2026, at 7pm Planning Commission Meeting
- July 14, 2026, at 7pm Town Board Meeting

A quorum of the Planning Commission may be in attendance. No Planning Commission discussion or action will be taken.

Chapter 240. Zoning

Article VII. Domestic and Nondomestic Animals

§ 240-43. Performance standards.

The following performance standards shall apply to the keeping of animals within the Township:

- A. One animal unit shall be allowed for the first two contiguous contained acres, and one additional animal unit for each additional contiguous acre.
- B. No more than five animal units may be kept at any time.
[Amended 10-9-2012 by Ord. No. 2012-02]
- C. Subsections **A** and **B** shall only apply to parcels of land containing less than 40 contiguous acres.
- D. 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. Minnesota Rules regarding feedlots shall apply.

§ 240-43 Performance standards.

The following performance standards shall apply to the keeping of animals within the Township:

A. One animal unit shall be allowed for the first two contiguous contained acres, and one additional animal unit for each additional contiguous acre.

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

[Amended 10-9-2012 by Ord. No. 2012-02]

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.

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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.

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~~.

Community Connect Event

Event Retrospective Worksheet

What went well?

What could be improved?

What feedback did attendees, volunteers, or vendors provide?

What challenges did we encounter?

What should we do differently next year?

Action Items

Action	Responsible	Due Date

NORTH CANNON RIVER



WATERSHED MANAGEMENT ORGANIZATION

MEETING NOTES for Wednesday, July 15, 2026

Tour 6:00pm
Chub Lake
Mt. Olivet Retreat Center
7984 257th St W,
Farmington, MN 55024

Regular Meeting 7:00 pm
Eureka Townhall
25043 Cedar Avenue
Farmington, MN 55024

1. New Business

- 1.1. 2025 Water Quality Monitoring Report – Water Quality met many of the state and federal standards, indicating overall healthy conditions in the North Cannon River water shed system.
- 1.2. 2025 Audit Requirement – MN Office of the State Auditor (OSA) rejected the unaudited FY 2025 financial statements. OSA has adopted new statutory interpretation so that WMO's must submit annual audits. Historically WMOs operated under the statutory exemption for special districts with a revenue threshold currently under \$1,000,000 and have been allowed to follow a 5-year audit cycle. This new audit requirement will cost the NCRWMO \$4,200, which is 10% of our total budget. This was not budgeted for 2026.
- 1.3. Watershed Based Implementation Financing (WBIF) Convene Representatives – Motion was made to designate Jeff Reed – NCRWMO Chair, Dan Peine – Vice Chair and Victoria Ranua – NCRWMO Administrator as representatives for NCRWMO.
- 1.4. 2027 Budget – Shows Township dues going up – Eureka's Dues will go to \$4,082.79 in 2027.
- 1.5. Informational, Irrigation Water Sampling at Coop
- 1.6. Informational, MPCA Cannon River WRAPS Comment Period
- 1.7. Waterford Quarry Update – Currently working through EIS report
 - They are reviewing comments from citizens on the Quarry.
 - They hired their own geologist to review studies.

2. Member Community Reports – Randolph round about is still under construction.

- Run-off ponds need to be built.

3. Agenda Items for November 18, 2026 (Hampton) meeting

4. Adjournment

Other notes:

- PFAS and PFOA chemicals have been found in the Dakota county ground water. Suggestion was that residents use a carbon filter on their sink or use a Britta water pitcher or something similar.
- Before the meeting we did a tour of Chub Lake by way of path behind the Mt. Olivet Retreat Center. During the walk Victoria provided information on the lake.
 - The lake is locked very few tributaries that feed into the lake.
 - The lake is from 5 to 10 feet deep.
 - The lake is self-generating phosphates as they cannot find any source of it in any of the runoff or tributaries.

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
June 30, 2026

Call to Order

Vice Chair Heyda called the Planning Commission meeting to order at 7:00pm and the Pledge of Allegiance was given.

Commissioners Present: Dan Heyda (Vice Chair)
Brian Storlie (Commissioner)
Steven Helgeson (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Troy Gilchrist (Township Attorney), Nate Sparks (WSB Planner), Bill Clancy, Andy & Blanca Leippintz, Susan Bachman-West, Lee West, Tommy West, Tyler West, Justin Miller, Mirella Miller, Melissa Littfin-Hughes, Heather Johnson, Linda & Jeff Otto, Mike VonRuden, Logan VonRuden, Jim & Carol Cooper, Barbara Bachman, Shannon Murphy, Kelly & Nevada Romsdahl, Linda Ripley, Ken Olstad, Sarah & Mike Mahoney, Brian McGregor, Julie Backes, Donald Pflaum, Mark Pflaum

Approval of the Agenda

The Commissioners approved the agenda, and the Vice Chair proceeded with the meeting.

Permit Requests

Romsdahl, Nevada & Kelly, 24530 Iceland Path, PID 13-24660-10-010 *Small shed
Nevada and Kelly Romsdahl appeared before the Planning Commission regarding their application for a permit to place a 288-square-foot prefabricated shed on their property. It was clarified that a pre-approval inspection for moving the building onto the property was not required because the manufacturer will provide the required building specifications.

Motion: Vice Chair Heyda moved to recommend to the Town Board approval of building permit for PID 13-24660-10-010. Commissioner Helgeson seconded. *Motion carried 3-0.*

Martin, Eric & Heather, 25755 Dodd Blvd., PID13-01900-54-010 *Front porch

The property owners and their contractor were not in attendance. The Planning Commission reviewed the application based on the submitted materials and found no questions or concerns.

Motion: Vice Chair Heyda moved to recommend approval to the Town Board on permit application for PID13-01900-54-010. Commissioner Helgeson seconded. *Motion carried 3-0.*

Bridges, Sarah, 10111 267th St. W., PID 13-03000-51-011 *Addition

The Commissioners reviewed the submitted materials. The contractor representing Sarah Bridges, MKVR, was present to answer questions. It was noted the contractor's prior work on the property and history of compliance.

Motion: Commissioner Helgeson moved to recommend approval for building permit PID 13-03000-51-011. Vice Chair Heyda seconded. *Motion carried 3-0.*

Public Hearing #1 *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.*

Public Comment opened at 7:34pm

Vice Chair Heyda communicated the procedures and the expected conduct of this public hearing and opened public comment.

The Deputy Clerk read comments submitted by Ashley Schultze, 26851 Ipava Ave, who was unable to attend the meeting. These comments are attached to the end of the meeting minutes.

The following individuals spoke before the Commissioners and submitted full written comments for the record, which are attached at the end of these meeting minutes.

1. Bill Clancy, 25511 Ipava Ave.
2. Jeff Otto, 25580 Dodd Blvd.

Linda Ripley, 9460 235th St. W.

Ms. Ripley expressed concerns regarding the proposed amendments for Chapters 216 and 240, stating that these changes should not be considered minor. Ms. Ripley requested that the definition and scope of the proposed laydown yard be clearly defined and that similar regulations from other municipalities be reviewed before a decision is made.

Donald Pflaum, 5256 225th St. W.

Mr. Pflaum requested that the Township consider discussions regarding laydown yards associated with utilities and railroads. The resident expressed concerns about the length of time equipment, materials, and railroad ties may remain on-site and encouraged the Township to explore available timelines, controls, and communication with these entities.

Public Comment closed at 7:53pm

The Commission discussed the proposed ordinance language for laydown yards associated with mining and utility projects. The Township Attorney explained that the ordinance establishes baseline standards, while project-specific conditions, including the length of time a laydown yard may operate, would be addressed through the Interim Use Permit (IUP) process. Following discussion, the Commissioners agreed to remove mining from the list of allowed interim uses so that any future mining-related laydown yard requests would be reviewed and considered on a case-by-case basis.

For the second modification, the Commissioner's agreed increasing the animal unit limit from 5 to 10 units is more in line with neighboring township standards.

Motion: Vice Chair Heyda moved to recommend approval with modifications to the Town Board for an ordinance amending various sections in Chapters 216 and 240 of the Eureka Town Code. The first change would be in Section 2, subsection D, and in subsection 5, we would like to exclude lay down yard for mining. And then in Section 6, we would like to change five animal units to ten animal units. Supervisor Brian Storlie seconded. *Motion carried 3-0.*

Public Hearing #2 *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.*

Vice Chair Heyda invited Nate Sparks, WSB Planner, to present the proposed text amendments. The meeting packet included the draft ordinance amendments for review. Mr. Sparks provided additional background on the proposed indoor growth facility amendments, noting that the intent is to address potential higher intensity uses associated with large agricultural structures while maintaining compatibility with the Township's agricultural character. He explained that the proposed amendments would require an Interim Use Permit for certain indoor growth facilities that exceed accessory structure size limits or are proposed on properties without a principal structure, allowing the Township to review impacts such as location, scale, and compatibility.

Commissioner Helgeson asked if it is known that indoor growing facilities would create higher traffic impacts compared to traditional outdoor agricultural uses. Mr. Sparks clarified that while outdoor agricultural operations can occasionally create temporary increases in traffic, such as during harvest periods, those impacts have not historically been an issue in the Township. Outdoor agriculture is also more difficult to regulate through zoning due to the lack of structures involved. The primary concern being addressed is indoor agricultural facilities, where the intensity of use and associated traffic impacts may differ from traditional crop and field operations.

Commissioner Brian Storlie asked whether the proposed amendment would require an IUP for agricultural buildings on separate parcel IDs, even when the parcels are contiguous and under common ownership. The concern was whether a property owner with a residence on one parcel would need an IUP to construct a shed or agricultural building on the remaining commonly owned parcels. Mr. Sparks clarified that parcels could potentially be considered together if they are contiguous and under common ownership; however, an IUP requirement would likely still apply.

Public Comment opened at 8:34pm

Vice Chair Heyda asked the Deputy Clerk if any written comments had been submitted by the deadline on behalf of individuals who were unable to attend the meeting. The Deputy Clerk confirmed that written comments had been received and read letters from Andy Leipntz, owner of South Cedar Greenhouses, and Eric Nordlie, an employee of Bachman's at the 23000 Cedar Avenue South location.

The following individuals spoke before the Commissioners and submitted full written comments for the record, which are attached at the end of these meeting minutes.

1. Bill Clancy, 25511 Ipava Ave.
2. Susan Bachman West, 26347 Galaxie Ave.
3. Thomas West, 26347 Galaxie Ave.
4. Tyler West, 26347 Galaxie Ave.
5. Justin Miller, 23205 Cedar Ave.
6. Mirella Miller, 23205 Cedar Ave.
7. Marissa Litthin-Hughes, 23205 Cedar Ave.
8. Barbara Bachman, 26401 Galaxie Ave.

Carol Cooper, 26437 Galaxie Ave.

Ms. Cooper stated that the proposed ordinance is inconsistent with the Township's 2040 Comprehensive Plan, which supports and promotes agriculture and its economic sustainability. She also questioned the proposed definition of agriculture, "Any use that meets the definition of agriculture in Minnesota Rules, Part 5200.0260," stating it relates to wage and labor regulations and excludes greenhouse labor. Ms. Cooper suggested using the broader definition in Minnesota Statutes Chapter 273 and expressed support for Conditional Use Permits (CUPs) over Interim Use Permits (IUPs), citing the need for greater long-term certainty for agricultural businesses.

Brian McGregor, 26345 Galaxie Ave.

Mr. McGregor expressed opposition to the proposed ordinance, particularly the use of Interim Use Permits (IUPs), stating they would discourage agricultural operations.

Julie Backes, 22553 Denmark Ave.

Ms. Backes opposed the proposed ordinance, stating that greenhouses are essential to the economic viability of local vegetable farming by extending the growing season and supporting farmers market sales. She expressed concern that requiring an Interim Use Permit (IUP) or Conditional Use Permit (CUP) for future greenhouse expansion would create uncertainty, hinder long-term investment, and negatively impact the ability of long-standing family farms to continue and grow their agricultural operations.

Donald Pflaum, 5256 225th St. W.

Donald Pflaum urged the Planning Commission to reject the proposed ordinance, stating it would unfairly burden long-standing farms, nurseries, and greenhouses while failing to address the original concerns that prompted the ordinance. He went on to say that the proposal would increase regulation, discourage agricultural businesses, and further erode public trust in Township decision-making.

Heather Johnson, (Bachman's employee Cedar Ave.)

Ms. Johnson stated that many of her concerns had already been addressed by previous speakers. She shared additional concerns that the proposed ordinance could limit the growth and expansion of greenhouse operations, including retail opportunities and community activities such as educational tours and customer events.

Mark Pflaum, 6100 225th St. W.

Mark Pflaum expressed support for local agricultural operations, and concern that the proposed ordinance could limit greenhouse and farm-related businesses. He also noted the frustration expressed by residents and encouraged the Township to consider the importance of agriculture, community support, and maintaining public trust when making decisions.

Public Comment closed at 9:27pm

The Commissioners discussed the proposed ordinance changes and the requirement of interim use permits (IUPs) for certain agricultural structures. The public expressed concerns that the current approach could discourage agriculture, particularly greenhouse operations, by creating barriers to financing and implementation.

The Planning Commission discussed potential alternatives, including using conditional use permits (CUPs) instead of IUPs, and considered whether the threshold for requiring permits was too low. The Commissioners understood that performance standards on larger operations are needed, but putting “the hammer” on smaller operations is not necessary. A middle ground must be found. It was ultimately concluded that significant modifications would be needed to make the ordinance more appropriate for their community, with one Commissioner suggesting that doing nothing might not be ideal but implementing the current proposal would be worse.

Motion: Vice Chair Heyda moved to deny this ordinance draft at this time. I would recommend with that, that possibly a roundtable meeting with the Town Board to go over some of these concerns that were addressed at the public hearing tonight should be in order. Supervisor Helgeson seconded.

The Township Attorney clarified that the Planning Commission's action was to forward the proposed ordinance to the Town Board with a recommendation for denial while also encouraging the Town Board to consider holding a roundtable discussion to further review the concerns raised during the public hearing.

The Commission confirmed this was the intent of the motion. *Motion carried 3-0.*

Unfinished Business

Community Event

The Planning Commission finalized items and assigned tasks for the July 21st Community Connect night.

Approval of Meeting Minutes

Motion: Vice Chair Heyda moved to approve the meeting minutes from the May 07, 2026, Special Town Board meeting and the May 26, 2026, Planning Commission meeting. Commissioner Helgeson seconded. *Motion carried 3-0.*

Adjournment

Motion: Vice Chair Heyda moved to adjourn. Commissioner Brian Storlie seconded. *Motion carried 3-0.*

Respectfully submitted,

Amy Liberty, Deputy Clerk

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