

EUREKA TOWNSHIP
Dakota County, State of Minnesota
AGENDA
PLANNING COMMISSION MEETING
August 25, 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. Permit Requests

- A. Richter, Cindy, 8885 240th St. W., PID 13-31000-01-030 *Screen Porch

IV. Town Board Meeting Report-Commissioner Helgeson
(Chair Melanie Storlie to attend September 8, 2026, TB Mtg)

V. Unfinished Business

- A. Round Table Meeting with Town Board/Planners (date TBD)

*Planning Commission to provide individual or group recommendations, questions, concerns, and identify desired outcomes related to:

1. Indoor Growth Facilities
2. Data Centers/large industrial water users

The Town Board added the following subjects to be discussed as well:

3. Home Extended Businesses (PC sent to TB July 2025-history included in packet)
4. Mining
5. Metropolitan Council (Comp Plan)

- B. Planning Commission Activity Tracker (review, if needed)

VI. Approval of Meeting Minutes

- A. July 28, 2026, Planning Commission and Public Hearing(s) meeting minutes

VII. Adjournment

PERMIT REQUEST

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# 13-31000-01-030		Permit#	
Site Address: 8885 240' ct W		City Lakeville		Zip	
PROPERTY OWNER INFORMATION					
Name Cindy Richter		Email —		Phone 612-865-1539	
Address 8885 240' ct W		City Lakeville		State Zip	
APPLICANT/CONTRACTOR INFORMATION					
Applicant Name John Ford				License Number 86177391	
Contact Person John Ford		Email [REDACTED]			
Address 20145 Carlisle Ln		City [REDACTED]			
Cell Phone 651-308-3599		Day Time Phone same		Fax	
TOWNSHIP / LOCAL GOVERNMENT					
Permit complies with the Wetland Conservation Act subject to the following conditions:					
☐ Dakota County Shoreland/ Letter or Permit		☐ Vermillion River Watershed/ Letter or Permit		Date	
PLEASE INDICATE PROJECT TYPE		PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED			
☐ Residential or ☐ Commercial/ Industrial		☐ Signature from Township on Building Permit Application			
☒ New Home Construction	☐ Private Dog Kennel	☐ Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies			
☒ Deck	☐ Public Utility Structure	☐ Heat Loss, Combustion Air & Make-up Air Calculations – 2 copies			
☐ Accessory Bldg/Pole Shed	☐ Signs*	☐ Energy Certificate – 2 copies			
☐ Remodel	☐ Govt Bldg/Facility*	☐ Driveway Permit (Required for access to State, County, Twp. Roads)			
☐ Demolition	☐ Church/Religious Bldg*	☐ Survey / Detailed Site Plans – 2 copies			
☐ Swimming Pool	☐ Solar Energy*	☐ Erosion and Sediment Control Plans			
☐ Moving a Building	☐ Communication Tower*	☐ Complete Septic Design			
☐ Aircraft Hangar	* CUP also required	☐ New Home Checklist			
☐ Other:					
Estimated Cost of Labor & Materials: 25,000.00					
Project Description: New 12x14 Porch (Screen) w/stairs					

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: <i>Cindy Richter</i>	Date: 8-6-26
Signature of Contractor: <i>[Signature]</i>	Date: 8-6-26

SUPPLEMENT TO DECKS / PORCHES PERMIT APPLICATION

(MUST be included when applying for permit)

1. Footing Diameter: 24" Depth: 42"
2. Size of Posts: 6x6 .06 Green treated #1 Grade
3. Size of Beams: 2x10 Number of Ply's: 2
4. Cantilever on Beams: — (Cantilevers over 12" require engineering)
5. Size of Joists: 2x10 SYP #1 Spacing: 16" OC
6. Cantilever on Joists: — (Cantilevers over 24" require engineering)
7. Type of Lumber: SYP #1 Grade
8. Dimensions of Floor Boards: 5/4x6 Type: Cedar
- If using composite decking materials, please indicate the manufacturer: —
9. Height of deck from the ground: 8'
10. Height of the Guardrail: 36"
11. Spacing of the Spindles: < 4"
12. Height of the Handrail: 36"
13. Dimensions of the Deck: 12x14
14. Distance from property lines (also identify on site plan):
- Side 1: 200' Side 2: 75'
- Rear: 400' Road center line: 200'
11. Distance from house (also identify on site plan):
- Side 1: Same Side 2: Same
- Rear: Same Road center line: Same

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: Amy M. Liberty Date: 8/6/26
☐ Complete Date: _____ ☐ Incomplete Notification sent: _____
Application Fee \$ 5000 Paid on 8/6/26 Receipt # 192003 Check # Cash
Notes: _____
Zoning Administrator: _____ Date: _____

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

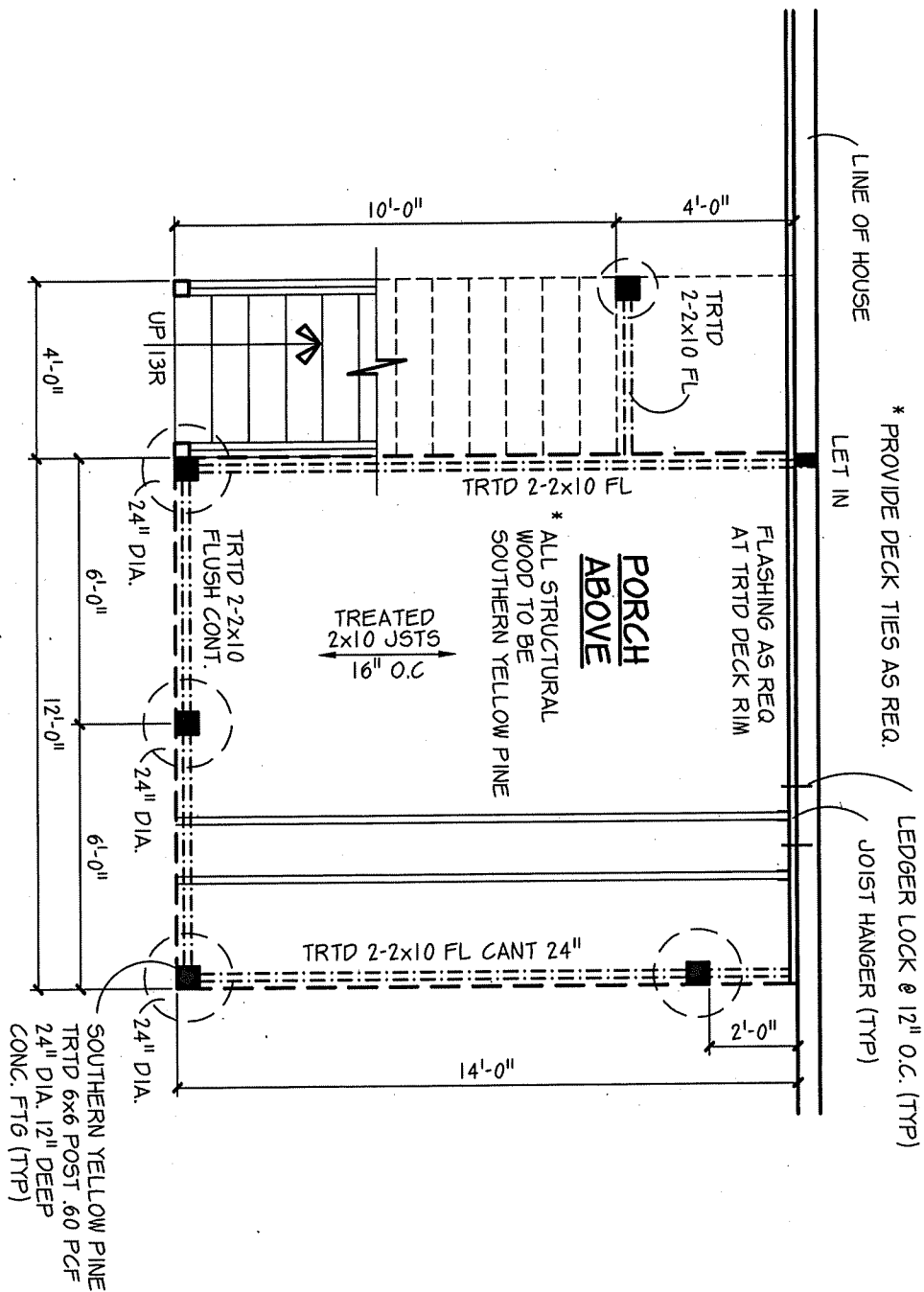
Occupancy Type: _____

Construction Type: _____

Code Used: _____

Building Sprinkled ☐ Yes ☐ No

Total Fees Paid on _____ Receipt # _____ Check # _____



DECK FOUNDATION PLAN SCALE: 1/4"=1'-0"

RICHTER RESIDENCE
 8885 240TH ST WEST
 LAKEVILLE MN

REVISIONS:

DATE: 7-28-26

DRAWN BY: JF

PLAN NUMBER:
 26-28

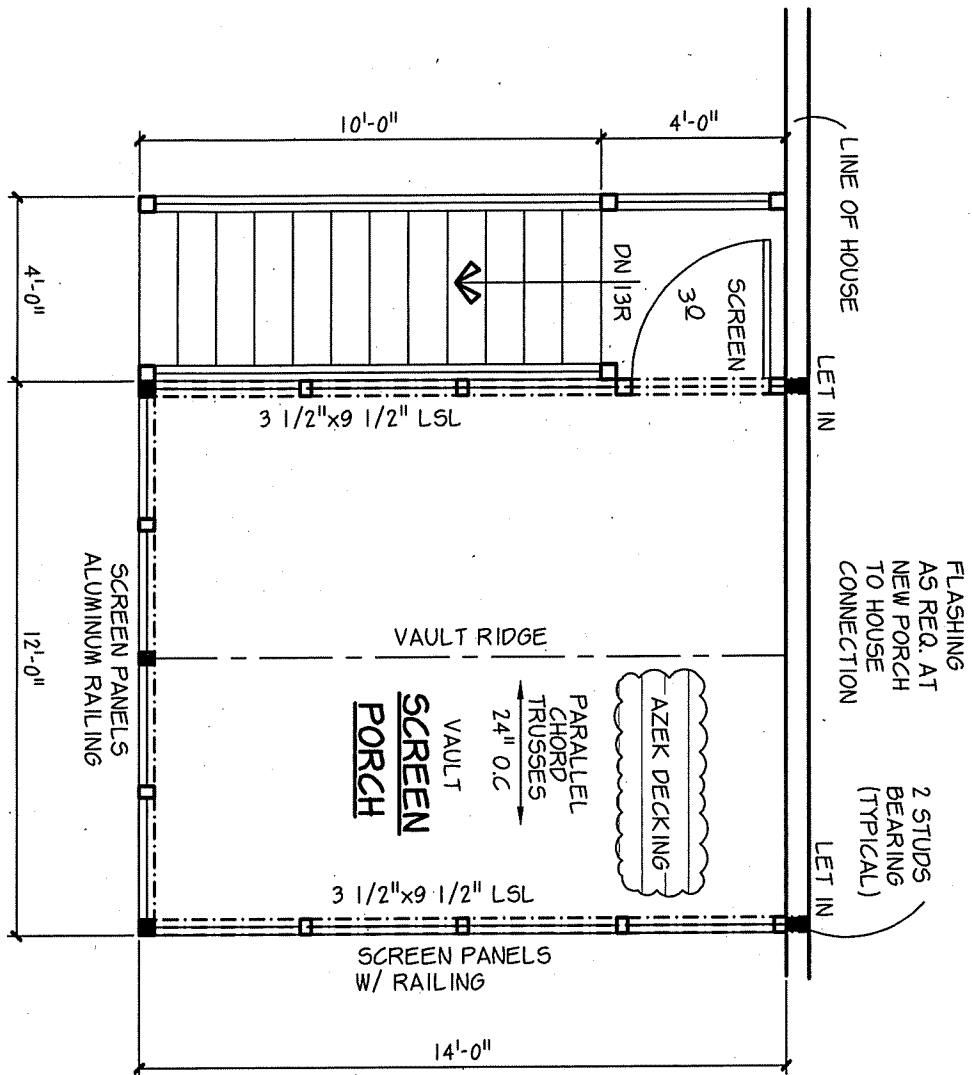
SHEET NO.

1



DECK PLAN

SCALE: 1/4"=1'-0"



RICHTER RESIDENCE
8885 240TH ST WEST
LAKEVILLE MN

REVISIONS:

DATE: 7-28-26

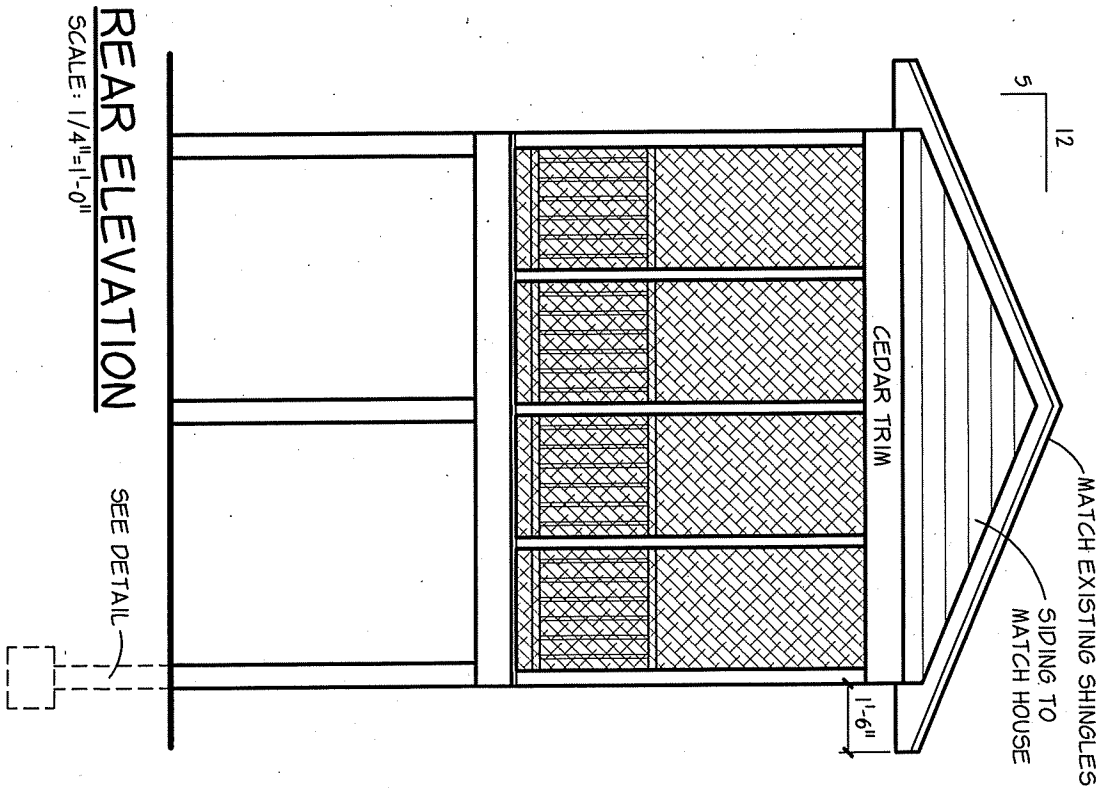
DRAWN BY: JF

PLAN NUMBER:
26-28

SHEET NO.

2





RICHTER RESIDENCE
8885 240TH ST WEST
LAKEVILLE MN

REVISIONS:

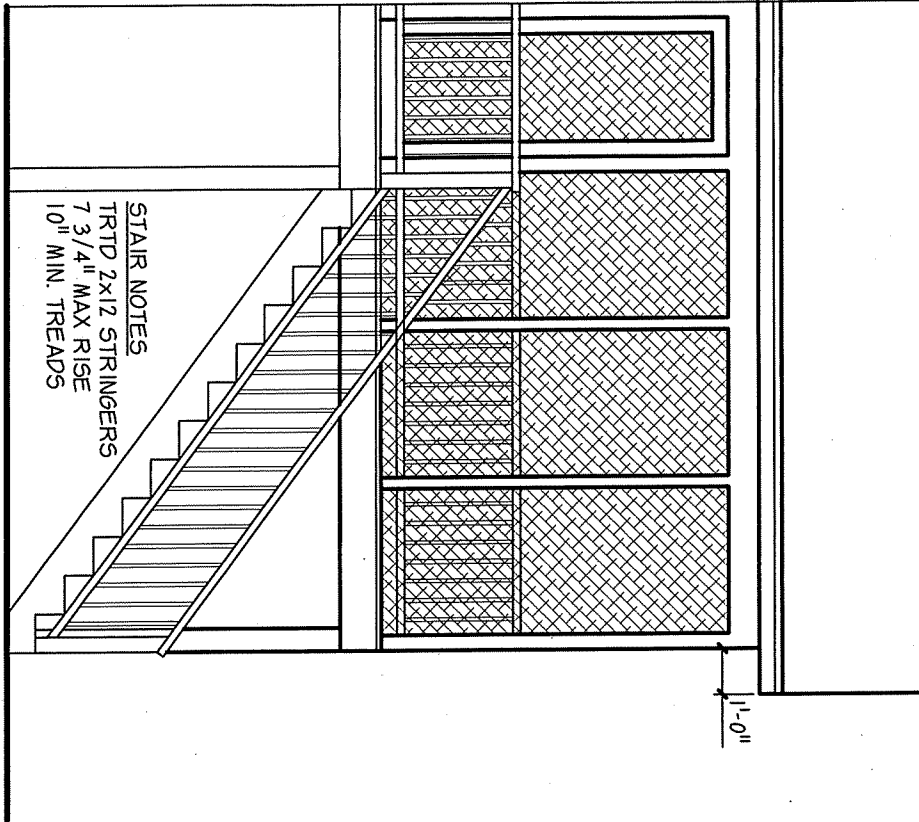
DATE: 7-28-26

DRAWN BY: JF

PLAN NUMBER:
26-28

3

SHEET NO.



STAIR NOTES
TRTD 2x12 STRINGERS
7 3/4" MAX RISE
10" MIN. TREADS

SIDE ELEVATION
SCALE: 1/4"=1'-0"



RICHTER RESIDENCE
8885 240TH ST WEST
LAKEVILLE MN

REVISIONS:

DATE: 7-28-26

DRAWN BY: JF

PLAN NUMBER:
26-28

4

SHEET NO.

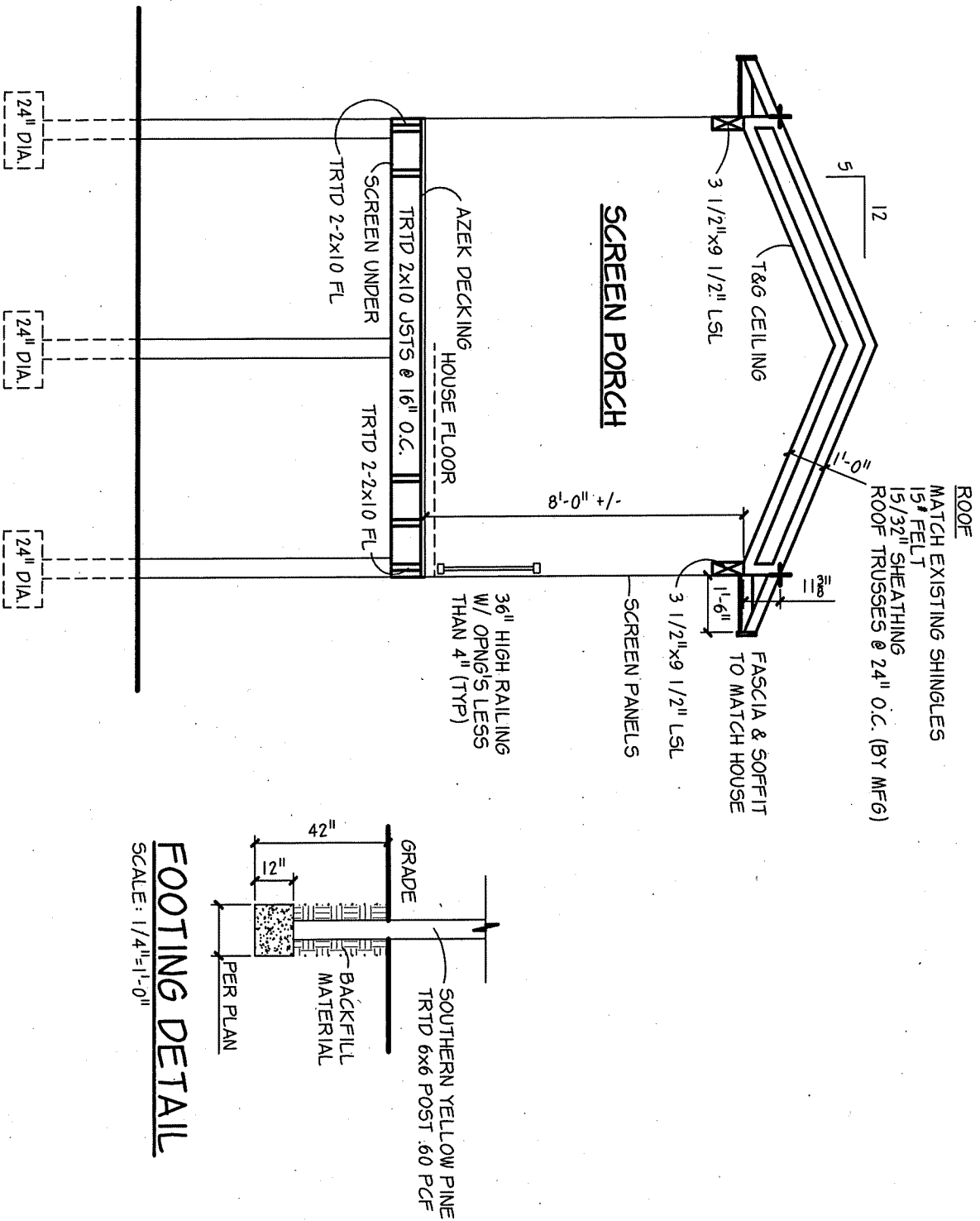
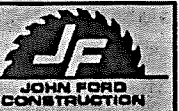
DATE: 7-28-26

DRAWN BY: JF

PLAN NUMBER:
26-28

REVISIONS:

RICHTER RESIDENCE
8885 240TH ST WEST
LAKEVILLE MN



8865 240th St W
Property Map

New Screen 12x14



7/31/2026, 10:49:30 AM

Parcels

Dedicated Right of Way
Right of Way Easement

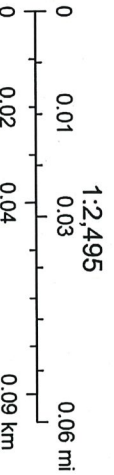
World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

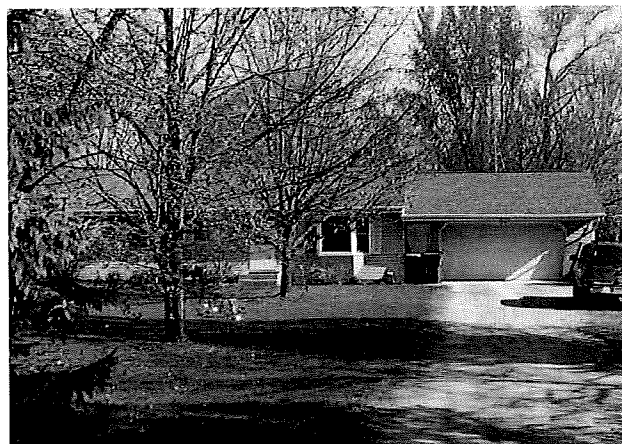
60cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Dakota County, Microsoft, Xanitor

Property Card	Parcel ID Number	13-31000-01-030
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Owner Information	
Fee Owner	
STEVEN W TSTE RICHTER	
DAVID L TSTE RICHTER	
Mailing Address	
8885 240TH ST W	
LAKEVILLE MN 55044	
Property Address	
Address	
8885 240TH ST W	
Municipality	
EUREKA TWP	



Parcel Information					
Sale Date	07/31/1997	Total Acres	2.31	Plat	GREEN ACRES
Sale Value	\$156,400.00	R/W Acres	0	Lot and Block	3 1
Uses	RESIDENTIAL	Water Acres	0	Tax Description	ALL OF

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1973	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,196	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,196	Garage Sq Ft	576
Multiple Buildings		Finished Sq Ft	2,018	Other Garage	

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

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$116,500.00	\$116,500.00
2026 Building Values (payable 2027)*	\$341,400.00	\$341,400.00
2026 Total Values (payable 2027)*	\$457,900.00	\$457,900.00
2025 Total Values (payable 2026)*	\$401,500.00	\$401,500.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$3,796.00	\$0.00	\$3,796.00

* 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.

UNFINISHED BUSINESS

Home Extended Business History

Planning Commission Activity Tracker



Eureka Township Memorandum

To: Eureka Township Planning Commission

From: Hannah Rybak, WSB
Nate Sparks, WSB

Date: 8/5/2025

Re: Home Extended Business Ordinance

Overview

The Planning Commission has recommended an ordinance draft intending to regulate home extended businesses. WSB has provided feedback and has worked collaboratively with the Planning Commission to create several drafts and memos related to home extended businesses.

Included in this packet are the following documents:

1. WSB research – other communities' home extended business regulations
2. Original Planning Commission draft, dated October 1, 2024
3. WSB recommendation draft & planning memo, dated May 28, 2025
4. WSB memo & Planning Commission feedback draft, dated June 25, 2025
5. Final Planning Commission draft as reviewed July 1, 2025

Requested Action

The Town Board should review the past memos and versions of the draft ordinance, as well as the research provided related to how other communities regulate home extended businesses. WSB welcomes any feedback on the draft ordinance offered by the Planning Commission.

	Eureka Township PC Draft	Wright County	Carver County	Scott County	Otsego	St. Michael	Becker Township	May Township	Linwood Township
Business owner must be proeprty owner	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Homestead requirement	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Number of allowed employees		5	1 5 for 5+ acres 2 for 2-5 acres		1	1	Up to 2.5 acres: 2 employees 2.5-5 acres: 3 employees 3.5-10 acres: 4 employees	2	
Minimum lot area	2 acres		2 acres	5 acres				10 acres	10 acres
All activities must occur in a building	Yes	Yes	Yes	Yes	Yes			Yes	
Exterior storage allowed	Yes, subject to screening	In limited circumstances, subject to approval by	No	Outdoor storage allowed in Ag District subject to Section 8-2-5	No	No	Yes, must be screened	No	
Lot coverage limit		Must comply with zoning standards			30%	30%			
Building size limit	Allowable accessory structure size per zoning district	2,000 SF		May not exceed zoning district standards for non-ag structures 40+ acres max size: 6000 SF	2000 SF	2000 SF	50% of the floor area of any accessory structure	Allowable accessory structure size per zoning district	
Working hours set by Town/City	Yes	Yes	Yes	Yes	Yes	Yes		Yes	May be conditioned
Noise restrictions	Subject to Town Code & MPCA standards	L10 at 55 dBA decibels as regulated by NPC		Subject to MPCA nuisance noise rules	L10 at 55 dBA decibels as regulated by NPC	L10 at 55 dBA decibels as regulated by NPC regulations	No offensive noise over property line	Refer to nuisance ordinance	
Signage	Ground sign: 6 SF Wall sign: 4 SF	35 SF, not illuminated		12 SF, not illuminated	None permitted		Permitted subject to sign code		
Setbacks		500 feet from neighboring residence	500 feet from neighboring residence		500 from neighboring structure	200 feet from neighboring residence		100 feet from any prop line	100 feet to any residential property
Permit reconsideration	Enforcement for violation of permit or performance standards	4 founded complaints			2 founded complaints	4 founded complaints			
Dust control measures	Yes	Yes		Required if appropriate	Yes if on gravel	Yes	No dust over property line		
Vehicle restrictions	10 trips per day 5 employee vehicles		No more than 1 truck with capacity greater than 1 ton 5+ acres: 4 business vehicles 2-5 acres: 2 business vehicles	Access from hard surface road only, unless approved by road auth. Three business vehicles max			No more than 10 trips per day of customer or client traffic	Refer to nuisance ordinance	May be conditioned
State Building Code	Yes			Yes	Yes				
Documentation of solid waste removal contract required				Yes	Yes	Yes			
Utilities	Septic must be compliant to accommodate res & biz use			Individual sewage treatment system required for HEB	Site must be capable of supporting necessary facilities	Site must be capable of supporting necessary facilities	Normal domestic household waste unless plan for off-site disposal is		

HOME EXTENDED BUSINESS:

Any gainful occupation or profession engaged in by the occupant of a dwelling in the dwelling or accessory building, including but not limited to professional offices, repair services, photo or art studios, dressmaking, barber and beauty shops, crafts, or similar services.

The proposed activity shall be clearly incidental and secondary to the residential use of the premises and shall only include the sale of merchandise or services incidental to the approved Home Extended Business. A home extended business is similar to a home occupation (as described in ordinance...) but is permitted to operate in an approved accessory building which will allow for expanded uses that would not normally be able to be operated out of a dwelling. These types of uses will require an Interim Use Permit application to be reviewed by the Eureka Township Zoning Administrator and Planning Commission. This process would also require a public hearing with the Eureka Township Planning Commission, and Eureka Township Board approval. There are several standards that must be met for approval of a permit. The following are the primary factors for consideration of a permit.

- The business shall be located on the homestead property of the business owner.
- There shall be no more than five (5) non-resident employees working on-site.
- The property on which the home extended business is located shall be at least two (2) acres in size, unless the specific zoning district requires a larger minimum lot size.
- All on-site production, assembly, sales, and service shall be conducted within a building approved for the extended home business.
- All equipment and vehicles shall be stored within an enclosed structure, or adequate screening, such as an approved fence or vegetation so as to impede the view from property lines and public roads.
- The home extended business shall be limited to five (5) employee vehicles.
- Compliant septic system.
- All buildings used in conjunction with the home extended business shall meet the requirements of the state building code and must follow current Township Ordinances.
- There shall be no alteration to the exterior of the dwelling, accessory building or yard that in any way alters the residential character of the premises.

- The occupation shall not be visible or audible from and neighboring property lines.
- Only onsite off street parking facilities associated with the residence shall be used.
- The conduct of an occupation or the use of substances which may be hazardous to or in any way jeopardize the health, safety, or welfare of neighbors and neighboring properties shall not be permitted.
- The applicant for the extended home business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, and expected traffic generation if on a township road. The Township will determine if other information such as a site plan, waste generation plan, parking plan, and/or screening plan is needed based on type of business.
- Failure to agree to the terms and conditions of the interim use permit agreement will constitute a terminating event for the interim use permit. The Township may undertake an enforcement action if there is a violation.
- The Interim Use Permit, barring any revocation from complaints, would carry for the length of the ownership of the property.

EUREKA TOWNSHIP

PLANNING MEMO

Type text here

May 28, 2025

To: Eureka Township Planning Commission

From: Nate Sparks

Re: Home Extended Business Ordinance

BACKGROUND

The Planning Commission has been discussing ordinance amendments related to an allowance for “home extended businesses.”

HOME BASED BUSINESSES

Typically, townships and cities regulate home based businesses in such a manner to ensure that the business activity remains a secondary use on the property and is not detrimental to the general neighborhood. In Eureka, the intention of the Zoning Ordinance is to preserve the rural character of the community, as expressed by the Comprehensive Plan. Therefore, extra care must be taken to ensure that the introduction of business uses on residential and agricultural property does not impair the character of the area.

Home based businesses are considered to be home occupations in Eureka’s Zoning Ordinance are business uses within the home that cannot be detected. A second category of home based businesses are “home extended businesses” which are like home occupations but can be conducted outside the home, typically in an accessory building.

HOME OCCUPATIONS

There are limited performance standards in the Town Zoning Ordinance about home occupations. Many communities give home occupations some form of permit to ensure that they stay limited and are not detrimental to other area residents. For example, many codes state that a home occupation cannot have customers visit the site.

HOME EXTENDED BUSINESSES

Since home extended businesses are, by nature, not always within the house, there needs to be more strict performance standards. Such business uses are typically allowed via an interim use permit that terminates after disuse and/or transfer of property ownership.

PERFORMANCE STANDARDS

The framework previously discussed by the Planning Commission includes many appropriate performance standard concepts. These ordinances generally focus on the following areas for establishing performance standards:

Uses Permitted

The uses permitted via a home extended business permit may be limited by creating a list of uses to be excluded.

Other codes simply have performance standards and view the business use to be acceptable provided it meets all the requirements.

Property Ownership

Home extended businesses are restricted to be conducted by the property owner only. This prevents somebody from renting out an accessory building to somebody seeking to conduct an unrelated business use. This assists in keeping the activity to be truly an accessory function on the property.

Building Usage

It would be appropriate to state that only buildings meeting the building code are permitted to house business activity. In some ordinances, the use is restricted to be no greater than 50% of one structure.

Number of Employees

Ordinances typically restrict the number of employees to ensure that the business use does not become too out of character with the area. Some ordinances tie the number of employees to the lot size (larger parcel, more employees). Others do not allow employees at all. A common range is from zero to 5. The higher number of employees, the more parking spaces are needed and the greater the exterior impact from the use.

Minimum Lot Size

In rural areas, a Township may wish to have a larger lot size before allowing an exterior business use to be conducted on site. It is common to state that a minimum lot size of 5 or 10 acres in order to properly contain the use and allow for greater setbacks.

Exterior Storage & Parking

Having exterior storage can be out of character with the residential nature of the community. Stating that all equipment must be stored within a building is not uncommon. Limiting parking to be similar to that of a site where a business use is not conducted is also commonplace.

Lighting

Lighting that is not typical of a residential use is also commonly prohibited. For example, a business use that requires extra exterior lighting could be viewed as not acceptable.

Signage

Some communities will disallow signage for home based businesses. Others will have a minor allowance. In any case allowing full business signage would be viewed as incompatible with a residential use.

Customer Visits

Somewhat related to the discussion of types of uses permitted, there can also be a restriction on customer visits to the site. This could be a "by appointment only" arrangement or that no customers are permitted to visit the site. When stating that retail is a disallowed use for a home extended business, it is getting at the point that customer traffic is incompatible with the area and should not be allowed. Some codes limit traffic by limiting the trips per day but this can be difficult to enforce.

ORDINANCE CONCEPT

The following is based on the Planning Commission's previous discussion draft for review and comment.

HOME EXTENDED BUSINESS. Any gainful occupation or profession engaged in by the occupant of a dwelling in the dwelling or in an accessory building not meeting the strict definition of a home occupation including such uses as professional offices, repair services, photo or art studios, dressmaking/tailor, barber/beauty shop, crafts, music lessons, educational services.

HOME EXTENDED BUSINESSES. A home extended business shall require approval of an Interim Use Permit. The applicant for the home extended business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, expected traffic generation, a site plan, parking plan, screening plan, or other information deemed relevant by the Township staff based on the type of business activity. Any such use shall comply with the following standards:

- (1) The business shall be clearly incidental and subordinate to the residential use of the property.

- (2) The business shall be conducted primarily by persons residing on the premises. Up to two employees may be permitted.

- (3) Employee parking shall be provided in areas typical of residential accessory parking.

- (4) A maximum of 25% of the principal dwelling or 50% of one accessory building may be dedicated to the use.

- (5) No exterior storage of materials is permitted.

- (6) The business shall not generate more than 10 trips per day of customer or client traffic. Such traffic shall be by appointment only.

- (7) There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.

- (8) The business shall not generate hazardous waste.

- (9) The business shall only generate normal domestic household waste.

- (10) No exterior signage is permitted.

- (11) No alterations to the house or accessory building that in anyway alters the residential character of the premises.

- (12) No exterior lighting related to the business may cast light upon neighboring properties.

- (13) No noise may be detected from off-site and noise levels shall be consistent with Town Code and PCA standards.

- (14) The minimum lot size to receive an interim use permit shall be 10 acres.
- (15) The following shall not be permitted as home extended businesses: retail stores, restaurants, lodging, auto body work, industrial manufacturing, trucking businesses.

SUMMARY/ACTION REQUESTED

The Planning Commission should review the proposed expansion on the previous concept and provide further direction.



Eureka Township Memorandum

To: Eureka Township Planning Commission

From: Hannah Rybak, WSB
Nate Sparks, WSB

Date: 6/25/2025

Re: July 1, 2025 Planning Commission Meeting – Home Extended Business Ordinance

Overview

As requested by the Planning Commission, WSB offers the attached draft home extended business ordinance. This ordinance was drafted based on feedback from the sample ordinance provided to the Planning Commission at the June 3, 2025 Planning Commission meeting, and combined with the Planning Commission's draft ordinance.

The Planning Commission should consider if additional requirements are necessary related to building and fire codes. The proposed business uses will need to meet the state building code, fire code, and septic regulations. Any Applicant seeking an IUP for a home extended business would need to be able to demonstrate such compliance. For example, if a building was built under an agricultural exemption, it cannot be used for any use other than agricultural and would need to meet code requirements to house another use.

Staff also notes that the Township is in a process of enacting policies towards allowing commercial/industrial development. Many communities that are attempting to establish commercial and industrial development may view certain policies towards allowing home-based businesses as creating competition for these areas. The Commission will need to make sure any policy enacted for this topic takes that into consideration.

240-64 Definitions

HOME EXTENDED BUSINESS. Any gainful occupation or profession engaged in by the occupant of a dwelling in the dwelling or in an accessory building not meeting the strict definition of a home occupation including such uses as professional offices, repair services, photo or art studios, dressmaking/tailor, barber/beauty shop, crafts, music lessons, educational services, auto repair, woodworking, landscaping and light manufacturing.

240-XX Home Extended Business

- A. A home extended business shall require approval of an Interim Use Permit.
- B. The Applicant for the home extended business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, expected traffic generation, a site plan, parking plan, screening plan, sign plan and other information deemed relevant by the Township staff based on the type of business activity.
- C. Any such use shall comply with the following performance standards:
 - 1. The business shall be located on the homestead property of the business owner.
 - 2. The business shall be clearly incidental and subordinate to the residential use of the property, and shall not alter the residential character of the property.
 - 3. Hours of operation for the home extended business shall be reviewed and approved as part of the interim use permit.
 - 4. The property's septic system must be certified as complaint to accommodate the existing residential use and the proposed home extended business.
 - 5. The business shall be conducted primarily by persons residing on the premises. No more than five non-resident employees may work on-site.
 - 6. Employee parking shall be provided in areas typical of residential accessory parking.
 - 7. A maximum 50% of one accessory building may be dedicated to the home extended business.
 - 8. The minimum lot size for a home extended business shall be 2 acres.
 - 9. All on-site production, assembly, sales, and service shall be conducted within a building approved for the extended home business.
 - 10. All equipment and vehicles shall be stored within an enclosed structure, or adequately screened by an approved fence or vegetation, so as to impede the view from property lines and public roads.

11. No more than five employee vehicles shall be kept at the property.
 12. Customer or client visits to the property shall be by appointment only.
 13. The business shall not generate more than 10 trips per day. This includes all customer, client, supplier and delivery traffic.
 14. There shall be no indication of the home occupation, including visible operations, offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.
 15. The conduct of an occupation or the use of substances which may be hazardous to or in any way jeopardize the health, safety, or welfare of neighbors and neighboring properties shall be prohibited.
 16. Signage for a home extended business shall be limited to a ground sign no larger than six square feet, and a wall sign no larger than four square feet.
 17. No exterior lighting related to the business may cast light upon neighboring properties.
 18. No noise may be detected from off-site and noise levels shall be consistent with Town Code and MPCA standards.
 19. The following shall not be permitted as home extended businesses: retail stores, restaurants, lodging, auto body work, industrial manufacturing, large-scale trucking businesses.
- D. The Township may undertake an enforcement action if there is a violation of the interim use permit or any of the performance standards listed above.
- E. Failure to abide by the terms and conditions of the interim use permit agreement will constitute a terminating event for the interim use permit.
- F. An approved home extended business interim use permit shall remain valid for the duration of the Applicant's ownership of the property.

240-64 Definitions

HOME EXTENDED BUSINESS. Any gainful occupation or profession engaged in by the occupant of a dwelling in the dwelling or in an accessory building not meeting the strict definition of a home occupation including such uses as professional offices, repair services, photo or art studios, dressmaking/tailor, barber/beauty shop, crafts, music lessons, educational services, auto repair, woodworking, landscaping and light manufacturing.

240-XX Home Extended Business

A. Exceptions:

1. Property owners who park or store one (1) vehicle used for any business use and one (1) trailer with associated equipment parked on the trailer, either indoors or outdoors, provided that it is not used for transporting hazardous, flammable, or biological materials may be permitted and is not considered a home extended business, provided that the property owner must be the only employee operating the vehicle from the property.

B. A home extended business shall require approval of an Interim Use Permit.

C. The Applicant for the home extended business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, expected traffic generation, a site plan, parking plan, screening plan, sign plan and other information deemed relevant by the Township staff based on the type of business activity.

D. Any such use shall comply with the following performance standards:

1. The business shall be located on the homestead property of the business owner.
2. The business shall be clearly incidental and subordinate to the residential use of the property, and shall not alter the residential character of the property.
3. Hours of operation for the home extended business shall be reviewed and approved as part of the interim use permit.
4. The property's septic system must be certified as complaint to accommodate the existing residential use and the proposed home extended business.
5. The business shall be conducted primarily by persons residing on the premises. No more than five non-resident employees may work on-site.
6. Employee parking shall be provided in areas typical of residential accessory parking.

7. The size of accessory buildings in which the operation is conducted shall not exceed the standards set forth in Section 240-24.
 8. The minimum lot size for a home extended business shall be 2 acres.
 9. All on-site production, assembly, sales, and service shall be conducted within a building approved for the home extended business.
 10. All equipment and vehicles shall be stored within an enclosed structure, or adequately screened by an approved fence or vegetation, so as to impede the view from property lines and public roads.
 11. No more than five employee vehicles shall be kept at the property.
 12. Customer or client visits to the property shall be by appointment only.
 13. The business shall not generate more than 10 trips per day. This includes all customer, client, supplier and delivery traffic.
 14. There shall be no indication of the home occupation, including visible operations, offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.
 15. The conduct of an occupation or the use of substances which may be hazardous to or in any way jeopardize the health, safety, or welfare of neighbors and neighboring properties shall be prohibited.
 16. Signage for a home extended business shall be limited to a ground sign no larger than six square feet, and a wall sign no larger than four square feet.
 17. No exterior lighting related to the business may cast light upon neighboring properties.
 18. No noise may be detected from off-site and noise levels shall be consistent with Town Code and MPCA standards.
 19. The following shall not be permitted as home extended businesses: retail stores, restaurants, lodging, auto body work, industrial manufacturing, large-scale trucking businesses.
 20. Any structure used for a home extended business shall be subject to all Minnesota State Building, Fire and Electrical codes which are applicable to the proposed business.
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EUREKA TOWNSHIP PLANNING COMMISSION ACTIVITY TRACKER								
Updated 8/18/2026								
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	PC Members	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	Topic for Round Table meeting	☒
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	Met Council Approved the request	Topic for Round Table meeting	☒
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	Recommended approval to TB	Completed	☒
COMMERCIAL/INDOOR GROWTH FACILITIES	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	Recommended Denial	Topic for Round Table meeting	☐
COMMUNITY EVENT	Township gathering	April 2024	PC Members	Citizens enjoyed the event and would like to continue with gatherings.	Committed vendors, FIRE, POLICE, MMCD, BACHMANS, SCOTTS MIRACLE GROW	Retrospective completed	Discuss outline for possible 2027 event	☐
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	Simplified ordinance language. Recommendations to Town Board	Active at TB level	☒
MOVING BUILDINGS WITHIN OR INTO TOWNSHIP	Review language to see if it warrants changes	July 2025	D Wheeler	A need to be consistent with permit requirements.	PC approved and forwarded recommended language on 7/29/2025	Recommended approval to TB	Completed	☒

APPROVAL OF MEETING MINUTES

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
July 28, 2026

Call to Order

Vice Chair Heyda called the Planning Commission meeting to order at 7:03pm and the Pledge of Allegiance was given.

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

Others present: Amy Liberty (Deputy Clerk), Susan Bachman-West, Ashley Schultze, Georgie Molitor

Zoom participants: Julie Larson, Nancy Sauber, Jeff, Justin

Approval of the Agenda

Motion: Vice Chair Heyda moved to accept the agenda as written. Commissioner Wheeler seconded the motion. *Motion carried 4-0.*

Town Board Meeting Report

Commissioner Wheeler shared items that were discussed at the July 14th, 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

Chapter 240. Zoning, Article VII. Domestic and Nondomestic Animals.

§ 240-43. Performance standards. (Animal Units)

As directed by the Town Board, the Planning Commission reviewed the draft ordinance presented at the June hearing and discussed potential recommendations to simplify and clarify the ordinance. Ashley Schultze, a citizen residing at 26851 Ipava Ave., was invited to participate in the discussion and share her perspective.

Motion: Vice Chair Heyda moved to recommend to the Town Board changes to Chapter 240 Zoning, Article VII. Domestic and Nondomestic Animals, as follows: The following performance standards shall apply to the keeping of animals within the Township: Section A, one animal unit shall be allowed for the first two contiguous contained acres and one additional animal unit for each additional contiguous acre. Section B, subsection A, shall only apply to parcels of land containing less than 40 contiguous acres. Section C, 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 the animals. Section D, Minnesota rules regarding feedlots shall apply. And section E, parcels less than two acres, may house up to one animal unit provided the provisions of section C can be met. Commissioner Wheeler seconded. *Motion carried 4-0.*

Indoor Agriculture

The Planning Commissioners discussed their concerns and goals for developing an ordinance that is appropriate for Eureka Township. Susan Bachman-West, a resident of 26347 Galaxie Ave. and CEO/Board Chair of Bachman's, was invited to participate in the discussion and provide input.

Motion: Vice Chair Heyda moved to recommend for the Town Board to set a date for a special roundtable meeting regarding indoor growth facilities. Commissioner Brian Storlie seconded. *Motion carried 4-0.*

Community Event (July 21st)

The Commissioners reflected on the recent community event and completed a retrospective discussion regarding its overall success. They discussed what worked well, including participation, vendor involvement, and community engagement, as well as areas that could be improved.

New Business

North Cannon River Water Management Organization

Chair Melanie Storlie provided a written report from the NCRWMO meeting that was held on July 15, 2026, for all to review

Approval of Meeting Minutes

Vice Chair Heyda made a motion to approve the June 30th, 2026, Planning Commission and Public Hearings meeting minutes. Commissioner Helgeson seconded. *Motion carried 4-0.*

Adjournment

Commissioner Wheeler motioned to adjourn. Vice Chair Heyda seconded. *Motion carried 4-0.* Meeting ended at 8:22pm.

Respectfully submitted,

Amy Liberty, Deputy Clerk

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