

**EUREKA TOWNSHIP
PLANNING COMMISSION MINUTES
REGULAR MEETING
September 8, 2009
Eureka Town Hall
Dakota County, Minnesota**

The Eureka Township Planning Commission meeting was called to order by Chair Vince Mako at 7 p.m.

Members Present: Vince Mako, Ken Olstad, Pete Storlie, Kenny Miller, Cheryl Groves, and Nanett Sandstrom Clerk for Eureka Township.

APPROVAL OF AGENDA

Chair Vince Mako read the agenda and asked if there were any changes or additions. Hearing none.

MOTION: Kenny Miller moved to approve the agenda as submitted. Second by Ken Olstad. Motion carried 5-0.

A. PERMIT REQUESTS

1. **Daniel Adelman, 23772 Highview Ave., Lakeville** requested to build a farm building at 237XX Hamburg Ave., Lakeville. (Parcel ID 13-00900-012-50) Mr. Brian Tucker announced he is representing Mr. Adelman. The parcel identified consists of 37.30 acres, but Adelman's own adjacent parcels. Planning Commission wanted to make sure there was enough acreage to qualify and determined it qualifies. Mr. Tucker was questioned on height of the walls. Mr. Tucker stated there are two portions - a shop and a shed and he believed them to be 18 feet. He was asked to write that down and initial it. The shop walls are 10 feet. A septic system will be installed. The building will be located in shoreland, they will need to obtain a permit from the County. Mr. Adelman has already applied with Dakota County for the septic being that it is in the shoreland district. It was questioned whether this Ag. building could be built without a residence on the property. The residence is on the adjoining property. Planning Commission verified everything was complete on application and the building's primary use is for agriculture.

MOTION: Kenny Miller moved to approve the permit application as amended for forwarding to the board supervisors. Second by Vince Mako. Motion carried 5-0.

B. LAND USE & ZONING ITEMS

1. **The Trust of Henry C. Wall Cluster.** Realtor Carol Schwieters represented Henry Wall Trust. (Representative Authorization Form was submitted) The Henry Wall and Thilda Steen Trust is selling the whole 207 acres (Cedar & 250th Street) to two separate parties. They are asking to transfer the building right from the NE1/4 of the SE1/4 of Section 16 to the SE1/4

of the NE1/4 of Section 16. Ames is purchasing the property that has an easement on the original Wall driveway. Ames is receiving the additional building site in exchange for the driveway strip that runs north and south from their current property. New surveys' show all the changes. The Town Board has to approve the splits before the County will record them. Carol was not aware that lot split applications were necessary. The Town Clerk agreed to help Ms. Schwieters fill out the lot split requests to be presented to the Planning Commission later in the meeting.

C. APPROVAL OF MINUTES

1. Planning Commission meeting August 3, 2009.

MOTION: Ken Olstad moved to approve the minutes. Vince Mako second. Motion carried 5-0.

D. OTHER BUSINESS

1. Interview recorder applicants.

a. Kirsten Pederson. Not present. An e-mail had been sent with no set time. There has been no response back. If she is not here by the end of the meeting, the Planning Commission will then decide what to forward to board since they have already interviewed a candidate.

3. Planning Commission plans for the coming year.

Comp Plan. There was a committee for the Comp plan. Ken Olstad will check with Sharon Buckley to verify the status of the committee and the plan. This will be one of the tasks to finish this year.

Road Inspection. October 24, 2009 at 8:00 a.m. Planning Commission members along with Road Contractor will tour roads, evaluate and compare to last year's report. This will be used for long range planning. Capital improvements should also be evaluated.

Pending Ordinance Updates. Building rights and clustering are with the attorney. Need to review ordinance draft before moving forward with public hearings. Suggested updates will be added to regular Planning Commission meetings as time allows.

Document Management. Work with Nanett to establish one document.

New Planning Commission Member Guide. Make sure new members receive an updated one page document so they are aware of current events happening with the Planning Commission.

Annual Meeting Brief. Summary of what Planning Commission has done over the year.

2. Discussion on Meeting with Farmington (attended by Vince Mako & Jeff Otto).

Mr. Otto was asked to come forward to the table. Learned about plans for County Road 70 and wanting to align it with 220th Street. The second item that was discussed was an orderly annexation with Castle Rock Township to square off the boundary line. Farmington also wants to do the same with Empire, but Empire is not interested at this time. Farmington

wants to have one set of city services Farmington and Empire. Farmington offered us their financial analysis market study. They would coordinate their plan if we were interested in any commercial development near them. They want to continue to consult with Eureka and initiated this communication. Came away from the meeting with very positive feeling and will continue with other meetings as needed. The Farmington Mayor filled in for the Council Member. The Farmington Planner, and Administrator represented Farmington at the meeting. They started holding these type of meetings with Castle Rock and Empire townships and meet a couple times per year. Either side can ask for a meeting. They talked about what is already in our Comp Plan. It was a good meeting. As long as the meeting is posted Mr. Otto felt there was no reason to limit the number of members, if they want to attend.

B. LAND USE & ZONING ITEMS (continuation)

Lot Split Thilda Steen Trust: Parcel ID 13-01600-013-76 consisting of 57.17 acres. Split 17.94 acres (Creating Parcel D) and 39.18 acres (Creating Parcel E) on the Certificate of Survey prepared by Jacobson Engineers & Surveyors prepared for Remax Advantage Plus, dated 8-25-009.

Lot Split Henry Wall Trust: Parcel ID 13-01600-013-75 consisting of 73.37 acres. Split 44.92 acres (Creating Parcel B) and 26.90 acres (Creating Parcel C) on the Certificate of Survey prepared by Jacobson Engineers & Surveyors prepared for Remax Advantage Plus, dated 8-25-009.

Alan Ames & Fayette Ames: Parcel ID 13-01600-020-75 consisting of 6.44 acres. Split 3.2 acres (Creating parcel B) as described on the document attached to the application form.

MOTION: Vince Mako moved to approve the lot splits with the condition that it is discussed with Rose, County Recorder, and report to the Board of Supervisors. Ken Olstad seconded. Motion carried. 5-0.

MOTION: Ken Olstad moved to recommend approval of the cluster to the Board of Supervisors. Second by Vince Mako. Motion carried. 5-0.

RETURN TO D. OTHER BUSINESS/RECORDER

The Planning Commission discussed the three candidates. Carol Kelly was interviewed in August. Cheryl Adelman withdrew. Kirsten Pederson did not show.

MOTION: Vince Mako moved to send the name Carol Kelly to the Board of Supervisors as our approved candidate as the position of recorder. Second by Cheryl Groves. Motion carried. 5-0.

MOTION: Kenny Miller moved to adjourn. Second by Ken Olstad. Motion carried. 5-0.

Meeting adjourned at 8:44 pm.

Submitted by: Connie Anderson, Deputy Clerk for Eureka Township.