

**Eureka Commercial Task Force  
Minutes from Thursday, September 26, 2002**

The task force met from 7:15 to 8:30 pm. Present: Ken DeMaster, Mike Greco, Bob Papke, Bob Ruddle, and Clyde Thompson. Absent: Mark Malecha and Chris Nielsen.

1. Minutes from July 17, 2002, meeting were approved. Minutes will be posted on the Eureka township website.
2. Ken suggested the group become reacquainted by discussing any recent developments on issues we considered at our last meeting in July .
  - a. Bachmans. No one was aware of any recent developments.
  - b. Airlake Airport. Bob Papke reported on a discussion at the last town board meeting regarding Lakeville's desire to annex the airport. Bev Topp and Greg Gudbjartsson attended a meeting with the Metropolitan Airports Commission (MAC) and Lakeville officials earlier this year, at which Lakeville city administrator Bob Erickson said Lakeville would not extend sewer and water service to the airport without annexing the property. In earlier discussions with Eureka officials, the Met Council and MAC committed to extending service directly from the current MUSA interceptor without involving Lakeville, but this is no longer the case. Ken asked whether Erickson had the power to decide this issue for Lakeville; perhaps the city council would be more willing to be reasonable. The task force agreed to continue monitoring this issue.
  - c. Elko/New Market sewer interceptor. Bob Papke reported that the planned interceptor could run through (or very near) the northern edge of Eureka, following the contour of the Vermillion River. It might eliminate the need for the airport to connect to the Lakeville sewer system if it can be connected directly to the interceptor. Ken asked what this would mean for development in this area; wouldn't it make sense for the Met Council to make the interceptor pipe as large as possible and thus encourage growth all along the interceptor? Bob Ruddle noted that the Met Council's vision of "rural growth centers" was intended to concentrate growth in a particular rural area that wants to grow, and was not meant to encourage development in the areas between the rural/urban edge and the rural growth center. If this is accurate, they may not allow any hookups to the interceptor outside of the Elko/New Market area. Mike noted the project is only in planning stage at this point. There will be an engineering and environmental impact study and a planning study with affected townships and cities. Eureka would be invited to participate in these studies and presumably would have input on the project.
3. Mike reminded the group that the task force needs to make a preliminary report to the board before October, when the commercial moratorium expires. Bob Papke reported that the board just voted to extend the moratorium for 6 months, and that they can extend it for another 6 months after that. Mike will check with the board about making a preliminary report at the October 15 board meeting. Since it's premature to report any findings at this point, Mike would simply report on our plans for the next few months and answer any questions the board has about minutes from our past meetings.
4. Ken said that the city/town of Corcoran—located northwest of the Twin Cities—has created a number of ordinances relating to commercial development that might be useful to our task force. Mike noted that the task force was asked to collect any relevant ordinances and present them to the board with our final report. Ken will contact Corcoran to ask about getting copies of their ordinances.

5. Mike reported that he has contacted several individuals at the University of Minnesota who would be willing to speak to our task force:

- Richard Bolan, professor emeritus of planning and public affairs at the Humphrey Institute (<http://www.hhh.umn.edu/people/dbolan/>)
- Fraser Hart, professor of geography (<http://www.geog.umn.edu/Faculty/Hart.html>)
- Barbara Lukermann, senior fellow emerita and professor emerita of urban and regional planning at the Humphrey Institute (<http://www.hhh.umn.edu/people/blukermann/>)

Mike has gotten suggestions for other people to contact as potential speakers. If people are unwilling or unavailable to speak to our group—or if we don't have time to bring everyone in we would like to—interviewing them and reporting back to the group is another possibility.

Bob Ruddle asked about contacting Rose Mertens, Dakota County Tax Assessor, once again to see if she will speak to our task force. Bob agreed to contact her.

6. Bob Papke announced that the Envisioning Task Force will be presenting a public open house on November 14th at the Dakota County Extension Office in Farmington, and encouraged everyone to attend since some of our work overlaps. He also noted we hope to seek approval for the open house presentation at the town board meeting on October 15th.
7. Bob Papke reported briefly on the nonconforming commercial ordinance. The ordinance requires that existing commercial enterprises apply for a nonconforming permit within 180 days or risk being shut down. All commercial enterprises will be required to fill out an application that documents the nature, scope, and size of the business, and all enterprises will go through a public hearing before they are issued a permit.
8. The group discussed the possibility of limiting commercial development to the area north of 225th Street. All of the land in that area slopes to the north. It would create a buffer with Lakeville and this area is most accessible to freeway and other developed areas. This is also a large area that would likely take many years to be built out, and limiting growth to this area could preserve the remainder of the township as is. Mike noted that this is similar to one of the Envisioning Task Force's scenarios.
9. The group agreed to set a 6-month limit for their work. This will give the board an additional 6 months to consider our report if they choose to extend the moratorium on commercial development again. If we expect to finish in 6 months, Mike suggested we need to begin researching some issues on our list individually (or in teams) and report back to the group.
10. The group agreed to try to alternate between meetings with speakers and meetings without to allow an opportunity to digest information from each speaker.

The next meeting is either October 8th or October 9th, depending on speaker availability. Bob Ruddle will contact Rose Mertens to see if she can attend either of these dates. If not, Mike will contact the three speakers from the U to see if any of them can attend.

The follow-up (discussion) meeting is tentatively scheduled for Wednesday, October 30.

Respectfully submitted,  
Mike Greco, recorder