

EUREKA TOWNSHIP

DAKOTA COUNTY

STATE OF MINNESOTA

Eureka Planning Commission Meeting of April 4, 2016

Call to Order

Chair Sauber called the meeting to order at 7:03 PM. In attendance were: Chair Nancy Sauber, Commissioner Fritz Frana, Commissioner Donovan Palmquist and Commissioner Randy Wood. Supervisor Lu Barfknecht was present as the Town Board liaison. See attached sheet for additional persons in attendance. Deputy Clerk Cheryl Murphy recorded the minutes.

Approval of the Agenda

Motion was made by Chair Sauber and seconded by Commissioner Palmquist to approve the agenda as submitted. Motion carried unanimously.

Permit Requests

Real Tree Church – 26009 Galaxie Avenue – Building Permit Application for Real Tree Church (Addition/Expansion, Alteration/Remodel and Convert/Change Use)

Chair Sauber stated the property ID is coming from the county not the state and needs to be corrected on the application and initialed and dated by the applicants.

Commissioner Frana stated that the site plan indicated all setbacks were met.

Chair Sauber made a motion to recommend to the Board to approve the Building Permit Application for Real Tree Church, 26009 Galaxie Avenue. Commissioner Palmquist seconded the motion. Motion passed 4-0.

Carol Cooper – Attorney representing Real Tree Church, Shon McIntyre, 26255 Galaxie

Attorney Cooper stated that in 2012 when the Tonsagers applied for Ag Preserve they listed three property ID numbers and there is Ag Preserve on all properties.

The portion with the feed store was not eligible for Ag Preserve. The Church would ask that the Township put as part of the church's Conditional Use Permit an acknowledgment that the feed store site, which is now the Church site is and was in 2012, ineligible for Ag Preserve and it was never intended to be included in the Ag Preserve application because its use as a feed store pre-dated Ag Preserve application.

Chair Sauber said the Commission would have to explain this to the Board and they could make it a statement of the Conditional Use Permit.

Attorney Cooper to write up a short paragraph to present to the Board.

Jeff and Andi Krapu – 24315 Dodd Boulevard – Exempt Ag Building Permit Application, represented by Butch Hansen, 26120 Highview Avenue.

Chair Sauber stated that the application for the Krapus was not complete. Some questions were not answered on the Ag Exempt form and on the site plan the setbacks to the property line are not complete. Chair Sauber requested Mr. Hansen fill out the form and add to the site plan the required missing items. The Commission will then take another look at the application.

Patrick and Barbara Haugen – 5845 265th Street West-Building Permit Application for Addition.

Chair Sauber stated there was not a site plan showing the setbacks and to remove the addition, a demolition permit will be required. Chair Sauber requested Mr. Haugen to approach the Commission and explain the setbacks and requested Mr. Haugen draw a clearer site plan for the Board. It was also requested that the project start date, estimated completion date and estimated value be filled out and dated and initialed.

Commissioner Wood made a motion to recommend Board approval for the building permit application for an addition for Patrick Haugen, PID# 13-02600-01-012. Commissioner Palmquist seconded the motion. Motion carried 4-0.

Camille Jacobsen, 9724 267th Street West, resident inquiry concerning questions regarding a buildable lot. Ms. Jacobsen was not present for the meeting.

Ken DeMaster, 25300 Highview Avenue, PID# 132010026020 and **Mark Larson, 25278 Highview Avenue, PID# 130210026012** – Inquiry regarding Land Exchange. Chair Sauber stated Mr. De Master and Mr. Larson return to the Planning Commission next month with two lot split applications. It would also require a survey with precise legal descriptions. Once the lot splits are approved by the Planning Commission and the Town Board, the lot splits would have to be registered with the County. Chair Sauber stated she did not see any issues.

Land Use and Zoning Items

David and Nancy Cook – 24485 Denmark Avenue – Lot Split Application

Chair Sauber stated that the existing parcel descriptions need to be changed and it would probably be easier to fill out a new application this evening.

Chair Sauber requested Mr. Hansen approach the Commission again. She stated that some of the questions on the Krapu Ag Exempt application were still not answered. Mr. Hansen corrected, dated and initialed the exemption form.

Chair Sauber made a motion to recommend to the Board that the zoning was met and it qualifies as an Ag building. Commissioner Wood seconded. Motion carried unanimously.

Commissioner Wood has agreed to do the setback inspection on the Ag building.

Town Board Liaison Report – Supervisor Lu Barfknecht

Supervisor Barfknecht listed the highlights from the March 14, 2016, Town Board Meeting as follows:

- Airlake Airport Potential Annexation
- Conditional Use Permit Annual Review for Butch Hansen and Mark Hansen for a private airstrip
- Terri Petter Conditional Use Permit Annual Review for Spirit Ranch 1 and Spirit Ranch 2, including a dog kennel
- Sibley Aggregate Mining Permit Annual Review and Development Agreement Amendment. An amendment to the development agreement was discussed and the Clerk will forward the amended agreement to the Township Attorney for review and then notify Mr. Chard
- Friedges Landscaping Gravel Pit Operation Annual Review
- TKDA approved to do map overlay with fees not to exceed \$1,000
- Attorney recommended Board approve Joint Powers Agreement with Dakota County sheriff

Old Business

Fence Setback Ordinance Review

Brought up at special meeting of March 29, 2016. Chair Sauber recommended that the Board discuss direction and definition for division fence. After the Board receives more information from the Attorney, the Attorney will write the Ordinance language following the Minnesota Association of Townships recommendation, and the Ordinance review no longer needs to be back on the Planning Commission agenda.

Comp Plan and Solar Energy Systems Ordinance Solar Ordinance Public Hearing will be April 12, 2016, at 7:00PM. Sherri Buss from TKDA will give a presentation explaining the Ordinance. Chair Sauber stated if there is time between the Solar Ordinance Public Hearing at 7:00 PM and the Gravel Text Amendment Hearing at 8:00, the Planning Commission would spend the intervening time discussing the next chapter of the Comp Plan. If there is not, the Commission will put it off until the next Comp plan meeting on May 10, 2016.

Mr. Cook approached the Planning Commission with the required changes to his Lot Split Approval Application.

Chair Sauber made a motion to recommend to the Board the lot split application of David and Nancy Cook, 14485 Denmark Avenue for their property PID# 13-01400-80-011. Commissioner Wood seconded the motion. Motion carried unanimously.

Building Permit Application Changes to instructions and Remodeling or Addition Permit Application.

Commissioner Palmquist volunteered to make changes to the Remodeling Permit Application and Instructions for the May 2016, Planning Commission meeting.

Dan Ames Text Amendment Public Hearing on April 12, 2016.

Commissioner Frana agreed to Chair the Public Hearing. Chair Sauber recused herself from this portion of the meeting.

Commissioner Frana stated the Planning Commission could discuss the Public Hearing that night or hold off on making a recommendation to the Board and ask the Attorney to give us feedback. He also stated it would be effective to have someone from the Mining Task Force Committee to summarize how it was addressed.

Chair Sauber resumed her role as Chair.

Miscellaneous

Chair Sauber made a motion to recommend to the Board that Real Tree Church only be charged for one newspaper publication and one attorney charge. Commissioner Palmquist seconded the motion. Motion carried unanimously.

Planning Commission Liaisons will be appointed at the May 2016, meeting when a new Planning Commission member will be appointed by the Town Board.

Newsletter -Jody Arman Jones

There were some recommended changes for Jody to the draft newsletter. It was suggested whenever we send out anything by mail to the Township to include a reminder that the newsletter is sent out electronically and if they are not receiving the newsletter to call or email the Township.

Miscellaneous

Chair Sauber requested the Deputy Clerk call Butch Hansen to let him know he needs to have shore land letter for his application.

Minutes

March 7, 2016 –Chair Sauber made a motion to approve the minutes of March 7, 2016, as amended. Commissioner Palmquist seconded. Commissioner Frana abstained. Motion carried unanimously.

Adjourn

Chair Sauber made a motion to adjourn the meeting. Commissioner Palmquist seconded.
Meeting adjourned at 9:08 PM.

Respectfully submitted,

Cheryl Murphy
Deputy Clerk
Eureka Township

Meeting Minutes approved May 2, 2016.

