

**Eureka Township Planning Commission
Meeting Summary—Draft 2040 Comprehensive Plan
June 13, 2017**

Attendees: Nancy Sauber, Chair, Randy Wood, Ralph Fredlund, Bill Funk, and Julie Larson, Planning Commission members; Sherri Buss, TKDA, Planner

1. Meeting Summary for December 13, 2016

The Commission members reviewed the meeting summary from their meeting on November 9. They made two edits to the summary. The Commission approved the revised minutes and requested that the Planner send the final version to the Township Clerk for posting.

2. 2040 Comprehensive Plan – Comments from Affected Jurisdictions

The Planning Commission members reviewed the comment letters received from the Affected Jurisdictions identified by the Metro Council, and the Metro Council’s preliminary review comments on the Comprehensive Plan. Most of the jurisdictions stated that they had no comments or minimal comments/edits on the plan. Substantive comments and Planning Commission responses to be included as edits to the Comp Plan included the following:

- Metro Council letter:
 - The land use section will be updated to state that Public Natural Areas are permitted in the Agriculture Zoning District—a reference to the Chub Lake WMA
 - The Local Water Management Plan will be updated to state that the Township has adopted the WMO plans by reference, and gives implementation responsibilities for the plans to the WMO’s through the Township’s adopted ordinances. The plan will note that the Township is an Agricultural community, and relies on the expertise of the WMO’s and Dakota SWCD for implementation of the Local Water Management Plan.
 - A copy of the Township’s 2018 budget will be submitted with the Comp plan as requested by the Council staff.
 - The Township will submit the LWMP to the WMO’s for review when it submits the plan to the Metro Council for formal review.
 - Housing chapter—the chapter will be updated to identify the number of households experiencing “housing cost burden” based on Metro Council data, and to note that this is a relatively small-scale level of need and the resources available at the Township are such that there are no specific Township efforts or priorities planned to address the need. The plan will state that the Township supports county efforts to provide live-cycle and affordable housing and note the general programs available from the County and State of Minnesota as requested in the comments. The plan

will note that the types and cost of new housing expected in the Township through 2040 will be governed by private market conditions.

- Sherri noted that there is no data source a map of all septic systems in the Township, and that she communicated this information to the Metro Council staff
- City of Lakeville—the majority of the City’s comments requested changes in road and street classifications in the Township’s plan to match the classifications the City uses. Sherri noted that the Metro Council requires all communities to use the Council’s classifications, and those are the ones used in the Township’s Comp plan.
- Dakota County comments—Sherri will complete edits to the plan to address the minor edits requested by the County in some sections. The County’s comments confirmed that the County has no plans to create recreational trails within the “green corridor” areas within the Township through 2040.
- Vermillion River Watershed Joint Powers Organization—Sherri completed the minor edits requested by the JPO. The Planning Commission requested that the plan be more direct in stating that the Township agrees with the issues identified by the JPO, and relies on the JPO to implement the plan.
- The Commission reviewed the proposed post-2040 Vision section that was added to the plan based on the Boundary Protection Study outcomes, and approved the statement.

3. Next Steps and Meetings

Sherri will complete the updates to the plan based on the Planning Commission’s comments.

The Commission will schedule the 2nd Public Open House meeting for the draft plan on August 8 at 7 p.m. The Commission asked Sherri to contact the Town Clerk to notice the meeting and send a postcard to Township residents by July 25 to announce the meeting. The meeting will include a presentation at 7 p.m., followed by questions and comments. Sherri will ask the Clerk to post the current plan draft and an executive summary on the website, and this will be noted on the postcard. The Planning Commission will address comments received at the hearing and modify the draft plan if needed. The Commission will invite Town Board members to attend the Open House so they are informed about the plan contents and public comments.

The Commission will schedule the required Public Hearing on the draft plan on October 10 at 7 p.m. If no significant changes are needed to the plan based on public comments, the Commission will request that the Board approve the plan for formal submission to the Metro Council at the Board’s November meeting.

**Eureka Township Planning Commission
Open House #2 Meeting Summary—Draft 2040 Comprehensive Plan
August 8, 2017**

Attendees: Nancy Sauber, Chair, Randy Wood, Ralph Fredlund, Bill Funk, and Julie Larson, Planning Commission members; Township Residents (sign-in list), Sherri Buss, TKDA, Planner

1. Introduction and Presentation

Nancy Sauber reviewed the purpose of the Open House and introduced Sherri Buss and her presentation on the Comprehensive Plan. Sherri summarized the Comprehensive Plan process to date, Planning Commission's role, key elements and policies in the draft plan, and next steps.

2. Public Comments

Township residents had the following questions and comments about the Draft Comprehensive Plan:

- Does the plan identify new black-top roads in the Township? Commission and Board members responded that the Board is considering options for new black-top roads. The Township is considering turning Highview over to the County, and the County would turn a road over to the Township. If Highview becomes a County road, it is likely to be black-topped on its remaining gravel portion. This information is not included in the Comp Plan.
- Should the public hearing on the plan be scheduled later in the year to avoid busy times for farmers in October? The Planning Commission can consider this. The public hearing is scheduled the hour ahead of the Board Meeting in October.
- Will the plan change the Conditional Uses that are permitted in the Township? Sherri responded that the Comprehensive Plan will not make any changes to the conditional uses or other zoning standards in the Township. The land use section of the plan lists the uses that are permitted with a CUP in the Township, but it does not suggest any changes. The Township may update its Zoning Ordinance after the Comp Plan is adopted if it believes some changes are needed.
- Is the Township required to adopt the standards in the Watershed Organization plans? What would happen if one of them adopted some much stricter standards or standards that did not fit the Township? Sherri responded that the Township's Comp Plan adopts the current Watershed plans and rules, not future rules. If the Watershed Organizations change their rules, they would need to hold hearings and the Township could comment and consider the rules. The Township does need to adopt the Watershed District plans in its Local Water Management Plan to get approval for the plan.
- How soon will the Township need to update this Comprehensive Plan? Can the Township residents write the plan? Sherri responded that the next plan update will start in 2028. Township residents could volunteer to write the plan. Since

the Township does not have planning staff or GIS capability, it would be difficult for the Township to complete some of the plan requirements using volunteers, and the Board determined that it would hire a planner to assist with the current plan update.

- Are businesses related to agriculture the only businesses that are permitted in the Township? Is that a Metropolitan Council requirement? Nancy and Sherri responded that the Township's zoning ordinance governs the uses that are permitted in the Town, and has generally has limited commercial activities to those related to agriculture. The Township is classified as an Agricultural community in the Metro Council's classification, and this means that the Council will not extend regional sewer services to the Township through 2040, and the minimum lot size must be 1 per 40 acres (quarter-quarter section) to meet Council policies. These Metro Council policies may impact the businesses that wish to locate in the Township. However, the Metro Council will not make decisions about permitting individual businesses—that is up to the Township.
- Should the number of aggregate mines be capped in the Township? The policies in the Comprehensive Plan support continuing to allow aggregate mining in the Agriculture district. Has the Township considered the long-term future for mining, and its impacts on residents? The Planning Commission responded that aggregate mining is permitted in the Township, and the Town has not considered limiting the number of aggregate mines. The Township has performance standards in its ordinance that manage how sites are mined and their impacts. Sherri noted that regional policies support providing aggregate resources within the Metro Area, and mining sites where resources are located before urban development occurs, but the Metropolitan Council does not require the Township to permit this use.
- Where did the post-2040 vision come from? Have the Township's neighbors commented on the vision? Planning Commissioners and Sherri discussed the Boundary Protection Study, and development of the post-2040 vision as an outcome of the study. The Township sent its Draft 2040 Comprehensive Plan to all of its neighboring cities and townships for comments, and did not receive any negative comments on the post-2040 vision. The Metro Council's preliminary comments on the draft noted that the Township is included in the Council's Long Term Sewer Service Area, which could permit regional sewer service to be extended to parts of the Township after 2040 to support urban development.
- Could the Township change its plan and zoning to permit smaller lots, such as 2.5, 5.0 or 10.0 acre lots? Would the Metro Council permit that change? Sherri responded that the Township could pursue a Comprehensive Plan amendment to change its classification to Rural Diversified or Rural Residential to permit smaller lot sizes. It would need to prove to the Metropolitan Council that there is a rationale for this change. It may be easier to obtain approval to permit some areas of 10-acre minimum lots than smaller lots sizes. Townships that have changed their classifications and zoning to permit 1.0 to 2.5 and 5.0 acre lots have needed to agree that they will never request regional sewer service from the Metro Council. The Council has found that after areas are subdivided into 2.5 and 5.0

acre lots or smaller lots, that it is not economically feasible to extend regional sewer services to those areas.

- Does the Township know the future of the I-35 and County Road 2 interchange in Elko-New Market? Residents looked up the area on the Elko-New Market website, and found that it is guided for commercial development.

3. Next Steps and Meetings

The Planning Commission will meet on September 12 to review the public comments from the second Open House meeting. The Public Hearing on the Draft 2040 Comprehensive Plan is scheduled prior to the Board Meeting on October 10. If the Board approves the plan for submittal to the Metropolitan Council and Watershed Organizations for official review, it will be submitted to those organizations shortly after the Public Hearing.

DRAFT

RESOLUTION NO. - __

RESOLUTION OF THE TOWN BOARD OF EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
SUBMITTING THE
EUREKA TOWNSHIP 2040 COMPREHENSIVE PLAN
TO THE METROPOLITAN COUNCIL FOR REVIEW AND APPROVAL

WHEREAS, all counties, cities, and townships in the Twin Cities Metropolitan Area are required to adopt a 2040 Comprehensive Plan; and

WHEREAS, the Eureka Township's Planning Commission held multiple work sessions to formulate the Township's draft 2040 Comprehensive Plan; and

WHEREAS the Township's Planning Commission held two public open house meetings to hear and respond to questions and comments on the draft 2040 Comprehensive Plan; and

WHEREAS, the Township submitted its Draft 2040 Comprehensive Plan to affected jurisdictions for review and comment and the Metropolitan Council for preliminary review; and

WHEREAS, the Township held a public hearing on October 10, 2017, to receive public comments on the plan; and

WHEREAS, the Township addressed the comments received from its residents, the affected jurisdictions, and the Metropolitan Council, and has completed the plan so that it is consistent with regional policies and plans and meets the needs of the Township; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF EUREKA TOWNSHIP, WASHINGTON COUNTY, MINNESOTA that it does hereby submit the 2040 Comprehensive Plan to the Metropolitan Council for review and approval.

Adopted by the Town Board of Eureka Township this 10th day of October, 2017.

Lu Barfknecht, Chair
Board of Supervisors

ATTEST:

Mira Broyles, Town Clerk