

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING
July 5, 2022-7:00pm

Call to Order

The Planning Commission Meeting was called to order at 7:00pm by Chair Clancy

Commissioners Present: Bill Clancy (Chair)
Debbie Burkhardt (Vice Chair)
Randy Wood (Commissioner)
Chad Berg (Commissioner)
Beth Eilers (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Nancy Sauber, Ralph Fredlund, Craig Beeler, Carol Cooper, Brian Ahern, Ernesto Godinez, Leslie Godinez, ZOOM attendance: Julie Larson.

Approval of the Agenda

Chair Clancy moved to approve the agenda. Vice Chair Burkhardt seconded.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

Citizen Inquiry -Jill Gannon and Austin Riess did not attend the meeting, therefore nothing was discussed regarding questions that were submitted prior.

Permit Requests

Craig Beeler, 24450 Iceland Path, PIN 13-24660-10-020 *Remodel-4 season porch

The drawing provided needed a slight change in measurement and Mr. Beeler agreed to the annotations. The distance of 85 feet from the corner of the deck to the property line was added.

Motion: Commissioner Wood recommends to the Town Board an approval of the building permit application for an addition of a four-season porch to a house on an existing deck at PIN 13-24660-10-020 for Craig Beeler at 24450 Iceland Path.

Commissioner Eilers seconded the motion.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

Ernesto & Maria Godinez, 23738 Cedar Ave, PIN 13-01000-52-011 *Garage addition

The size of the structure is 30ft by 30ft and will be attached to the existing house, therefore there were no concerns of the total square footage of accessory buildings on the property.

Motion: Commissioner Berg moved to recommend approval to the Town Board for PIN 13-01000-52-011 garage addition. Commissioner Wood seconded.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

It was noted that although Ernesto Godinez provided a letter from Dakota County Shoreland stating that there is no shoreland or floodplain on the parcel, a letter from Vermillion Watershed is still required. This will be obtained before the Town Board meeting.

On the building application there is an area to check if a watershed letter was provided. Discussion took place as if this is needed for all applications submitted. Chair Clancy will reach out to Mark Ryan for clarification.

Land Use

Michelle Nicolai, xxxx255th St. W., PIN 13-02300-76-020 & PIN 13-02400-51-011 *lot splits

Carol Cooper was present at the Town Hall representing the citizen. There were no concerns regarding the requested lot splits.

Motion: Chair Clancy moved to recommend to the Town Board an approval for Lot Split #1 for Michelle Nicolai PIN 13-02300-76-020 specifically splitting 39.32 acres to 35.65 and 3.67 respectively. Commissioner Wood seconded.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

Motion: Commissioner Wood moved to recommend to the Town Board an approval for Lot Split application #2 for Michelle Nicolai, PIN 13-02400-51-011, the current parcel is 117.89 acres, and it will be split into four parts, one is 110.56, Parcel B is 2.5, Parcel C is 2.5 and Parcel D is 2.33. Vice Chair Burkhardt seconded the motion.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

Michelle Nicolai, xxxx255th St. W., *Residential Building Right Transfers

Carol Cooper provided a summary of the histories for the quarter quarters involved to clarify the transfer requests. Questions arose to how many total housing rights were being exercised. It was noted that on the application for the sending parcels a description was listed rather than the Property ID Number. Commissioner Wood requested the PINs be written for tracking purposes of where the housing rights were transferred from. The following PINs were written on Lot Split application #1 in the Sending Property section: 13-02300-76-020 and 13-02300-76-030.

Discussion continued about an email correspondence with Jeff Otto that was not part of the packet for all Commissioners to review. This information was a factor in decision making. In the future, the process of reviewing housing rights shall include insights from Mr. Otto. The Deputy Clerk will forward pertinent information to all for assessment.

Motion: Chair Clancy recommends to the Town Board approval of the Residential Building Right Transfer (Cluster) Application #1 for Michelle Nicolai on 255th St. W., sending properties: 13-02300-76-020 and 13-02300-76-030 to receiving properties: 13-02400-50-010 and 13-02400-51-011.

Commissioner Wood seconded the motion.

Roll call vote: Chad Berg-Abstained; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 4-0-1.*

Motion: Chair Clancy recommends to the Town Board approval of the Residential Building Right Transfer (Cluster) Application #2 for Michelle Nicolai on her receiving property 255th St. W.; PIN 13-02400-51-011 with the sending PIN as the same. Commissioner Wood seconded.

Roll call vote: Chad Berg-Aye; Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 5-0.*

Town Board Liaison Report Supervisor Fredlund was able to fill-in for Supervisor Palmquist who was not present. A few items from the June 28th meeting:

- Discussion on the road closure and how people are continuing to go around the barricades. One private citizen ran over and damaged the barricade.
- Several annual CUP reviews have not been completed due to no response.
- Authorized \$400.00 per chair for 8 chairs for the Town Hall meeting area, 3 desks are still needed.
- Dan & Char Adelmann, PID 13-00900-50-013; Erik & Amy Jo Oksnevad, PID 13-00900-50-014
*Variance -shared driveway **(APPROVED)**
- Erik & Amy Jo Oksnevad, 23633 Hamburg Ave. Lakeville, PID 13-00900-50-014,
*New Home Construction **(APPROVED)**

Old Business

The Planning Commission discussed a possible formula to determine allowable square footage per acre with a cap rather than the current ordinance which states:

Area – The maximum total area of all accessory buildings shall not total more than 5,000 square feet on 2 to 5.999 acres and not more than 10,000 square feet on 6 to 10.999 acres. There shall be no maximum limitation to total area for agricultural buildings and agricultural buildings shall not be considered in the total sum of accessory buildings on an individual parcel. (Ord. 2010-1, 6-14-2010, Ordinance 2013-03, 6-10-2013)

The proposed formula:

parcel size (listed in square feet) x 0.0255 = allowable accessory building size.

For example, there is 43,560 square feet in an acre, therefore a 2.5 acre would be allowed 2,777 square feet for accessory buildings. $(2.5 \times 43,560) \times 0.0255 = 2,776.95 \text{ sq ft.}$

The remaining time of the meeting was used to discuss standards regarding accessory building measurements and solar ray education. Solar pamphlets were provided by Commissioner Eilers for all to review.

New Business -tabled

Minutes Approval

Chair Clancy moved to approve the meeting minutes for both the June 7 public hearing and Planning Commission meeting as prepared. Vice Chair Burkhardt seconded.

Roll call vote: Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye.

Motion carried 4-0. (Commissioner Berg left the meeting at 9:08pm)

Deputy Clerk Matters-NONE

Adjournment

Commissioner Wood moved to adjourn the meeting. Chair Clancy seconded.

Roll call vote: Randy Wood-Aye; Bill Clancy-Aye; Deb Burkhardt-Aye; Beth Eilers-Aye. *Motion carried 4-0. (Commissioner Berg left the meeting at 9:08pm)*

Meeting adjourned at 9:54pm.

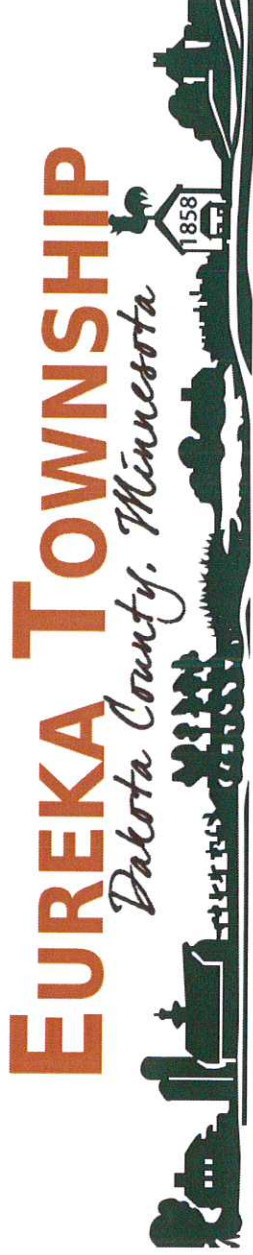
Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:


Randy Wood
Planning Commission Vice Chair

on: 8-2-22
Date



Planning Commission Meeting

Attendance

Tuesday, July 5, 2022

7:00 PM

Printed Name:

RANDY FREDLUND

Nancy Sauber

Brian Ahern

Carol Cooper

Ernesto Godinez

Craig Becker

Address:

23480 Jensen G

9445 225th St. W. Lkvl.

6215 235th St. W Farmington

26437 Galaxie "

23738 Cedar Ave, Farmington

24450 Iceland Path, Lukeville,