

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*

**PLANNING COMMISSION MEETING**  
**April 6, 2021 - 7:00 p.m.**  
**Via Teleconference**

Due to the Peacetime Emergency and social distancing guidelines, the Town Board Chair has determined it is neither practical nor prudent to conduct an in-person meeting. Accordingly, under Minnesota Statute section 13D.021, the following meeting shall be conducted entirely through teleconferencing or other electronic means.

**Call to Order**

The Planning Commission Meeting was called to order, and the website posting of the public packet was verified, at 7:00 P.M. by Vice Chair Wood.

Commissioners Present:     Randy Wood  
                                      Bill Clancy  
                                      Julie Larson

Commissioners Absent:     Allen Novacek  
                                      Vacant seat due to Nancy Sauber's election to the Town Board

Others Present: Raneé Solis (Town Clerk), Ralph Fredlund, Nancy Sauber, Donovan Palmquist, Paul Hallcock, Richard Gephart, Chad Harmer, Pam Cappetto, Jeff Otto, Brian Ahern, Jody Arman-Jones, Katie (last name unknown).

**Approval of the Agenda**

The following items were added to the agenda:

1. Add under Permit Requests, item A. Driveway Approach application.
2. Add under New Business, item A. Letter from Allen Novacek.

*Motion:* Commissioner Larson moved to approve the agenda as amended, seconded by Vice Chair Wood. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye.  
*Motion carried 3-0.*

**Citizen Inquiry** - None

**Permit Requests**

Mike Devney, 24167 Denmark Ave, PID 13-01300-01-010 – Ag Exempt Building/Driveway  
Mike Devney presented an application for a 40x80 sq. ft. Ag-Exempt shed to be used for farm storage.

*Motion:* Vice Chair Wood moved to recommend approval to the Board for the 40x80 sq. ft. ag-exempt building for Mike Devney at 24167 Denmark Ave. with PID 13-01300-10-010,

seconded by Commissioner Clancy. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Motion carried 3-0.

Mike Devney presented an application for a driveway approach and was informed that a Road Supervisor would be assigned to ensure that the setbacks are met. Commissioner Larson was appointed to verify the building setbacks.

Richard Gephart, 26605 Highview Ave, PID 13-02800-52-012 – Accessory Building

Richard Gephart presented an application for a 30x48 sq. ft. pole shed to be used for personal storage. He noted that there are three additional small sheds on the property and was asked to update his site plan to include all buildings and submit to the Clerk.

*Motion:* Commissioner Larson moved to recommend approval to the Board for the 30x48 sq. ft. accessory building for Richard Gephart at 26605 Highview Ave. with PID13-02800-52-012, contingent upon receipt of an updated site map, seconded by Vice Chair Wood. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Motion carried 3-0.

Chad Harmer, 23450 Hamburg Ave, PID 13-00900-06-015 – Ag Exempt Building

Chad Harmer presented an application for a 60x100 sq. ft. pole shed to be used for cattle and equipment storage. It was noted that the building must be 250 ft. from any residence.

*Motion:* Commissioner Larson moved to recommend approval to the Board for the 60x100 sq. ft. ag-exempt building for Chad Harmer at 23450 Hamburg Ave. with PID13-00900-06-015, seconded by Vice Chair Wood. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Motion carried 3-0.

Commissioner Larson was appointed to verify the building setbacks.

Paul Hallcock, 6155 280<sup>th</sup> St., PID 13-03500-51-020 – Accessory Building

Paul Hallcock presented an application for a 48x48 sq. ft. pole shed to be used for personal storage.

*Motion:* Vice Chair Wood moved to recommend approval to the Board for the 48x48 sq. ft. accessory building for Paul Hallcock at 6155 280<sup>th</sup> with PID 13-03500-51-020, seconded by Commissioner Larson. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Motion carried 3-0.

Parker Properties, PID 13-03600-75-012 – Move-In Building/New Residence

At the January 12, 2013 Town Board meeting, the Board determined that parcel 13-03600-75-012 contains a building right. It was noted that no permit is required from the North Cannon Watershed as there will not be more than one acre of disturbance.

*Motion:* Commissioner Clancy moved to recommend approval to the Board for the new residence for Parker Properties with PID 13-03600-75-012, seconded by Vice Chair Wood. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. Motion carried 3-0.

*Motion:* Vice Chair Wood moved to recommend approval to the Board for the building move-in for Parker Properties with PID 13-03600-75-012, seconded by Commissioner Larson. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. *Motion carried 3-0.*

**Land Use** - None

### **Town Board Liaison Report**

Supervisor Fredlund provided a summary of the March Town Board Meetings as follows:  
March 8, 2021

- Public comment regarding junk cleanup on 225<sup>th</sup>.
- Approved a special permit for roads during road restrictions for Dan Ames to allow trucks for pouring foundation walls and footings.
- Road Superintendent proposed road project recommendations, gravel projects and a proposed 2020 road budget of \$343,000.
- Approved the new residence for Trombley at 27650 Jamaica Ave.
- Authorized Jeff Otto to perform administrative cleanup of earlier cluster and confirmation of buildability for the Delmore property.
- Approved the building right transfer from Progressive Resources to Friedges Landscaping.
- Motion by Supervisor Ceminsky to send a letter to Progressive Resources directing them to annex to Lakeville because we do not allow commercial in our Township died for lack of a second.
- Approved net pay, claims, receipts and disbursements.
- Discussion regarding confirmation of a buildable lot for Petrash with Township Attorney advising the resident's realtor to check the index to determine if there was a recorded deed creating a Lot of Record.
- Directed the Clerks to compose and send letters to the residents on the list of non-pump septic report from the County.
- Approved the Resolution of election judges.
- Discussion regarding 26120 Highview Ave.
- Approved the annual IUP review for MPM and directed the Clerk's to place review of the development agreement and complaint on the next meeting agenda.
- Recommended recessing the annual meeting to a later date due to COVID and social distancing.

### March 22, 2021

- Approved the gravel invitation to quote presented by the Road Superintendent.
- Approved for the Road Superintendent to look into joining the County JPA for dust coating.
- Agreed to continue with Terpstra for street sweeping.
- Reviewed a quote for electronic locks for the Town Hall and requested additional bids.
- Tabled the radio tower status update, awaiting information from the Town Attorney.
- Directed the Clerk to post the Planning Commission vacancies.

- Directed the Town Attorney to draft ordinance language that would allow us to collect unpaid fees or escrows for permits.
- Approved the red-line TBR forms with noted changes and request that Jeff Otto attend the next meeting to finalize the documents.
- Awaiting approval of the LRIP grant application, should receive a response in May or June.
- Agreed to remove weed control and fertilizing of the lawn from the grounds maintenance RFP and seek quotes from a licensed company.
- Approved the Deputy Clerk job ad and description for posting.
- Acknowledged receipt of a letter from MPM indicating that they are officially rescinding the IUP application.
- Requested the Town Attorney forward the violation letter sent to the resident on 240<sup>th</sup> to the Sheriff for enforcement.
- Approved the October 13<sup>th</sup>, October 26<sup>th</sup>, November 9<sup>th</sup>, November 23<sup>rd</sup> and February 8<sup>th</sup> Town Board meeting minutes.

### **Old Business**

#### Exner input on waste abatement

The Commissioners agreed that the Township would not generate enough of the allowable waste items to justify enrollment in the program. Supervisor Sauber announced that there will be a Township cleanup day in August which should be announced to the residents.

#### Wind Energy Ordinance review

Research is in progress.

### **New Business**

#### Resignation letter from Allen Novacek

Planning Commission member Allen Novacek submitted a letter of resignation to be included in the meeting minutes.

### **Minutes Approval**

#### Minutes of the March 2, 2021, Planning Commission meeting

*Motion:* Vice Chair Wood moved to approve the minutes as presented, seconded by Commissioner Clancy. Roll Call Vote: Julie Larson – Aye; Randy Wood – Aye; Bill Clancy – Aye. *Motion carried 3-0.*

### **Deputy Clerk Matters - None**

### **Adjournment**

*Motion:* Vice Chair Wood moved to adjourn the meeting, seconded by Commissioner Clancy. Roll Call Vote: Randy Wood – Aye; Julie Larson – Aye; Bill Clancy – Aye. *Motion carried 3-0.*

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

\_\_\_\_\_  
Ranee Solis, Town Clerk

Minutes Officially Approved by: \_\_\_\_\_ on: \_\_\_\_\_  
Planning Commission Vice Chair Date