

**EUREKA TOWNSHIP**  
*Dakota County, State of Minnesota*  
**PLANNING COMMISSION MEETING MINUTES**  
**April 2, 2024-7:00pm**

**Call to Order**

The Planning Commission meeting was called to order at 7:02pm by Vice Chair Burkhardt

Commissioners Present: Debbie Burkhardt (Vice Chair)  
Melanie Storlie (Commissioner)  
Beth Eilers (Commissioner)  
Donovan Palmquist (Commissioner) via-Zoom

Others Present: Amy Liberty (Deputy Clerk), Randy Wood, Nancy Sauber

Zoom participants: Julie Larson, Leah Johnson (MN Solar)

**Approval of the Agenda**

One addition to New Business:

B. Summary of ALACC March 2024 meeting

*Motion:* Vice Chair Burkhardt moved to approve the agenda as amended. Commissioner Storlie seconded. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 4-0.*

**Permit Requests**

Kirchner, Mark, 24535 Essex Ave., PIN 13-01400-75-010 \*Ground-Mounted Solar

Discussion began with the application as to what setbacks are required for the solar arrays. Ground-Mounted Solar is to be treated as an accessory building.

§ 240-30 **Tall nonagricultural structures and alternative energy systems.**[Amended 8-13-2007 by Res. No. 59]  
C, 3. Ground-mounted ASES.

**[a]** Ground-mounted ASES shall comply with the accessory use and structure standards, including setback requirements. Ground-mounted ASES shall not be placed in front yards. Ground-mounted ASES may not extend into the side yard or rear yard setback when oriented as minimum design tilt (i.e., the solar panel position that is maximum horizontal extent and covers the maximum ground area).

A confirmation of the measurement of 115 feet listed on the site map was needed before a recommendation. A representative from MN Solar was able to join before the meeting ended and answered the Planning Commissioners questions.

*Motion:* Vice Chair Burkhardt moved the solar array building permit for the property of Mark Kirchner, located at 24535 Essex Ave., PIN 13-01400-75-010, approve the recommendation to the Board for the building permit. Commissioner Storlie seconded the motion. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 4-0.*

Bridges, Sarah, 10111 267<sup>th</sup> ST. W., PIN 13-03000-51-011 \*Home Addition

Michael Von Ruden of MKVR Companies, LLC., was present to answer any questions the Planning Commissioners may have had. He confirmed a new septic would be added due to the addition of a bedroom in the proposed remodel plans. Proper information was included with the application, along with a very detailed survey.

*Motion:* Vice Chair Burkhardt moved to recommend approval to the Town Board for the permit for a home addition for Sarah Bridges property, PIN 13-03000-51-011. Commissioner Eilers seconded the motion. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 4-0.*

**Town Board Liaison Report**

At the March 26<sup>th</sup>, 2024, Town Board meeting, the Town Board moved to eliminate this task.

Liaisons for Planning Commission Meetings

*Motion:* Chair Storlie moved to remove the Town Board Liaison at all Planning Commission meetings. Supervisor Pope seconded the motion. *Roll call vote:* Allen Novacek -Aye; Tim Pope – Aye; Pete Storlie – Aye; Mark Ceminsky- Aye. *Motion carried 4-0.*

Full summaries of the Town Board March meetings are provided in the meeting minutes and are available for viewing at the Town Hall and on the website.

**Deputy Clerk Matters**

Deputy Clerk Liberty shared the Town Board approved dates of the Planning Commission monthly meetings for May 1<sup>st</sup> of 2024 through April 30<sup>th</sup> of 2025. A round table meeting was also set for Tuesday, April 16, 2024, at 6:00pm. The current Planning Commission pointed out that their term is until April 30<sup>th</sup>, 2024, therefore this meeting really should be assigned to a later date. This concern will be shared with the Town Clerk.

**New Business**

Commissioner Eilers highlighted items that were discussed from both the Dakota County Township Officer’s Association meeting and the ALAAC meeting. *Summaries are attached.*

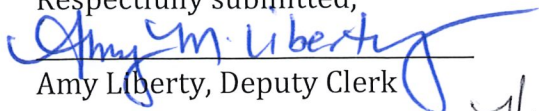
**Approval of Meeting Minutes**

*Motion:* Vice Chair Burkhardt moved to approve the Special Planning Commission meeting minutes of March 6, 2024. Commissioner Palmquist seconded the motion. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 4-0.*

**Adjournment**

Vice Chair Burkhardt moved to adjourn the meeting at 8:35pm. Commissioner Eilers seconded. *Roll call vote:* Deb Burkhardt-Aye; Beth Eilers-Aye; Melanie Storlie-Aye; Donovan Palmquist-Aye. *Motion carried 4-0. Meeting adjourned at 8:35pm.*

Respectfully submitted,

  
Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 5/7/24  
Planning Commission Chair Date

## **MEMORANDUM**

**TO:** Eureka Township Supervisor Board  
Eureka Township Planning Commission Board  
**FROM:** Planning Commissioner Eilers  
**RE:** March 2024 Dakota County Township Officer's Meeting

On March 23<sup>rd</sup> I represented Eureka Township at the Dakota County Township Officer's meeting which was held at the Dakota County Extension office in Farmington. The meeting was well attended by members of townships throughout Dakota County. Also in attendance was Commissioner Slavik, Sheriff Leko, Valerie Neppl and Nikki Stewart of Dakota County Environmental Services, Brian Watson of Dakota County Soil and Water, Todd Howard of Dakota County Transportation, Jeff Kruger of Minnesota Association of Townships, Peggy Johnson of Dakota Electric, Susan Vento, and Patrick Boylan of the Met Council. Wendy Wulff was unable to attend the meeting.

Commissioner Slavik reported that the county board has decided not to redistribute costs to the townships for the Sherrif's Office. Instead, the county board decided to approve the hiring of 3 additional patrol Deputies and to include the costs in the county wide levy. In other words, they are continuing in status quo. That said per capita Dakota County continues to have the lowest tax cost in the state. He also reported that Dakota County is changing their mission to more closely follow the Carver County model. This means the county will change from pro-business development to economic development, affordable housing, and transportation for health care. Commissioner Slavik reported a meeting was held in January, which included townships, to discuss the change in focus. Commissioner Slavik stated that property values established by the county are not expected to increase in 2024, which follows a 2023 increase in ag property by 4.4%, followed by an increase of 4.8 % for commercial property. He reported that the 1% sales tax increase in Dakota County will be dispersed to housing and transportation.

Commissioner Slavik discussed the current zoning bills proposed in Minnesota, Senate bill #3964 and House bill 4009. The bills as proposed would effectively put zoning control in the hands of the state and remove

local control from the cities and some townships. It is important to first note that Commissioner Slavik reported that this bill doesn't directly affect small townships because their population is under 10,000 and the 1 per 40 housing requirements. The bill is believed to be developer driven. He did say that cities under 10,000 population would be allowed to have two (plex) single family homes per city lot and cities over 10,000 would be allowed four (plex) single family homes per city lot. This is the same model that Minneapolis is currently using. He said Dakota, Scott and Carver County have formally opposed this bill. Commissioner Slavik reported that how this bill will affect townships is by annexation from neighboring cities. It was recommended that townships obtain or extend their annexation agreements with the cities that surround them.

Commissioner Slavik reported that no additional new funding is available for rural or metro areas. All funding was committed to the northern part of the state.

Sheriff Leko reported that the hiring process for the 3 additional patrol deputies is underway. He said the patrol division is still down 8 deputies but the jail is down only 3 correctional deputies. He reported that the Sheriff's office is slated to receive funding from the state and will be used to purchase 3 mobile speed trailers, a robot for underwater recovery and squad assigned thermograph FLIRS. He also reported that on April 11<sup>th</sup>, County Road 68 is being renamed as Deputy Luther Klug Highway. Deputy Klug was on patrol in Dakota County when he was struck and killed by a drunk driver in 1996.

Sheriff Leko reported that there has been an increase in reports of street racers in the county. He requested that residents who see a gathering of vehicles in lots, such as at Dakota County Technical College, call 9-1-1 to report it so that deputies can hopefully interrupt the planned activity. He reported that Hampton has been experiencing an increase of vehicle break ins.

Sheriff Leko advised that the speed trailer hasn't arrived yet, however he directed townships to send requests to him for use of the speed trailer. He reported that the trailer will record all speeds recorded to help with the analysis of the speeds of the roadway.

Jeff Kruger of MAT reported that they have been touring the state holding spring short course training. They are also in the process of cleaning up the grammatical errors in the bylaws, not changing the bylaws intent. There is a planned vote at the training in Arlington on these changes.

Jeff reported that in 2022 Green Isle township had a major internet scam as a result of spoofed email that was responded to by an employee. This resulted in \$800,000 being transferred to a location that was not the township bank. This case is in the hands of the FBI currently. Caution is strongly urged when any contact, phone or email, is received from someone claiming to represent a financial institution. The best response is to independently contact the financial institution.

Dave Nicolai of Castle Rock Township, board member of the Dakota County Township Association, held a discussion about the idea offering small cities to the township association. This would include cities such as Empire, Lilydale, and Mendota. They have to privately contract for public services such as fire and police, with little funding to pull from, in a similar fashion as the townships. This would potentially increase the township voice by increased numbers as well. It was decided to extend the offer to determine if they are interested before proceeding with any amendments to the association bylaws.

Environmental Services advised that there is \$3500 in funding available for townships to hold a rural solid waste recycle day event. Contact Valerie Nepple or Nikki Stewart for more information about this. They reported that 2,000 private wells have been tested. Results showed increase in nitrates and Manganese in the south and southeast areas of the county. Eureka Township wells were higher in manganese. Manganese is a naturally occurring product that is associated with neurological issues. Eureka wells were lower in arsenic; however, no amount of arsenic is safe so it should be removed. They also reported that PFSA, forever chemicals, including chloride have been detected in Eureka Township. Results in Dakota County in general have shown the presence of cyanazine, a pesticide/herbicide. They reported that carbon filters and/or reverse osmosis systems are the best means for removing contaminants from well water.

Todd Howard, Dakota County Assistant Engineer, reported that work on the railroad trussell in Castle Rock is underway. County road 86 remains

closed in that area. He reported that Highway 52 will have additional maintenance this summer from Hampton to County Road 86. Ramps to from Highway 52 to northbound CR 86 will be closed. County Road 46 and 85 (Goodwin Avenue) will be detoured to allow for the installation of a round-about at that location.

I asked Mr. Howard if the county had plans to pave 225<sup>th</sup> Street from Cedar Ave to the west in Eureka Township, he stated that he was not aware of this on the project list. He was also unaware of any plans to widen Cedar Avenue to a four-lane roadway south of Lakeville.

Brian Watson reported that he is retiring in June 2024.

The met council did not have anything significant to report.

The date of the next township association meeting was not set.

The meeting adjourned.

## **MEMORANDUM**

TO: Eureka Township Supervisor Board  
Eureka Township Planning Commission Board  
FROM: Planning Commissioner Eilers  
RE: March 2024 ALAAC Meeting

On March 14, 2024 I represented Eureka Township as the newly appointed ALAAC Liaison. The meeting was held at Lakeville City Hall. Tom Fitzhenry was elected as the Chair and John Bermel as the Co-Chair. They noted that mission of this group is to maintain a neighborly and compatible relationship with communities that surround the airport.

The airport has a new manager, Sam Seafeldt. Sam is not new to Airlake Airport, but he is new to airport manager position. Airlake Airport is 1 of 6 reliever airports and receives 11% of the aircraft traffic.

Sam advised that the airport runway extension is on hold as they await the results of the environmental study. Mitigation regarding the underground utilities in the area is ongoing as well. Sam was asked about Dakota County's plan to expand Cedar Avenue to a four-lane road and how that would affect the extension of the runway. Sam stated that he was unaware of any planned expansion of Cedar Avenue. He also stated that he did not have any update regarding the paving of 225<sup>th</sup> Street from Cedar Avenue to the new FBO on the south side of the airport.

Sam reported that the maintenance building will have maintenance work done this year to mitigate drainage problems.

Operations at the airport, meaning a landing or a takeoff, increased in 2023. Daytime operations, 6AM to 10PM, increased by 905 to 9,561 and nighttime operations increased by 9 to 44. There were no complaints regarding airport operations or aircraft received in 2023

Adam Forsberg, owner of ALOFT aviation, the new hanger located on the south side of the airport was also present at the meeting. He advised that he plans to open a high end restaurant similar to a Porterhouse type restaurant in his hanger. He said the opening of this restaurant is

dependent on Dakota County paving 225<sup>th</sup> Street, and that he hopes to have his restaurant opening in 5 to 6 months. He also had no update on Dakota County's plan to pave 225<sup>th</sup> Street from Cedar Avenue to the ALOFT Hanger.

Two events of note are taking place at Airlake airport, the first is on June 16<sup>th</sup>, Father's Day fly in breakfast hosted by the Experimental Aircraft Association, chapter 25. The second is on July 7<sup>th</sup>, Pan-O-Prag fly in breakfast, hosted by the Lakeville Lions Club. Both events will be located at the ALOFT hanger.

The meeting adjourned.



# EUREKA TOWNSHIP

Dakota County, Minnesota



## Planning Commission Meeting

Attendance

April 2, 2024

7:00 PM

Printed Name

MIKE VON RUDEN

LOGAN VON RUDEN

Nancy Saubek

Address

1704 EASTRIDGE COURT, NEED, MN

912 Emily Ct NE, MontGomery, MN

9445 225th St. W. KVL