

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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**May 7, 2024 – 7:00 P.M.**

- I. **Call to Order**
- II. **Elect Planning Commission Chair and Vice Chair**
- III. **Approval of the Agenda**
- IV. **Permit Requests**
  - A. Mortimer, Jeff & Kaye, xxx 280<sup>th</sup> St., PIN 13-03100-77-018 \*New Construction
- V. **Land Use**
- VI. **Old Business**
- VII. **New Business**
  - A. Determine liaisons to the regular scheduled Town Board monthly meeting
  - B. Recommend discussion topics for Round Table meeting (May 21<sup>st</sup>, 5:00pm)
  - C. Permit application and directions review:
    - a. Accessory Solar Energy Systems
- VIII. **Deputy Clerk Matters**
  - A. Zoom meeting policy
- IX. **Approval of Meeting Minutes**
  - A. April 2, 2024, Planning Commission meeting
- X. **Adjournment**

**You can join the Zoom Meeting one of the following ways:**

- 1. Navigate to <https://zoom.us/j/3134376987?pwd=V3VRRkjKbIUxeUY1eIJBdmVNUmUrdz09>  
Meeting ID: 313 437 6987
- 2. One tap mobile: dial 1-312-626-6799, 3134376987#

# EUREKA TOWNSHIP

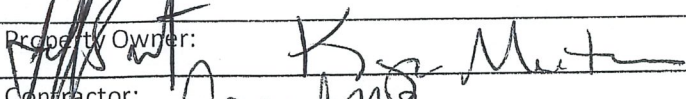

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

<b>SITE INFORMATION   Eureka Township</b>		PIN# 13-03100-77-018	Permit#
Site Address:		City Lakeville	Zip 55044
<b>PROPERTY OWNER INFORMATION</b>			
Name Jeff & Kaye Mortimer		Email wsbucky@charter.net	Phone 612-619-6756
Address 19638 Camrose Way		City Farmington	State MN Zip 55024
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name Fitzke Construction LLC		License Number BC635511	
Contact Person Jaren Fitzke		Email Jaren@FitzkeMN.com	
Address 17721 Formosa Avenue		City Lakeville	State MN Zip 55044
Cell Phone 612.483.0475		Day Time Phone 612.483.0475	Fax none
<b>TOWNSHIP / LOCAL GOVERNMENT</b>			
Permit complies with the Wetland Conservation Act subject to the following conditions:			
<input checked="" type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date
4/10/24			
<b>PLEASE INDICATE PROJECT TYPE</b>		<b>PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED</b>	
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Commercial / Industrial		<input checked="" type="checkbox"/> Signature from Township on Building Permit Application	
<input checked="" type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input checked="" type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input checked="" type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies	
<input type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input checked="" type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input checked="" type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input checked="" type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Solar Energy*	<input checked="" type="checkbox"/> Erosion and Sediment Control Plans	
<input type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input checked="" type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar	* CUP also required	<input checked="" type="checkbox"/> New Home Checklist	
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials:		\$980,872	
Project Description:			

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner:		Date:	4/11/2024
Signature of Contractor:		Date:	4.23.24



## Residential New Home Construction Checklist

(MUST be included when applying for permit)

Address: \_\_\_\_\_ 280th Street, Lakeville PIN# \_\_\_\_\_ 13-03100-77-018

All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufacturer's installation specifications for each product.

**SUBMISSION CHECKLIST** (Incomplete applications will not be accepted)

- Completed and Signed Building Permit Application (Include all License/Bond Numbers, contact phone numbers and email addresses).
- Completed and Signed copy of this Checklist.
- 2 sets of Structural Building Plans (floor plans and elevations).
- 2 sets of Site Plans illustrating building dimensions, lot lines and setbacks.
- New Construction Energy Code Compliance Certificate.
- Worksheet E-1 "Residential Combustion Air Calculation Method" (attached).
- Table 501.3.1 form "Procedure to Determine Makeup Air Quantity for Exhaust Equipment" (attached).
- New Construction Energy Code Lighting Schedule (attached and allowed to be a deferred submittal).

**Note:** Additional information may be required by the Plans examiner.

**Check all items below that will be included in the construction of the home.**

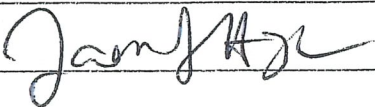
**Note:** All items checked below may need to be installed and completed before a Certificate of Occupancy can be issued. If any of the items are not checked, but are added to the plan after the building permit has been issued, an additional permit will be required.

- Finished Basement
- Deck
- Gas Fireplace: Quantity 1
- Masonry/Wood Fireplace: Quantity 1
- In-Floor Heat – hydronic
- Geothermal System
- Other: \_\_\_\_\_
- Retaining Wall (if over 48" in height, include structural engineer sealed design)
- Complete Septic System Design

FOUNDATION INFORMATION:				
Foundation Type	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Poured Wall	<input type="checkbox"/> ICF	<input type="checkbox"/> Wood
Foundation Thickness	<input checked="" type="checkbox"/> 8-inch	<input type="checkbox"/> 10-inch	<input type="checkbox"/> 12-inch	<input type="checkbox"/> Other
ICF Only	<input type="checkbox"/> 5.5-inch	<input type="checkbox"/> 7.5-inch	<input type="checkbox"/> 9.5-inch	<input type="checkbox"/> Other
Design Criteria	<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Engineered	<input type="checkbox"/> IRC Tables	

Maximum Foundation Wall Height:	(4)	5'	6'	7'	8'	9'	10'	Other:
Vertical Reinforcement Size and Spacing:	<u>#4 x2'</u> reinforcing		<u>72</u> inches o.c.					
Horizontal Reinforcement Size and Spacing:	_____ reinforcing		_____ inches o.c. #4 continuous 18" from top					
Waterproofing/Damp-proofing (product type):	Above grade: _____		Below grade: <u>Extruded Poly Styrene R-10</u>					
Foundation Drainage System Type:	_____							

Applicant's Printed Name: Jaren Fitzke

Applicant's Signature: 

Date: 04/03/2024

## Eureka Township Deputy Clerk

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**From:** Jaren Fitzke <jaren@fitzkemn.com>  
**Sent:** Monday, April 29, 2024 8:41 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** RE: New Construction building application, driveway, housing right

Thanks Amy,

It is my understanding that the Housing Right was transferred to 13-03100-77-018, but we will let Mr. Phillipe confirm that.

Thanks,  
Jaren Fitzke

Fitzke Custom Homes  
Jaren@FitzkeMN.com  
www.FitzkeMN.com  
612.483.0475  
Custom Homes & Real Estate



fitzke  
Custom Homes ■■■



BERKSHIRE  
HATHAWAY  
HomeServices  
North Properties

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**From:** Eureka Township Deputy Clerk <deputyclerk@eurekatownship-mn.us>  
**Sent:** Thursday, April 25, 2024 3:00 PM  
**To:** Jaren Fitzke <jaren@fitzkemn.com>; wsbucky@charter.net; jeromephillipe57@gmail.com  
**Cc:** Eureka Township Clerk <clerk@eurekatownship-mn.us>  
**Subject:** New Construction building application, driveway, housing right  
**Importance:** High

Hello,

Thank you for dropping the application off, along with the application fee, on Tuesday, April 23<sup>rd</sup> at the Town Hall. I had the Road Supervisor go out and look at the driveway and all is well. No further application or action is needed. We do, however, need written confirmation on the housing right. According to our records, on October 21<sup>st</sup>, 2021, the Town Board approved a housing right transfer from PIN 13-03100-75-010 to PIN 13-03100-77-016, which then was split to become PIN 13-03100-77-017 and 13-03100-77-018. The housing right is available for one parcel only. Please respond with where the available housing right is to be designated. The Township will not assume the housing right is being exercised with this new construction building application.

Thank you,



Chair Palmquist noted that the attorney spent quite some time years ago going over housing right transfers, and stub abstracts have always been part of it. Carol Cooper offered that she did not submit all of the deed transfers because the configuration today is the same as it was in 1982. However, she can provide the remaining deed transfers.

*Motion carried 4-1*, with Supervisor Kauffman opposed, stating that the ordinance does not require a stub abstract, and the Board should accept the offering as proof.

### **Land Use Requests**

Jerome Phillipe, 27798 Jamaica Avenue – Lot Split for PIN 13-03100-77-016

*Motion:* Supervisor Barfknecht moved to approve the lot split for Jeffrey and Jerome Phillipe for Parcel 3 consisting of 18.01 acres and having PIN 13-03100-77-016 to be split as follows: Parcel C consisting of 10.01 acres, and Parcel D consisting of 8.00 acres, as described in the survey attached via Jacobson Engineers and Surveyors dated 9/21/21. Seconded by Vice Chair Fredlund. *Motion carried 5-0.*

Jerome Phillipe, 27798 Jamaica Avenue – Lot Split for PIN 13-03100-76-010

*Motion:* Supervisor Barfknecht moved to approve the lot split for Jeffrey and Jerome Phillipe for parcel 2 consisting of 59.92 acres and having PIN 13-03100-76-010 to be split as follows: Parcel A consisting of 55.43 acres, Parcel BB consisting of 1.495 acres, Parcel CC consisting of 1.495 acres, and Parcel DD consisting of 1.495, as described in the survey attached via Jacobson Engineers and Surveyors dated 9/21/21. Seconded by Vice Chair Fredlund. *Motion carried 5-0.*

Jerome Phillipe, 27798 Jamaica Avenue – Housing Right Transfer from PIN 13-03100-75-010 to PIN 13-03100-77-016 (Now split to 13-03100-77-017 & 13-03100-77-018)

*Motion:* Supervisor Barfknecht moved to approve the residential building right transfer cluster agreement for Jerome & Jeffrey Phillipe with sending parcel 13-03100-75-010 and receiving parcel 13-03100-77-016. As an additional condition, the Phillipe's will record a declaration against the NW 1/4 of the SE 1/4 of Section 31, Township 113, Range 20 stating all building rights related to that quarter-quarter section have been transferred. Seconded by Supervisor Kauffman. *Motion carried 5-0.*

Supervisor Sauber stated that in addition, the Planning Commission asked the attorney for his help in advising them on this application. Chad Lemmons indicated he could give a line item for that expense to be paid by the applicant. Supervisor Barfknecht objected to charging attorney fees stating that the Board approved to have the attorney present at any Planning Commission meetings involving transfers of housing rights because of the complexity of the ordinances, and we have never charged this to a resident. Chair Palmquist agreed that we invited the attorney to aid the Planning Commission, not the applicant. Vice Chair Fredlund agreed it would be inappropriate to charge the Phillipe's being that the attorney counseled other permit issues at that meeting. Supervisor Sauber indicated the Board should install an escrow account for housing right transfer applications as is done for other uses.

### **Treasurer's Report**

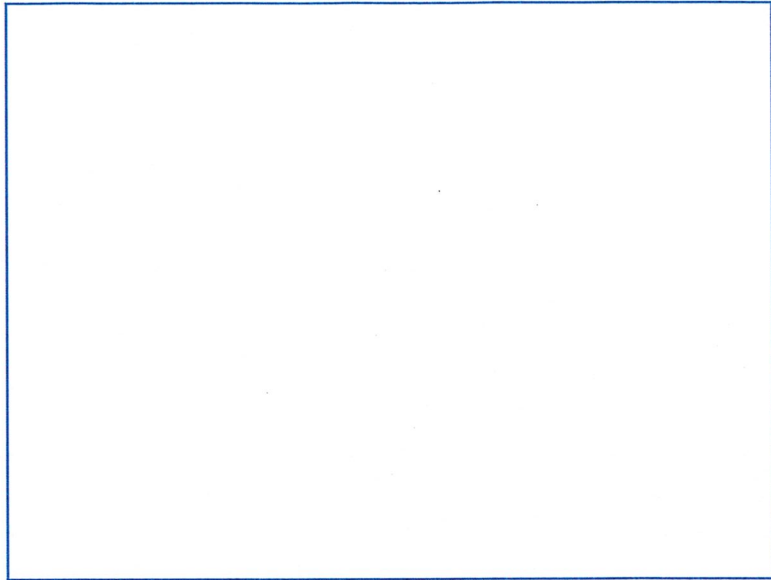
Clerk/Treasurer Solis read the Treasurer's Report as on September 30, 2021: Castle Rock Bank checking account \$58.42; Castle Rock Bank savings account \$508,199.87; Outstanding checks



<b>Property Card</b>	Parcel ID Number 13-03100-77-018
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<b>Owner Information</b>
Fee Owner JEFFREY MORTIMER KAYE L MORTIMER
Mailing Address 19638 CAMROSE WAY  FARMINGTON MN 55024

<b>Property Address</b>
Address
Municipality EUREKA TWP



Parcel Information	
Sale Date	Total Acres 8.00
Sale Value \$0.00	R/W Acres 0.04
Uses RESIDENTIAL	Water Acres
	Plat SECTION 31 TWN 113 RANGE 20
	Lot and Block 31 113 20
	Tax Description E 1/2 OF SE 1/4 S OF N 1060 FT EX E 60 ACRES EX BEG SW COR OF SAID E 1/2 N 00D25M45S E 673.16 FT N 89D57M09S E 326.24 FT S 00D52M57S W 673.23 FT TO S LINE OF SE 1/4 W ON S LINE 320.91 FT TO BEG & E 33 FT OF W 1/2 OF SE 1/4 S OF N 1060 FT

2024 Building Characteristics (payable 2025)*		
Building Type	Year Built 0	Bedrooms
Building Style	Foundation Sq Ft	Bathrooms
Frame	Above Grade Sq Ft	Garage Sq Ft
Multiple Buildings	Finished Sq Ft	Other Garage

Miscellaneous Information					
School District 194	Watershed District NORTH CANNON RIVER	Homestead NON HOMESTEAD	Green Acres	Ag Preserve	Open Space

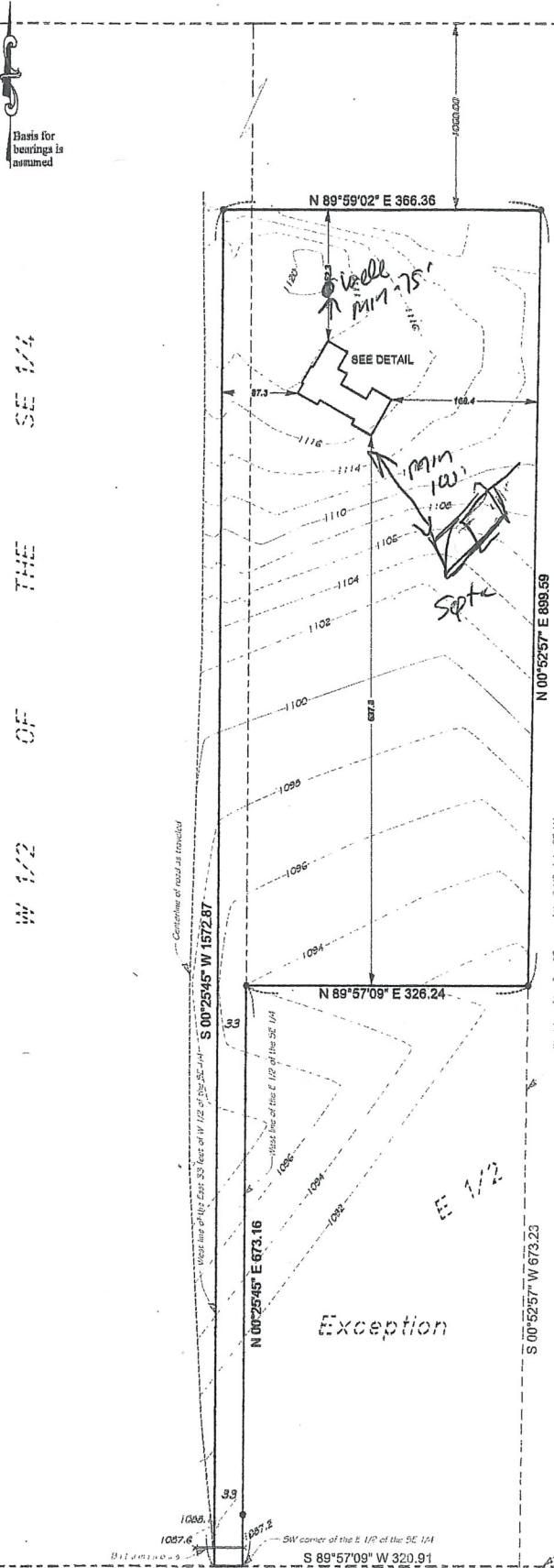
Assessor Valuation		
	Taxable	Estimated
2024 Land Values (payable 2025)	\$119,100.00	\$119,100.00
2024 Building Values (payable 2025)*	\$0.00	\$0.00
2024 Total Values (payable 2025)*	\$119,100.00	\$119,100.00
2023 Total Values (payable 2024)*	\$120,000.00	\$120,000.00

Property Tax Information		
Net Tax (payable 2024) \$1,336.00	Special Assessments (2024) \$0.00	Total Tax & Assessments (2024) \$1,336.00

**Surveyors Certificate**  
**Construction Staking Survey For:**  
**FITZKE CONSTRUCTION**

Property located in Section  
 31, Township 113, Range 20,  
 Dakota County, Minnesota

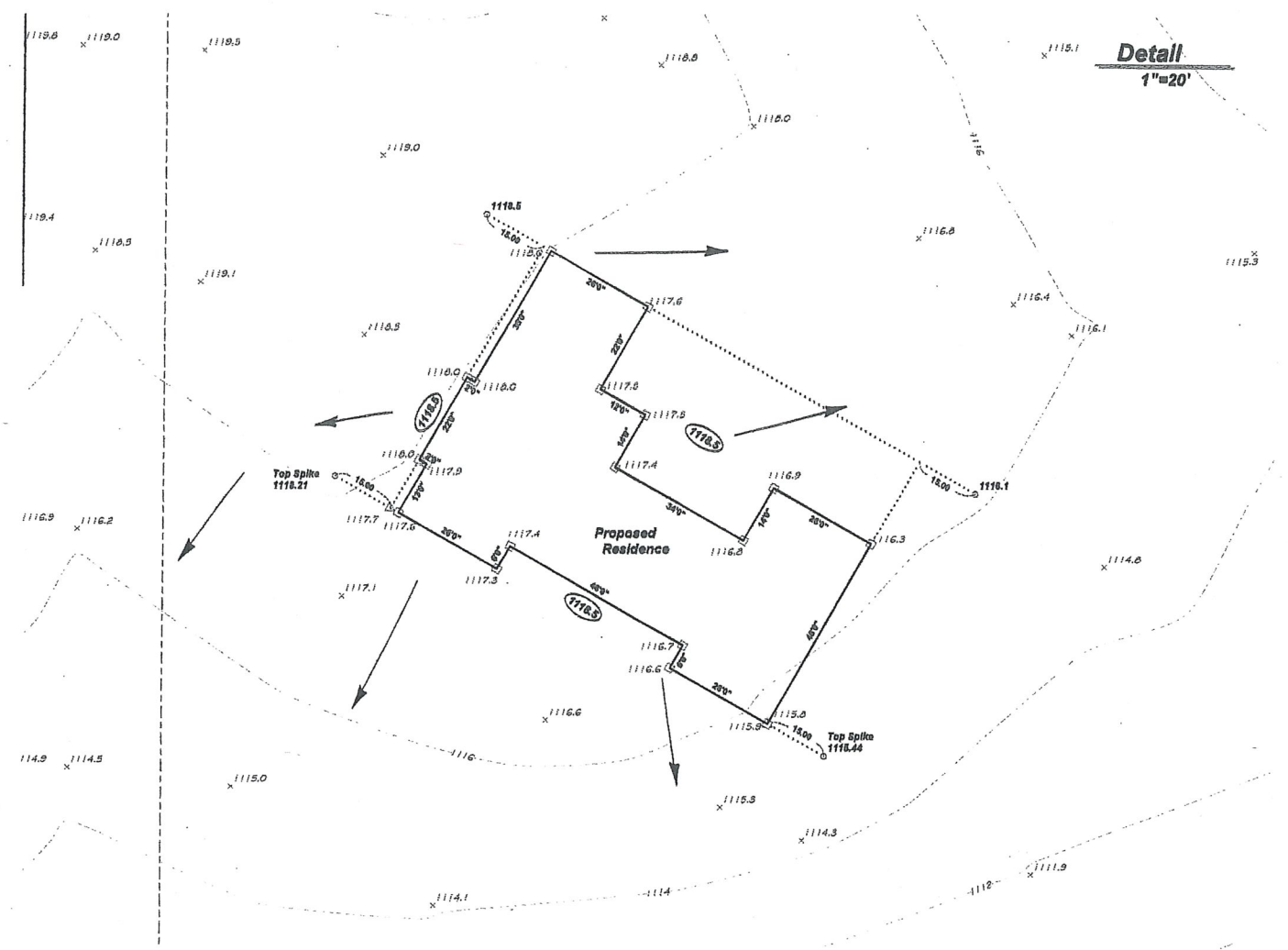
- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- ← Denotes Surface Drainage



Basis for bearings is assumed

Exception

Exception



**Detail**  
 1"=20'

**Legal Description**

The E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, lying south of the North 1060.00 feet thereof, Except the East 60 acres thereof, and Except that part described as follows: Beginning at the Southwest corner of said E 1/2; thence N 00°25'48" E, assumed bearing, along the west line of said E 1/2 a distance of 673.16 feet; thence N 89°57'09" E a distance of 326.24 feet to the west line of the East 60 acres of said E 1/2; thence S 00°52'57" W, along said west line, distance of 673.23 feet to the south line of said E 1/2; thence S 88°57'09" W, along said south line, a distance of 320.91 feet to the point of beginning.

And also

The East 33 feet of the W 1/2 of said SE 1/4, lying south of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of said SE 1/4

1119.8	Proposed First Floor Elevation
1118.8	Proposed Top of Foundation
1118.5	Proposed Garage Floor
N/A	Proposed Basement Floor
	Type of Building
	Blk on Grade

NOTE: Proposed grades are subject to results of soil tests. Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpretations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

NOTE: The only easements shown are from plans of record or information provided by client.

<p><b>DEMARCO</b>                  LAND SURVEYING &amp; ENGINEERING                  7601 72nd Avenue North                  Minneapolis, Minnesota 55429</p>	Project No. 90588 F.B.No. - Address: 280th Str. W. Rureka Township, MN	Scale: 1" = 100' Drawn by: JG	I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Surveyed this 9th day of January 2024. Signed: <i>Gregory R. Kuehl</i> Gregory R. Kuehl, Minn. Reg. No. 24092
	DEMARCO LAND SURVEYING & ENGINEERING 7601 72nd Avenue North Minneapolis, Minnesota 55429 (763) 560-3003 Demarco.com		



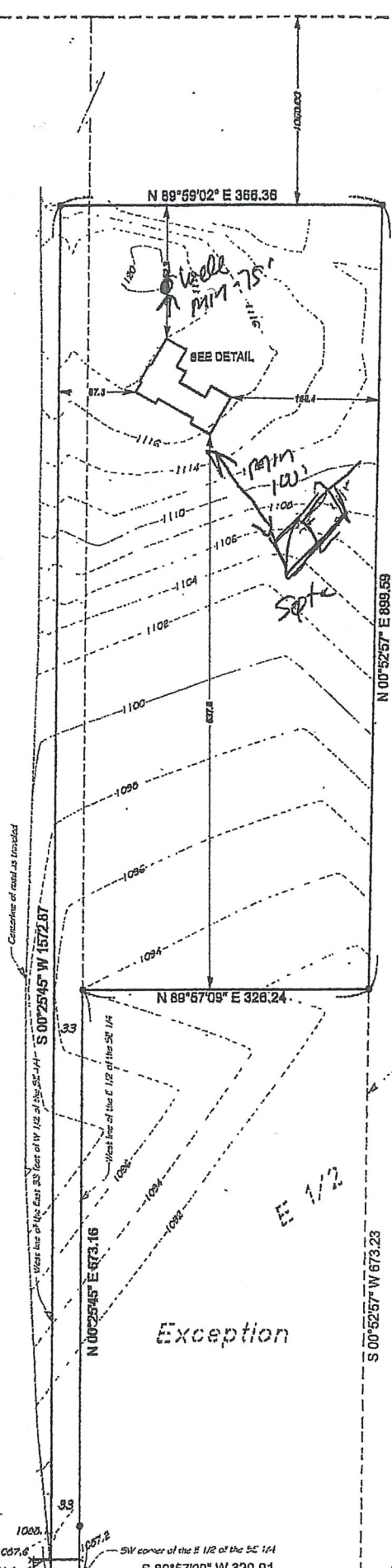
Basis for bearings is assumed

SE 1/4

THE

OF

W 1/2



Exception

SE 1/4

THE

OF

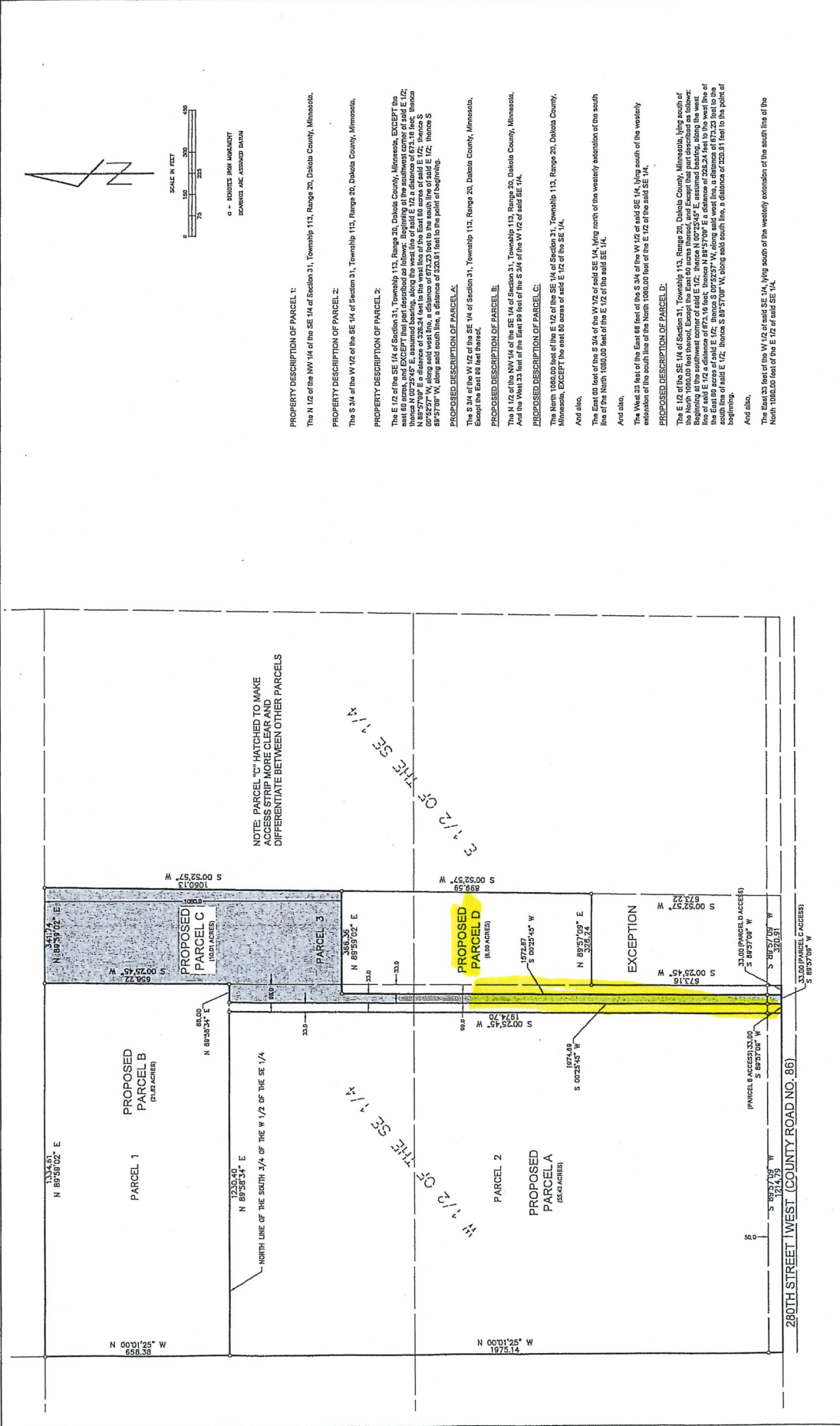
E 1/2

Exception

280th Street West  
( County Road No. 86 )



Parcel Subdivision Driveway info.



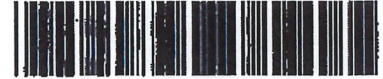
<p>PROPERTY DESCRIPTION OF PARCEL 1:</p> <p>The N 1/2 of the NW 1/4 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota.</p>		<p>PROPERTY SPLIT EUREKA TOWNSHIP, MN</p>
<p>PROPERTY DESCRIPTION OF PARCEL 2:</p> <p>The S 3/4 of the W 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota.</p>		
<p>PROPERTY DESCRIPTION OF PARCEL 3:</p> <p>The E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the east 60 acres, and EXCEPT that part described as follows: Beginning at the southwest corner of said E 1/2, thence N 89°59'02" E, a distance of 1334.81 feet to the northeast corner of said E 1/2, thence N 00°25'45" E, a distance of 1007.52 feet to the northeast corner of said E 1/2, thence S 89°57'08" W, along said south line, a distance of 673.23 feet to the point of beginning.</p>		
<p>PROPERTY DESCRIPTION OF PARCEL 4:</p> <p>The S 3/4 of the W 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the East 60 feet thereof.</p>		
<p>PROPERTY DESCRIPTION OF PARCEL 5:</p> <p>The N 1/2 of the NW 1/4 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, and the West 65 feet of the East 60 feet of the S 3/4 of the W 1/2 of the SE 1/4 of said SE 1/4.</p>		
<p>PROPOSED DESCRIPTION OF PARCEL A:</p> <p>The S 3/4 of the W 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the East 60 feet thereof.</p>		<p>CERTIFICATE OF SURVEY PARCEL SUBDIVISION</p>
<p>PROPOSED DESCRIPTION OF PARCEL B:</p> <p>The N 1/2 of the NW 1/4 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, and the West 65 feet of the East 60 feet of the S 3/4 of the W 1/2 of the SE 1/4 of said SE 1/4.</p>		
<p>PROPOSED DESCRIPTION OF PARCEL C:</p> <p>The North 1060.00 feet of the E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the east 60 acres of said E 1/2 of the SE 1/4.</p>		
<p>And also,</p> <p>The East 65 feet of the S 3/4 of the W 1/2 of the SE 1/4, lying north of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of the said SE 1/4.</p>		
<p>And also,</p> <p>The West 65 feet of the East 60 feet of the S 3/4 of the W 1/2 of the SE 1/4, lying south of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of the said SE 1/4.</p>		
<p>PROPOSED DESCRIPTION OF PARCEL D:</p> <p>The E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, lying south of the North 1060.00 feet thereof, EXCEPT the East 60 acres thereof, and EXCEPT that part described as follows: Beginning at the southwest corner of said E 1/2, thence N 89°59'02" E, a distance of 1334.81 feet to the northeast corner of said E 1/2, thence N 00°25'45" E, a distance of 1007.52 feet to the northeast corner of said E 1/2, thence S 89°57'08" W, along said south line, a distance of 673.23 feet to the point of beginning.</p>		<p>PREPARED FOR Jerome Phillips 27789 Jamaica Avenue Lakeville, MN 55044 612-369-5475</p>
<p>And also,</p> <p>The East 65 feet of the S 3/4 of the W 1/2 of the SE 1/4, lying south of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of the said SE 1/4.</p>		
<p>PROPOSED DESCRIPTION OF PARCEL E:</p> <p>The North 1060.00 feet of the E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the east 60 acres of said E 1/2 of the SE 1/4.</p>		
<p>And also,</p> <p>The East 65 feet of the S 3/4 of the W 1/2 of the SE 1/4, lying north of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of the said SE 1/4.</p>		
<p>And also,</p> <p>The West 65 feet of the East 60 feet of the S 3/4 of the W 1/2 of the SE 1/4, lying south of the westerly extension of the south line of the North 1060.00 feet of the E 1/2 of the said SE 1/4.</p>		
<p>RECORDS</p> <p>FILE NO. 20113</p> <p>DRAWN BY</p> <p>CHECKED BY</p> <p>SCALE AS SHOWN</p> <p>FIELD BOOK A</p> <p>DATE 8-21-21</p>		<p>JACOBSON ENGINEERS &amp; SURVEYORS</p> <p>3000 Corporate Way Lakeville, MN 55044 (612) 369-5475 FAX (612) 444-4244</p>
<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.</p> <p>Signature: <i>Robert J. Jacobson</i> License No. 273,413 Date: 08/21/21</p> <p>Print Name: Robert J. Jacobson</p>		
<p>2800TH STREET (WEST) (COUNTY ROAD NO. 86)</p>		
<p>1/2 OF THE SE 1/4</p>		
<p>1/2 OF THE SE 1/4</p>		



Receipt:# 878351

3574346

EASE \$46.00



Return to:  
MORISSETTE LAW OFFICE  
610 AFTON DRIVE  
NORTHFIELD MN 55057

Recorded on: 1/25/2023 3:10 PM

By: EGU, Deputy

Office of the County Recorder  
Dakota County, Minnesota  
Amy A. Koethe, County Recorder

2-3

Space Above Line For Recorder's Use

**EASEMENT DECLARATION**

EASEMENT DECLARATION ("Declaration") made January 5, 2023, by Jerome L. Phillipe and Jeffrey A. Phillipe, single persons, (together referred to as the "Phillipes") and Jeffrey Mortimer and Kaye L. Mortimer, married to each other, (together referred to as the "Mortimers").

- A. Phillipes own the real property in Dakota County, Minnesota, shown as Proposed Parcel A, Proposed Parcel B, Proposed Parcel C and Proposed Parcel D on the attached Certificate of Survey and legally described as follows:

The W 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota;  
 AND  
 THE E1/2 OF THE SE1/4 OF SECTION 31, TOWNSHIP 113, RANGE 20, DAKOTA COUNTY, MINNESOTA,  
EXCEPT THE EAST 60 ACRES,  
AND ALSO EXCEPT THAT PART BEGINNING AT THE SOUTHWEST CORNER OF SAID E1/2 OF THE SE1/4; THENCE NORTH 00 DEGREES 25 MINUTES 45 SECONDS EAST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID E1/2 OF THE SE1/4, A DISTANCE OF 673.16 FEET TO THE NORTH LINE OF THE SOUTH 673.14 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 09 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 326.24 FEET TO THE WEST LINE OF THE EAST 60 ACRES OF SAID E1/2 OF THE SE1/4; THENCE SOUTH 00 DEGREES 52 MINUTES 57 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 673.23 FEET TO THE SOUTH LINE OF SAID E1/2 OF THE SE 1/4; THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 320.91 FEET TO THE POINT OF BEGINNING.

- B. Phillipes have subdivided the property into the following parcels:

**PARCEL D:**

The E 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota, lying south of the North 1060.00 feet thereof, EXCEPT the East 60 acres thereof, and EXCEPT that part described as follows: Beginning at the southwest corner of said E 1/2; thence N 00°25'45" E, assumed bearing, along the west line of said E 1/2 a distance of 673.16 feet; thence N89°57'09" E a distance

of 326.24 feet to the west line of the East 60 acres of said E ½; thence S00°52'57" W, along said west line, a distance of 673.23 feet to the south line of said E ½; thence S89°57'09" W, along said south line, a distance of 320.91 feet to the point of beginning;

And also,

The East 33 feet of the W ½ of said SE ¼, lying south of the westerly extension of the south line of the North 1060.00 feet of the thereof E ½ of said SE ¼.

**PARCEL C:**

The North 1060.00 feet of the E ½ of the SE ¼ of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the East 60 acres of the E ½ of the SE ¼;

And also,

The East 66 feet of the S ¾ of the W ½ of the SE ¼, lying north of the westerly extension of the south line of the North 1060.00 feet of the E ½ of the said SE ¼;

And also,

The West 33 feet of the East 66 feet of the S ¾ of the W ½ of the SE ¼, lying south of the westerly extension of the south line of the North 1060.00 feet of the E ½ of the said SE ¼.

**PARCEL B:**

The N ½ of the NW ¼ of the SE ¼ of Section 31, Township 113, Range 20, Dakota County, Minnesota,

And the West 33 feet of the East 99 feet of the S ¾ of the W ½ of said SE ¼.

**PARCEL A:**

The S ¾ of the W ½ of the SE ¼ of Section 31, Township 113, Range 20, Dakota County, Minnesota, EXCEPT the East 99 feet thereof.

C. Mortimers have contracted with Phillippe to purchase the Parcel C pursuant to a recorded Contract for Deed.

D. Phillippe and Mortimers (together referred to as the "Declarants") wish to create a permanent common driveway and utilities easement to be used by the current and future owners of Parcels B, C and D.

**NOW, THEREFORE,** Declarants hereby declare as follows:

1. Easement Area. There shall exist a non-exclusive driveway and utility easement for travel and right of way, ingress and egress, utility lines, and the right to make reasonable improvements and repairs thereto over, under, across, and through the "Easement Area" legally described as:

31-113-20  
N. NESE  
N. SESE  
W. NWSE  
W. S08E



The West 66 feet of the East 99 feet and the South 75 feet of the East 33 feet, all in the S 3/4 of the W 1/2 of the SE 1/4 of Section 31, Township 113, Range 20, Dakota County, Minnesota

This easement shall be for customary residential purposes (which may include reasonable home-based business activities as otherwise allowed by applicable laws or ordinances) but no owner of any of the Benefitting Properties (as defined herein) may obstruct any part of the easement so as to interfere with any other party's (or their tenants, guests or invitees) use of the easement for such purposes.

2. Benefitting Properties. The easement shall be for the benefit of Parcels B, C, and D ("the Benefitting Properties"), as described above.

3. Maintenance. The owners of Parcels B, C, and D shall be responsible for the maintenance (including snow removal, grading or other repair necessitated by normal wear and tear and weathering) of the driveway in the Easement Area. The costs of maintenance shall be shared between the owners of the Benefitting Properties based upon the location of the maintenance and which Parcels are benefiting from the maintenance. However, if any damage is caused to the driveway or its adjoining property by an owner of the Benefitting Properties, or such owner's tenants, guests, or invitees, such damage shall be repaired by that owner at its sole cost and expense.

4. Indemnification. Each of the respective owners of the Benefitting Properties shall defend, protect, indemnify and hold harmless the other owners of the Easement Area property from and against all claims, causes of action, judgments or demands, including any action or proceeding brought thereon, and all costs, damages, losses, expenses and liabilities of any kind, including reasonable attorneys' fees and costs, asserted against or incurred by the other owners of the Easement Area property in connection with or arising out of the use of the Easement Area by the indemnifying owners of the Benefitting Properties, their tenants, subtenants of such tenants, employees, agents, customers, contractors, invitees, licensees successors or assigns.

5. No Dedication. This Declaration is not intended to be, and shall not constitute, a gift or dedication of any portion of the Easement Area to the general public for any public use or purpose whatsoever.

6. Liability Only While An Owner. No owner of the Easement Area or Benefitting Properties shall be obligated or liable under this Declaration except to the extent, if any, that such obligation or liability accrues or occurs during such owner's period of ownership of its respective parcel.

7. Amendment. This Declaration may not be amended except by an instrument signed by the then owners of the Benefitting Properties.


8. Miscellaneous. The rights, easements, and obligations herein contained shall be binding on the current owners of the Easement Area and the Benefitting Properties, and the subsequent owners of the Easement Area and Benefitting Properties, and their respective heirs, representatives, successors and assigns. The rights, easements, and obligations herein contained are perpetual in nature and run with the land. This Declaration shall be construed in accordance with the laws of the State of Minnesota.

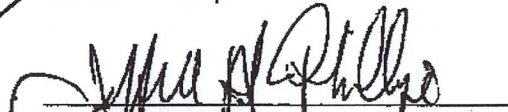
Handwritten notes: N. NUBS, N. 5113-20, (A) N.



9. Enforcement; Expenses; Liens to Secure Payment. The obligations of each party under this Declaration shall be enforceable by any appropriate proceeding at law or in equity, including but not limited to proceedings seeking damages, injunctive relief or specific performance. In any action or proceeding to enforce or contest any provision of this Declaration, or to obtain a declaration of the rights or obligations of any person under this Declaration, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, incurred by such party in connection with such action or proceeding. In addition, each party hereby grants to the other party a lien on such party's property, junior to any existing or future bona fide first mortgage or deed of trust encumbering such party's property (but senior to any homestead or other exemption), to secure payment of such party's monetary obligations under this Declaration, including interest and attorneys' fees. Any such lien may be foreclosed in the manner provided by law and rules of court for foreclosure of mortgages. Each party shall, at the request of the other party, promptly certify in writing whether or not such party claims that any amount is owed under this Declaration by the other party, and, if so, the amount claimed to be due from the other party.


The Declarants have caused this Declaration to be effective as of the day and year first above written.

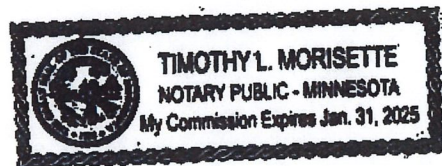
  
\_\_\_\_\_  
Jerome L. Phillipe

  
\_\_\_\_\_  
Jeffrey A. Phillipe

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF RICE         )

The foregoing was executed before me this 5<sup>th</sup> day of January, 2023, by Jerome L. Phillipe and Jeffrey A. Phillipe, both single persons.

  
\_\_\_\_\_  
Notary Public





## Eureka Township Deputy Clerk

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**From:** Jaren Fitzke <jaren@fitzkemn.com>  
**Sent:** Thursday, April 18, 2024 12:02 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** RE: New permit  
**Attachments:** Survey attachment to driveway easement.pdf

Thanks Amy, I appreciate your information.

I asked my clients about the age of the driveway, and they asked the farmer who they bought it from and he said it was already complete, but didn't give me a date of installation.

It might be worth mentioning that this parcel #13-03100-77-018,

Has a shared driveway easement with Parcel ID: 13-03100-77-017 & Parcel ID: 13-03100-75-011.

So one of those other parcels might have the driveway permit under them? I'll attach the Parcel Subdivision which looks like it was dated 9/21/21. I'm assuming the driveway was installed right around that time. My clients own Parcel "D" on this attachment

I also contacted Dee McDaniels and Ashley Gallagher from Dakota County and they are not requiring us to do anything additional since we are disturbing less than one acre of land and building less than one acre of impervious surface.

So we should have everything we need to apply for the permit. Should I email everything to you by April 25<sup>th</sup>, or should I drop off two copies during office hours?

Thanks,  
Jaren Fitzke

Fitzke Custom Homes  
Jaren@FitzkeMN.com  
www.FitzkeMN.com  
612.483.0475  
Custom Homes & Real Estate



fitzke  
Custom Homes

BERKSHIRE  
HATHAWAY  
HomeServices  
North Properties

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**From:** Eureka Township Deputy Clerk <deputyclerk@eurekatownship-mn.us>  
**Sent:** Thursday, April 4, 2024 1:49 PM  
**To:** Jaren Fitzke <jaren@fitzkemn.com>



Town Board Meeting Liaisons

May 14, 2024	
June 11, 2024	
July 09, 2024	
August 14, 2024 (Wednesday)	
September 10, 2024	
October 08, 2024	
November 12, 2024	
December 10, 2024	
January 14, 2025	
February 11, 2025	
March 12, 2025 (Wednesday)	
April 08, 2025	

**APPLICATION INSTRUCTIONS**

❖ Approvals Required:

1. Roof-mounted and building-mounted ASES are allowed as accessory uses and structures. The owner or contractor shall obtain a building permit before installation.
2. Ground-mounted ASES, which are designed to generate forty (40) kilowatts of power or less, are allowed as accessory uses and structures in all districts.
3. Ground-mounted ASES whose generating capacity is greater than forty (40) kilowatts, but not more than one hundred (100) kilowatts shall be treated as a Conditional Use which may be approved as an accessory use and structure by the Town Board in the Agricultural District.

❖ Performance Standards:

1. Electric ASES components must have an Underwriters Laboratory (UL) listing.
2. All ASES shall comply with the Minnesota State Building Code and Electric Code.
3. Roof-mounted ASES shall comply with the accessory structure setbacks.
4. Roof-mounted and building-mounted ASES shall not extend above the highest portion of the roofline on which the system is mounted.
5. The collector surface and mounting devices for roof-mounted ASES shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side or rear yard exposure.
6. 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, and may not extend into the side yard or rear yard setback when oriented as minimum design tilt (ie. The solar panel position that is maximum horizontal extent and covers the maximum ground area).
7. A minimum of one (1) ground-mounted solar panel is permitted in Shoreland Districts, and is not considered an impervious surface.
8. The collector surface of a ground-mounted ASES located outside Shoreland Districts is not considered an impervious surface if the system has a neutral vegetated ground cover under and between the collectors and surrounding the system foundations or mounting devices.
9. The height of a ground-mounted ASES shall not exceed fifteen (15) feet.
10. Ground-mounted ASES shall be counted as an accessory structure for the purpose of meeting limits on the total square footage of accessory structures in all zoning districts.
11. Ground-mounted ASES shall meet the requirements of the Township's Stormwater Ordinance.
12. The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panel(s) are within accepted professional standards, given local soil and climate conditions.

# EUREKA TOWNSHIP

## BUILDING PERMIT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024  
Phone: (952) 469-3736 / Email: [deputyclerk@eurekatownship-mn.us](mailto:deputyclerk@eurekatownship-mn.us)

SITE INFORMATION   Eureka Township		PIN#	Permit#
Site Address:		City	Zip
<b>PROPERTY OWNER INFORMATION</b>			
Name		Email	Phone
Address		City	State Zip
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name		License Number	
Contact Person		Email	
Address		City	State Zip
Cell Phone		Day Time Phone Fax	
<b>TOWNSHIP / LOCAL GOVERNMENT</b>			
Permit complies with the Wetland Conservation Act subject to the following conditions:			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit		<input type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date
<b>PLEASE INDICATE PROJECT TYPE</b>		<b>PROVIDE THE FOLLOWING FOR NEW HOME AND AS NEEDED</b>	
<input type="checkbox"/> Residential or <input type="checkbox"/> Commercial/Industrial		<input type="checkbox"/> Signature from Township on Building Permit Application	
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Private Dog Kennel	<input type="checkbox"/> Building Plans (Cross Section, Elevations, Floor Plan) – 2 copies	
<input type="checkbox"/> Deck	<input type="checkbox"/> Public Utility Structure	<input type="checkbox"/> Heat Loss, Combustion Air & Make-up Air Calculations– 2 copies	
<input type="checkbox"/> Accessory Bldg/Pole Shed	<input type="checkbox"/> Signs*	<input type="checkbox"/> Energy Certificate – 2 copies	
<input type="checkbox"/> Remodel	<input type="checkbox"/> Govt Bldg/Facility*	<input type="checkbox"/> Driveway Permit (Required for access to State, County, Twp. Roads)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Church/Religious Bldg*	<input type="checkbox"/> Survey / Detailed Site Plans – 2 copies	
<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Solar Energy*	<input type="checkbox"/> Erosion and Sediment Control Plans	
<input type="checkbox"/> Moving a Building	<input type="checkbox"/> Communication Tower*	<input type="checkbox"/> Complete Septic Design	
<input type="checkbox"/> Aircraft Hangar	* CUP also required	<input type="checkbox"/> New Home Checklist	
<input type="checkbox"/> Other:			
Estimated Cost of Labor & Materials:			
Project Description:			

Applicant hereby agrees that, upon issuance of this permit, all work shall be done and all materials used shall be in compliance with all applicable township, city and county ordinances. The applicant agrees to abide by all zoning regulations and to utilize this structure for its permitted use. Signature of this application by the legal property owner or owner's representative is required and authorizes the Township Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Property Owner:	Date:
Signature of Contractor:	Date:





**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.

§ 240-30Tall 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: \_\_\_\_\_  
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.