

**EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

NOTICE OF SPECIAL TOWN BOARD MEETING

**FOR THE PURPOSE OF CONSIDER AND ACT ON AMENDMENTS TO TOWNSHIP
CODE CHAPTER 240 ZONING PERTAINING TO AGRICULTURAL DISTRICT:
CONDITIONAL USES AND STRUCTURES AND DEFINITIONS OF AGRITOURISM.**

NOTICE IS HEREBY GIVEN that the Town Board of Eureka Township will hold a special meeting at 1:00 p.m. on Thursday, June 20, 2024, at the Eureka Town Hall, 25043 Cedar Ave., Farmington, MN for the following purposes:

1. Review Planning Commission's findings of fact from Public Hearing on June 18, 2024
2. Discussion and possible action on proposed amendments to Township Code Chapter 240.

Posted on: June 14, 2024.



Liz Atwater
Town Clerk

A quorum of the Planning Commission may be in attendance. No Planning Commission discussion or action will be taken.

POSTING NOTICE

EUREKA TOWNSHIP

Dakota County, State of Minnesota

AGENDA

SPECIAL TOWN BOARD MEETING

June 20, 2024 – 1:00 p.m.

- I. Call to Order
- II. The purpose of the Special Meeting is to consider and act on amendments to the Township Code Chapter 240 Zoning pertaining to the Agricultural District.
- III. Review Planning Commission’s findings of fact from Public Hearing on June 18, 2024
- IV. Discussion and possible action on proposed amendments to the Township Code 240
 - A. Ordinance 2024-02
 - B. Resolution 2024-16
- V. Adjournment

A quorum of the Planning Commission may be in attendance. No Planning Commission discussion or action will be taken.

Liz Atwater, Clerk
Eureka Township
Posting Date: 6.14.2024

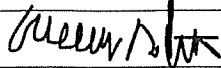
EUREKA TOWNSHIP

TEXT AMENDMENT APPLICATION

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

SITE INFORMATION Eureka Township		PIN# 130040075020	Permit# _____
Site Address: 22702 Hamburg Ave		City Eureka Township	Zip 55044
PROPERTY OWNER INFORMATION			
Name Kathryn Parranto (**See Attached Representation Authorization Form)		Email	Phone
Address		City	State Zip
Cell Phone [REDACTED] (William Rueter, Representative)		Day Time Phone	Fax
NATURE OF REQUEST			
<p>Application is hereby made to amend the Zoning Ordinance <u>240-7</u>, Section <u>C</u> and <u>240-64</u></p> <p>Proposed Text: New Section 240-7C(13) to be added: "(13) Agritourism Activities including associated Agritourism Infrastructure."</p> <p>New Definitions to be added to Section 240-64: "Agritourism activity" Activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; winemaking; ranching; farm markets; freshly made and packaged food and beverage; and historical, cultural, recreational, farm stay, gleaning, harvest-your-own, or natural activities and attractions including but not limited to: site related and agritourism related retail; educational programs; fire pits; hay pyramids; corn mazes; games and sports; mechanical and non-mechanical rides; camping; arts and crafts; music; and markets. An activity is an agritourism activity whether or not the participant pays to participate in the activity.</p> <p>"Agritourism Infrastructure" includes but is not limited to utility services, parking, buildings, kitchens, fixtures, signage, bathrooms, storage, tents, seating areas, canopies, landscaping, workshops, fencing, hardscape, and offices in service to an agritourism offering.</p>			
Is the text amendment consistent with the Eureka Township Comprehensive Plan? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No			
<p>Reason for requesting the text amendment (Explain): Applicant is seeking zoning text which would support their concurrent application for a Conditional Use Permit to operate the property commonly known as Applewood Orchard as an agritourism operation.</p> <p>***Application does not trigger review from Vermillion River Watershed District.</p>			

I hereby certify that the information provided in this application is true, correct and complete. I understand that this is an application for a zoning ordinance text amendment only, and that approval does not absolve me from obtaining all other applicable permits, such as land use or building permits. I understand that I shall be responsible for all expenses and outside fees incurred by the Town Board in processing this application; that the Town Board shall require escrow of funds for fees for attorneys, professional services, and/or other outside expenses prior to incurring such costs/ and that I shall be permitted to withdraw this application at any time in writing, but shall not be entitled to refund of escrow funds already expended.

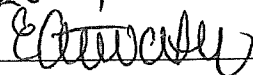
Signature of Applicant: 	Date: 5/24/24
Printed name of Applicant: William Rueter	

EUREKA TOWNSHIP

Representative Authorization Form

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

SITE INFORMATION Eureka Township		PIN#	Permit#
Site Address: 22702 Hamburg Rd		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name Kathryn Parranto		Email	Phone
Address 22702 Hamburg Rd		City Lakeville	State MN Zip 55044
REPRESENTATIVE INFORMATION			
Name William Rueter		Email billy@endurancefarmpartners.com	
Address 1252 Union St		City San Francisco	State CA Zip 94109
Cell Phone		Day Time Phone	Fax
<p>By signing this document, I/We the above-named PROPERTY OWNER(S) hereby legally authorize the REPRESENTATIVE named above to act on my/our behalf before Eureka Township Planning Commission, Town Board and/or Board of Adjustments and Appeals in all matters related to my/our APPLICATION for:</p> <p>Approval for agritourism-related zoning ordinance modifications for the property at 22702 Hamburg Rd. With application being made in May or June 2024</p> <p>(Include Type and date of application for the property involved)</p> <p>This authorization includes answering questions about the APPLICATION and entering into legally binding agreements with Eureka Township related to the APPLICATION.</p>			
 Property Owner signature		05/22/24 Date	
_____ Property Owner signature		_____ Date	

Township Use Only	
Received by: 5/28/2024 - Liz Ahoater	via email
Zoning Administrator: 	Date: 5/28/24
Notes:	

EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. 2024-02

**AN ORDINANCE AMENDING CHAPTER 240 OF THE CODE
OF THE TOWN OF EUREKA REGARDING AGRITOURISM**

The Board of Supervisors of the Town of Eureka ordains:

Section 1. Agricultural District. Section 240-7(C) of the Code of the Town of Eureka is hereby amended by adding a new use to the list of conditional uses as follows:

(13) Agritourism activities, including associated agritourism infrastructure.

Section 2. Definitions. Section 240-64 of the Code of the Town of Eureka is hereby amended by adding new definitions as follows:

AGRITOURISM ACTIVITY

An activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; winemaking; ranching; farm markets; freshly made and packaged food and beverage; and historical, cultural, recreational, farm stay, gleaning, harvest-your-own, or natural activities and attractions including but not limited to: site related and agritourism related retail; educational programs; fire pits; hay pyramids; corn mazes; games and sports; mechanical and non-mechanical rides; camping; arts and crafts; music; and markets. An activity is an agritourism activity whether or not the participant pays to participate in the activity.

AGRITOURISM INFRASTRUCTURE

Includes, but is not limited to, utility services, parking, buildings, kitchens, fixtures, signage, bathrooms, storage, tents, seating areas, canopies, landscaping, workshops, fencing, hardscape, and offices in service to an agritourism activity.

Section 3. Incorporation of Amendments. The Town Attorney and Town Clerk-Treasurer are hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Code of the Town of Eureka, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Code of the Town of Eureka.

Section 4. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the ___ day of _____ 2024.

BY THE TOWN BOARD

Pete Storlie, Chairperson

Attest: _____
Liz Atwater, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in ~~strikeout~~.

**EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution No. 2024-16**

**RESOLUTION APPROVING SUMMARY LANGUAGE FOR PUBLICATION OF AN
ORDINANCE AMENDING CHAPTER 240 OF THE TOWNSHIP CODE REGARDING
AGRITOURISM**

WHEREAS, on June 20, 2024, the Town Board of Eureka Township adopted Ordinance No. 2024-02, “An Ordinance Amending Chapter 240 of the Code of the Town of Eureka Regarding Agritourism” (“Ordinance”);

WHEREAS, the Town Board determines it is not practical to publish the entire text of the Ordinance in the Town’s official newspaper;

WHEREAS, Minnesota Statute, section 365.125, subdivision 3 allows the publication of a summary of an ordinance instead of publishing the entire ordinance; and

WHEREAS, the Town Board determines publication of a summary of the Ordinance is sufficient to clearly inform the public of the intent and effect of the Ordinance and where to access the full text of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby determines to publish the following summary language, which is hereby approved, in lieu of publishing the full text of the Ordinance:

**EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. 2024-02**

**AN ORDINANCE AMENDING CHAPTER 240 OF THE CODE
OF THE TOWN OF EUREKA REGARDING AGRITOURISM**

On June 20, 2024, the Town Board of Eureka Township adopted Ordinance 2024-02 amending its zoning regulations to add definitions for Agritourism Activity and Agritourism Infrastructure, and to allow Agritourism Activities in the Agricultural District as a conditional use. The ordinance takes effect immediately and a copy of the full text is available on the Town’s website or by contacting the Town Clerk at (952) 469-3736. A copy of the ordinance is also available in the Dakota County Public Library in Farmington and the Dakota County Law Library.

Liz Atwater, Clerk

BE IT FINALLY RESOLVED, that the Town Clerk is hereby authorized and directed to:

- (1) Publish the approved summary language set out above once in the Town’s official newspaper;
- (2) Maintain a copy of the full Ordinance in the office of the Town Clerk to make available for review by the public upon reasonable request;

- (3) Post a copy of the full Ordinance on the Town’s website;
- (4) Record a copy of the full Ordinance in the office of the County Recorder;
- (5) Place a copy of the full Ordinance at the Dakota County Public Library Farmington;
- (6) Place a copy of the full Ordinance at the Dakota County Law Library; and
- (7) Place the Ordinance in the Town Ordinance Book within 20 days together with a copy of the affidavit of having published the approved summary language and a copy of this Resolution.

Adopted this 20th day of June 2024.

BY THE TOWN BOARD

Pete Storlie, Chair

Attest: _____
Liz Atwater, Clerk