

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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**September 3, 2024 – 7:00 P.M.**

- I. Call to Order and Pledge of Allegiance**
- II. Approval of the Agenda**
- III. Permit Requests**
  - A. Buermann, Kevin 24598 Iberia Ave., PIN 13-24660-11-030, \*Accessory Building
- IV. Old Business**
  - A. Commercial
    - 1. Finalize zoning definitions
    - 2. Finalize map
    - 3. Discuss questions for public survey
    - 4. Discuss pros and cons conducting a survey
  - B. Home Extended Business-Commissioner Palmquist
    - 1. Discuss definition
    - 2. Discuss qualifications
- V. New Business**
  - A. Compile questions for the liaison attending the next Town Board meeting:
    - 1. Next tasks for Commercial/Home Extended Business
    - 2. Conduct survey-yes/no
- VI. Approval of Meeting Minutes**
  - A. July 2, 2024, Planning Commission Meeting
  - B. July 11, 2024, Special Planning Commission Meeting
  - C. August 20, 2024, Special Planning Commission Meeting
- VII. Adjournment**

*A quorum of the Town Board may be in attendance. No Town Board discussion or action will be taken.*

**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#

# **Permit Request**

# 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# 13-24660-11-030	Permit#
Site Address: 24598 Iberia Ave.		City Lakeville	Zip 55044
<b>PROPERTY OWNER INFORMATION</b>			
Name Kevin Buermann		Email kbuerm@gmail.com	Phone 952-221-7447
Address 24598 Iberia Ave.		City Lakeville	State MN Zip 55044
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name Self		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 checked="" type="checkbox"/> Vermillion River Watershed/ Letter or Permit	Date 8/14/24
<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 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 checked="" 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 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: 40,000			
Project Description: Adding 30' X 40' shed to the NE corner of the lot.			

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.

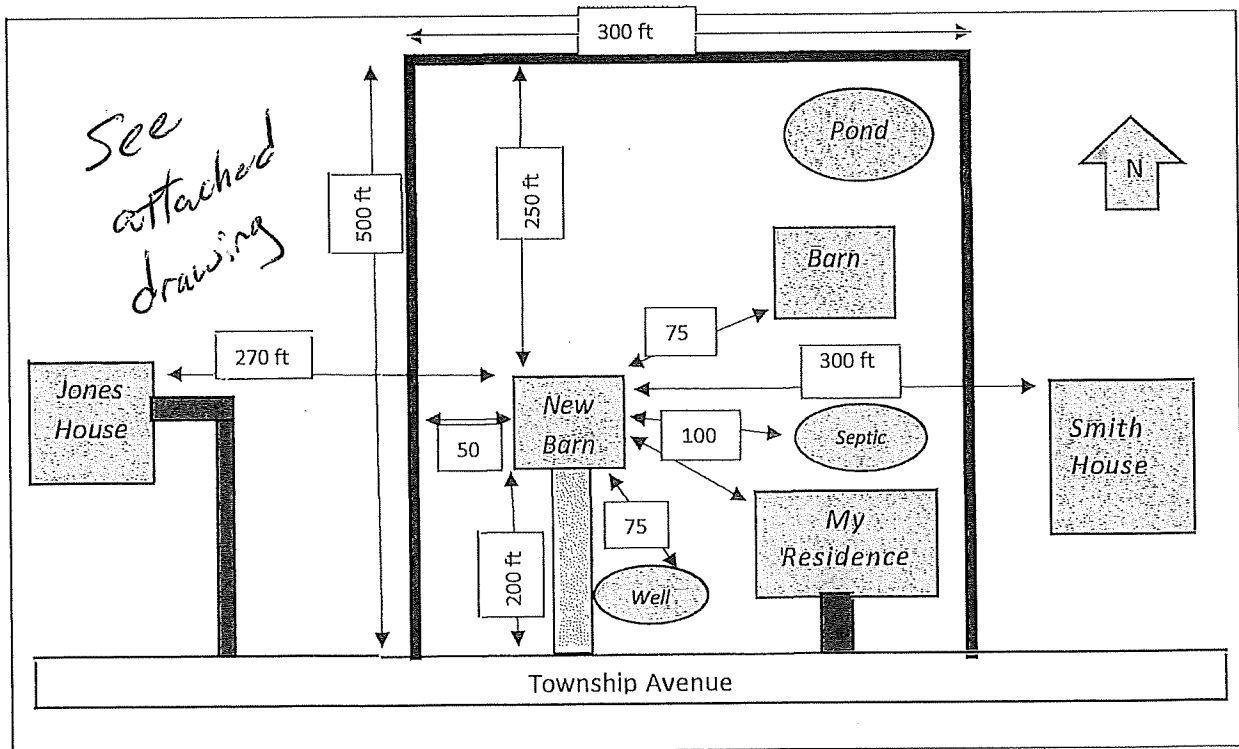
Signature of Property Owner: 	Date: 8/20/24
Signature of Contractor:	Date:

# SUPPLEMENT TO ACCESSORY STRUCTURES PERMIT APPLICATION

(MUST be included when applying for permit)

1. Dimensions of new structure 30x40 equals 1,200 square feet.
2. Floor structure: gravel then concrete in following years
3. Method of attachment to ground: Pole Shed
4. Wall construction information: Pole Shed w/ steel
5. Roof structure information: Steel
6. Total area of all existing accessory buildings (excluding Agricultural buildings): \_\_\_\_\_
7. The dimensions (length and width) of all accessory buildings are on the site map:
8. Distance from property lines:  
Side 1: North (30') prefer 25' Side 2: ~280' (south)  
Rear: 75-80 Road center line: 194'
9. Closest distance of new structure from primary residence: 18'

SAMPLE SITE PLAN: (NOTE: Distances should be in relation to the proposed building or structure)



3/13/2024

# 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)

### Township Use Only

The property has an existing:  CUP  IUP  Nonconforming registration

Applicant is requesting a 60-day extension until: \_\_\_\_\_

Deputy Clerk: Shirley M. Liberty Date: 6/20/24  
 Complete Date: \_\_\_\_\_  Incomplete Notification sent: \_\_\_\_\_  
 Application Fee \$ 45.00 Paid on 6/20/24 Receipt # 154485 Check # 1351  
 Notes: \_\_\_\_\_  
 Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommendation to Town Board:  Approve  Deny  
 Notes: \_\_\_\_\_

Town Board: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved  Denied  
 Notes: \_\_\_\_\_

FEES AND ESCROWS	
Permit Valuation	\$
Site Inspection	\$
Land Use Permit	\$
Septic Permit	\$
Plumbing Permit	\$
-State Surcharge	\$
Mechanical Permit	\$
-State Surcharge	\$
Building Permit	\$
-State Surcharge	\$
Plan Review	\$
Penalty / Other	\$
<b>Total Fees</b>	<b>\$</b>

Building Official Approval:

\_\_\_\_\_  
 Signature Date

Occupancy Type: \_\_\_\_\_

Construction Type: \_\_\_\_\_

Code Used: \_\_\_\_\_

Building Sprinkled  Yes  No

Total Fees Paid on \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_

Kevin & Julie Buermann  
24598 Iberia Ave.  
Lakeville, MN 55044

Parcel ID: 13-24660-11-030



## Eureka Township Deputy Clerk

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**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Wednesday, August 14, 2024 7:59 AM  
**To:** Eureka Township Deputy Clerk  
**Cc:** Kevin Buermann  
**Subject:** VRWJPO Approval: Pole Shed- 24598 Iberia Avenue, Lakeville, MN 55044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning, Amy

This email serves as notification that Kevin Buermann has been approved for a Watershed and Land Disturbance Permit for the construction of a 30' x 40' pole shed at 24598 Iberia Avenue. Please let me know when the Building Permit has been approved so that I can make arrangements with the owner for installation of sediment and erosion control practices prior to any work being done.

Thank you,  
Jeff

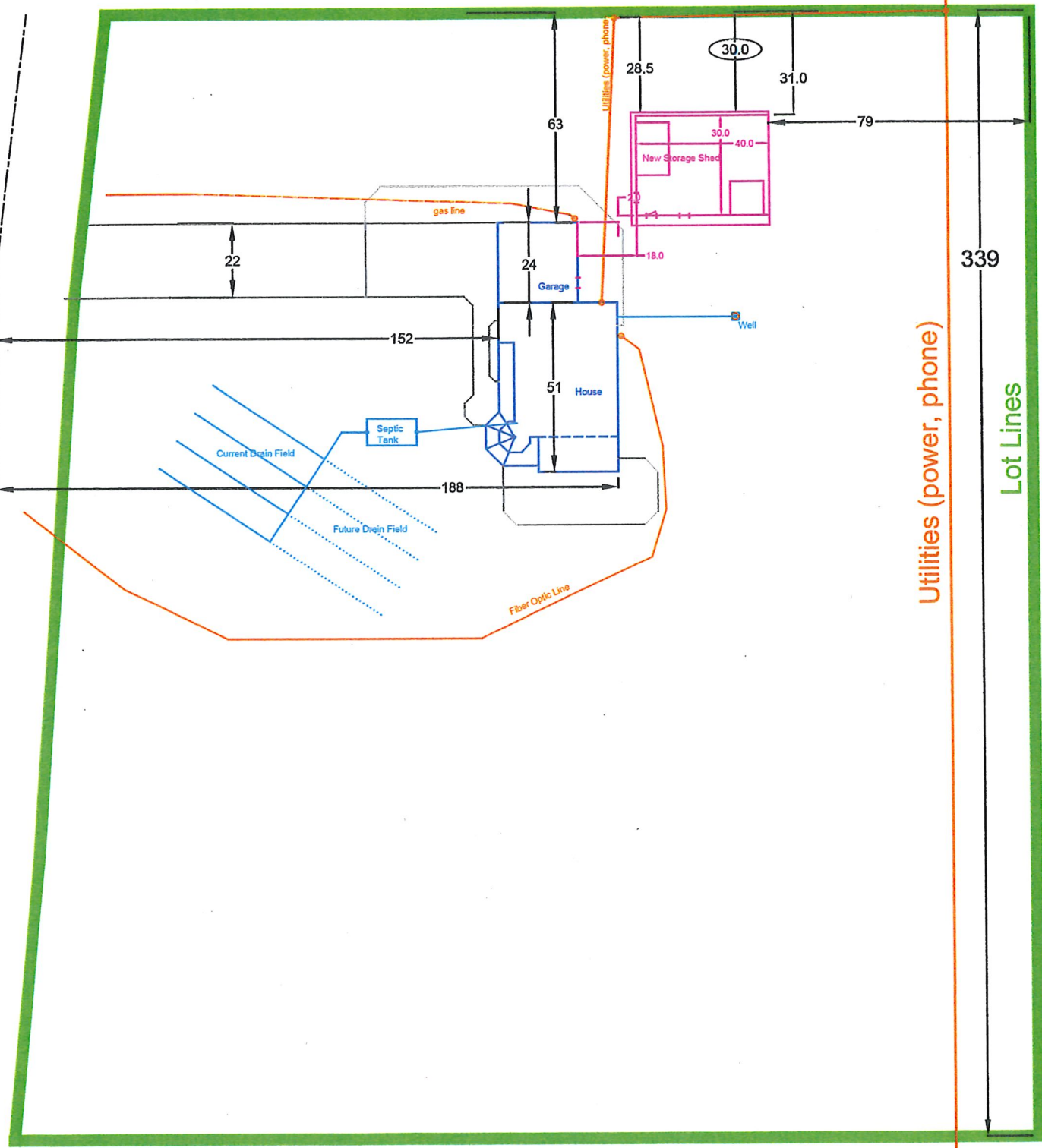
**Jeff Dunn, Water Resources Engineer**  
**Vermillion River Watershed Joint Powers Organization**  
Dakota County Extension & Conservation Center  
4100 220th St W, #103, Farmington, MN 55024  
952.891.7140 | [jeff.dunn@co.dakota.mn.us](mailto:jeff.dunn@co.dakota.mn.us)  
[vermillionriverwatershed.org](http://vermillionriverwatershed.org)



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*Note: This email and its attachments may contain information protected by state or federal law or that may not otherwise be disclosed. If you received this in error, please notify the sender immediately and delete this email and its attachments from all devices.*

Centerline of road



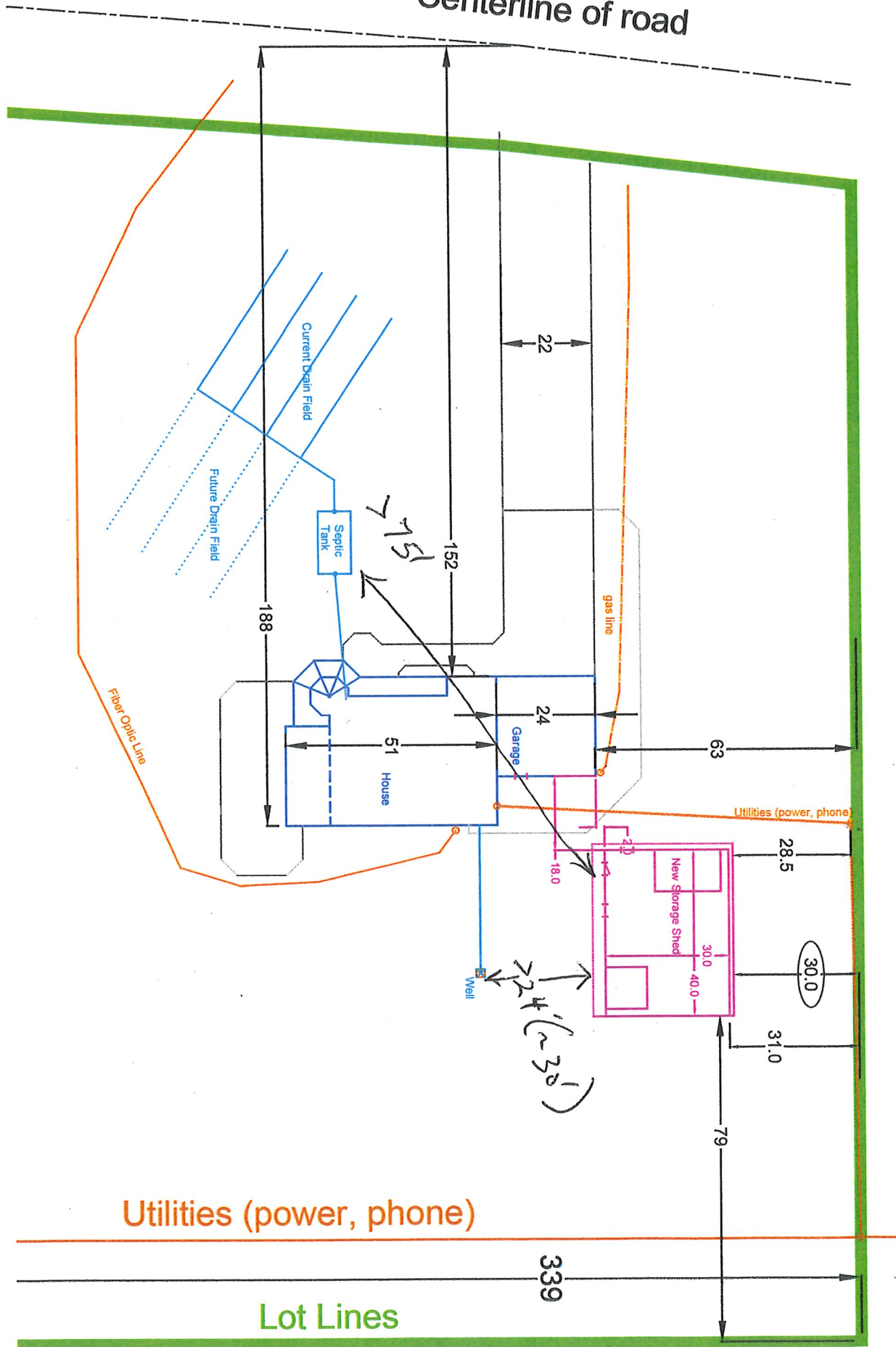
Utilities (power, phone)

Lot Lines

1  
N



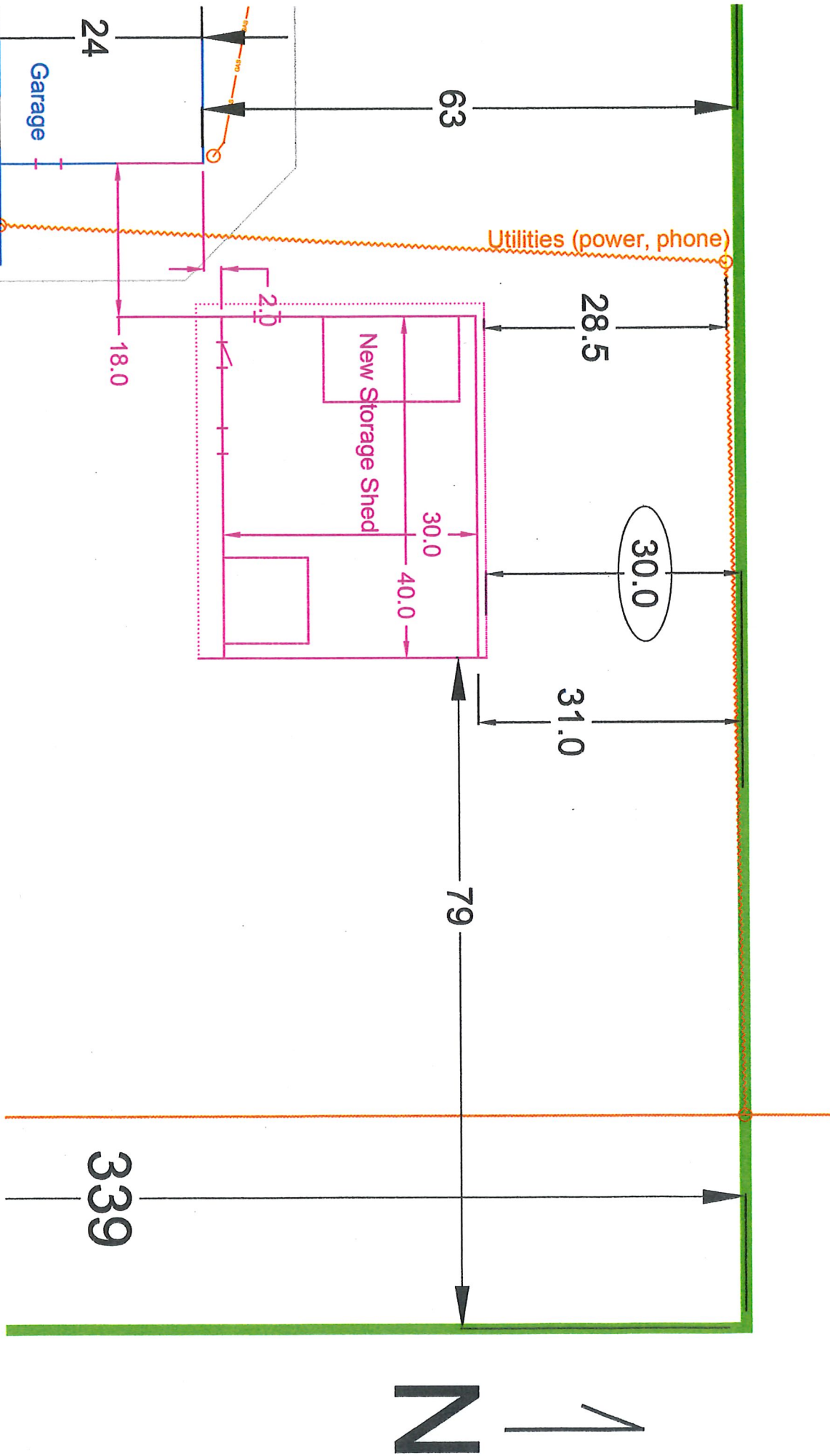
Centerline of road



Utilities (power, phone)

Lot Lines

N



<b>Property Card</b>	Parcel ID Number 13-24660-11-030
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<b>Owner Information</b>
Fee Owner KEVIN & JULIE BUERMANN
Mailing Address 24598 IBERIA AVE  LAKEVILLE MN 55044-7806



<b>Property Address</b>
Address 24598 IBERIA AVE
Municipality EUREKA TWP

<b>Parcel Information</b>	
Sale Date 06/23/1998	Total Acres 2.28
Sale Value \$195,000.00	R/W Acres
Uses RESIDENTIAL	Water Acres
	Plat EUREKA ESTATES 1ST ADD
	Lot and Block 3 11
	Tax Description LOT 3 BLK 11 & COMMON AREA BEING OUTLOT B & OUTLOT C EX PT BETWEEN NE'LY & SW'LY LINES OF LOT 4 BLK 7 & ABAN CMSTP&P RR CONTAINED WITHIN EUREKA ESTATES 1ST ADD EX PT ADJ TO LOT 4 BLK 7

<b>2024 Building Characteristics (payable 2025)*</b>					
Building Type S.FAM.RES	Year Built 1990	Bedrooms 4			
Building Style TWO STORY	Foundation Sq Ft 1,512	Bathrooms 2.00			
Frame WOOD	Above Grade Sq Ft 2,196	Garage Sq Ft 576			
Multiple Buildings	Finished Sq Ft 2,484	Other Garage			

<b>Miscellaneous Information</b>					
School District 194	Watershed District VERMILLION RIVER	Homestead FULL HOMESTEAD	Green Acres	Ag Preserve	Open Space

<b>Assessor Valuation</b>		
	Taxable	Estimated
2024 Land Values (payable 2025)	\$105,064.00	\$106,200.00
2024 Building Values (payable 2025)*	\$352,293.00	\$356,100.00
2024 Total Values (payable 2025)*	\$457,357.00	\$462,300.00
2023 Total Values (payable 2024)*	\$465,600.00	\$465,600.00

<b>Property Tax Information</b>		
Net Tax (payable 2024) \$4,414.00	Special Assessments (2024) \$0.00	Total Tax & Assessments (2024) \$4,414.00

\* Manufactured Homes Payable the Same Year as Assessment.

**Old  
Business**

## **Proposed definitions for Commercial and Industrial Zoning Districts**

Commercial and industrial zoning districts are envisioned for areas of the township that are appropriate to retail, service and light industrial uses. The designated areas would have direct road access, be separated from residential uses, and have site conditions conducive to independent well and septic service. The districts would shift in intensity and scale, from Industrial to Heavy Commercial, to General Commercial, and to Neighborhood Commercial.

### **Industrial District**

The purpose of this district is to establish and preserve areas for light industrial and related uses. It would require industries to minimize their emission of smoke, dust, fumes, glare, noise and vibrations. The standards for the district are designed to promote permanent industrial development.

Generally allowed uses would include: Limited production, processing and storage; Food production and processing; Auto and vehicle services; limited Educational facilities; and Medical facilities.

*This district shall be separated from residential areas, by step down to Heavy Commercial or General Commercial, and then to Neighborhood Commercial.*

### **Heavy Commercial District**

This district would provide for heavy commercial uses in suitable locations, with access to a major street or highway, and buffered from residential uses. The district would not allow uses that impose hazards or a nuisance to nearby properties by reason of smoke, dust, fumes, glare, or other conditions that would adversely affect the public health, safety or welfare.

Generally allowed uses would include: Limited production, processing and storage; Food production and processing; Auto and vehicle services; limited Educational facilities; and Medical facilities.

*This district shall be separated from residential areas, by step down to General Commercial.*

## **General Commercial District**

This district is intended to only allow auto and truck-accommodating commercial development and a full range of service businesses for the local or regional market. No uses in the district shall be detrimental to public health, safety and welfare. All uses shall be conducted within an enclosed building, unless otherwise expressly authorized and shall be subject to district development standards.

Generally allowed uses would include: Retail and services; Office; Medical facilities, Educational facilities; Food and beverages; Commercial recreation and lodging; limited Auto and vehicle services with a Conditional Use Permit; limited Educational facilities; and Medical facilities.

*This district shall be separated from residential areas, by step down to Neighbor Commercial.*

## **Neighborhood Commercial District**

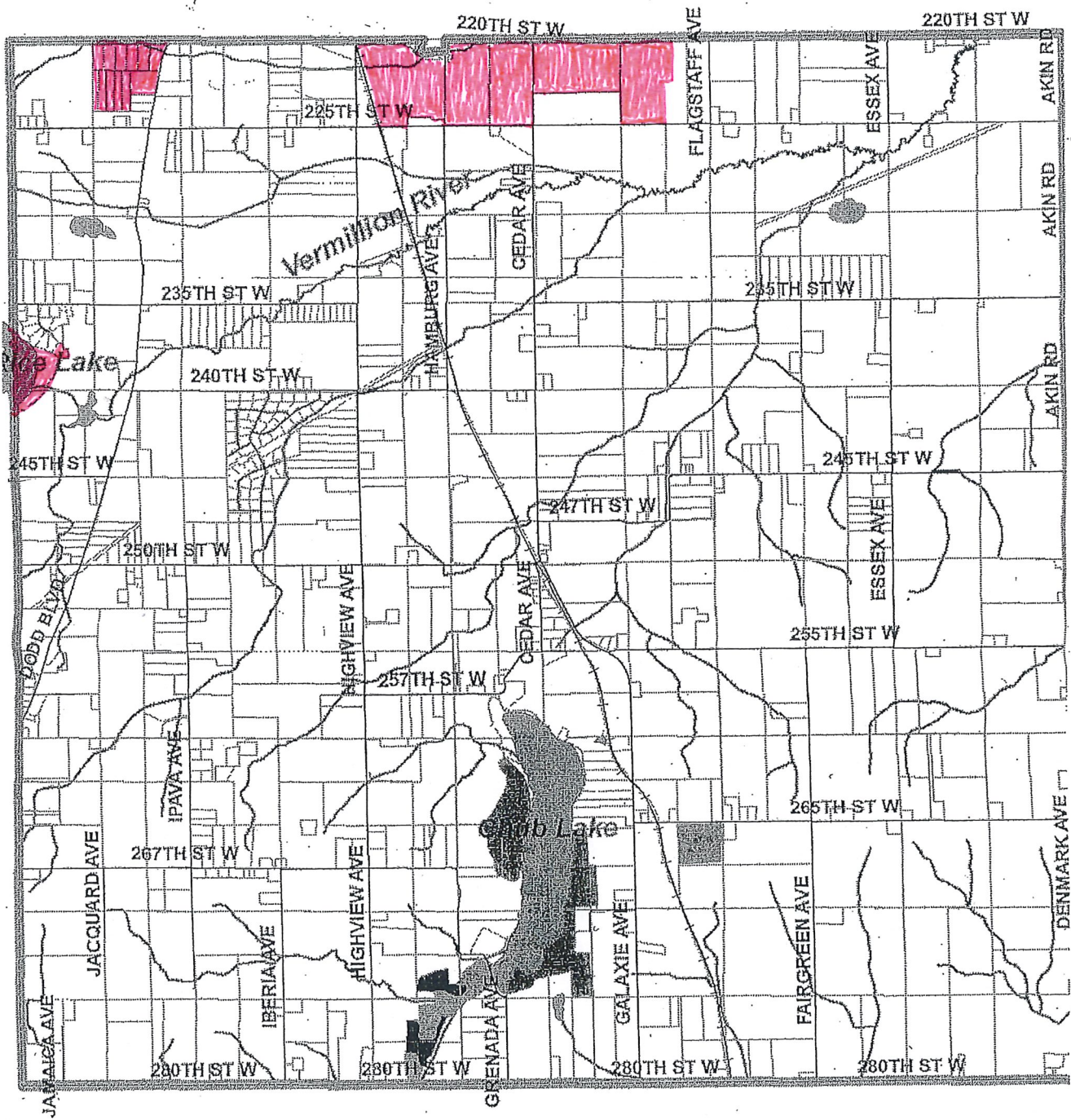
The purpose of this district is to provide for shops and services in convenient locations to meet daily needs of the immediate community. Principal uses permitted in this zoning district include retail commerce and services, commercial entertainment, and some uses of light manufacturing in nature. No uses would be allowed which create smoke, dust, fumes, glare, noise, vibrations and high volume of traffic, or otherwise adversely affect the public health, safety or welfare.

Generally allowed uses would include: Retail and services; Office; Medical facilities, Educational facilities; Food and beverages; Commercial recreation and lodging; limited Auto and vehicle services with a Conditional Use Permit; limited Educational facilities; and Medical facilities.

	Industrial (I)	Heavy Commercial (HC)	General Commercial (GC)	Neighborhood Commercial (NC)
<b>LOT REQUIREMENTS</b>				
lot area, minimum	NA	5.0 acres	2.5 acres	1.0 acre
lot width, minimum	NA	250 feet	250 feet	no minimum
lot coverage, maximum (bldgs, parking and septic)	75%	75%	75%	75%
Up to 75% land use, which includes parking and septic system areas	75%	75%	75%	75%
<b>HEIGHT</b>				
Maximum Building height	35 feet	35 feet	(see wall height)	(see wall height)
Maximum Wall Height	(see building height)	(see building height)	18 feet with 4/12 pitch roof	12 feet with 4/12 pitch roof
Decorative front/street sides	Required	Required	Required	Required
<b>SETBACKS</b>				
Front setback, bldgs and parking from lot line	NA	30 feet	30 feet	30 feet
from existing or proposed major streets	NA	30 feet	30 feet	30 feet
Side setback, buildings from lot line	NA	30 feet	30 feet	25 feet
Rear setback, buildings from lot line	NA	75 feet	75 feet	75 feet
Building setback distance between building overhangs on same lot	NA	NA	25 feet	25 feet
Residential building setback, buildings to nearest residences on adjacent lots, even if separated by roadway or alley	NA	NA	NA	250 feet
<b>PARKING, OFF-STREET</b>				
accessible from street, alley or service road	NA	NA	Required	Required
no on-street parking	NA	NA	Required	Required
<b>LOADING</b>				
docks on rear of building	Required	Required	Required	Preferred
not allowed on public streets	NA	Required	Required	Required
vehicles with back up warnings	NA	Required	NA	NA
allowed hours	NA	NA	6:00 a.m. - 9 p.m.	7:00 a.m. to 7 p.m.
<b>STORAGE &amp; RECEPTACLES</b>				
Dumpsters screened from public view	NA	NA	NA	Required
Outside storage	Permitted	Permitted	Permitted	Not Permitted
screened from public view by opaque fencing, screening or landscaping	Required	Required	Required	NA
placed to rear of principle building	Required	Required	NA	NA
on property owned or Leased by the business	Required	Required	NA	NA
Storage of hazardous material sh	Required	Required	Required	Required

	Industrial (I)	Heavy Commercial (HC)	General Commercial (GC)	Neighborhood Commercial (NC)
<b>LANDSCAPING &amp; SCREENING</b>				
General landscaping, all lots	NA	as required by code	as required by code	as required by code
Landscaping, front yards	NA	native trees and vegetation	native trees and vegetation	native trees and vegetation
Landscaping, along public streets	NA	native trees and vegetation	native trees and vegetation	native trees and vegetation
Landscaping plan	NA	Required	Required	NA
Screening	NA	NA	may be required	may be required
<b>SIGNAGE</b>				
general, all lots	NA	NA	as required by code	as required by code
sign area, maximum	NA	NA	100 square feet	100 square feet
sign height, maximum	NA	NA	not to exceed building height	not to exceed building height
<b>LIGHTING</b>				
reflect away from neighboring properties	NA	NA	Required	Required
<b>OPERATIONS</b>				
Business Hours	NA	NA	NA	7:00 a.m. - 7:00 p.m.
Adverse Impact				
No uses which would impose hazards or create a nuisance to adjacent or other properties by reason of smoke, soot, odor, noise, glare, fumes or other conditions that would adversely affect the public health, safety or welfare shall be allowed.	NA	NA	Required	Required





# Public Input Survey

**Purpose of the survey** – To gather resident input on the vision for the future growth of Eureka Township.

**Reason we are looking at zoning changes:**

By allowing for limited commercial, industrial, and housing growth within designated areas in our Township we can increase our tax base, bring local jobs, and provide convenient access to goods and services in our community. This will also provide opportunities for landowners who are no longer interested in farming to repurpose a portion of their land within the designated zones to other uses and keep that land within Eureka Township and not be annexed into the larger surrounding cities which will eventually erode the rural identity of our community.

**Suggested Survey questions –**

1. In general, how satisfied are you with Eureka Township as a place to live?
  - a. Very Satisfied
  - b. Satisfied
  - c. Neutral (instead of no opinion?) Use this format in other questions?
  - d. Dissatisfied
  - e. Very Dissatisfied
  
2. What are the top two reasons you choose to live in Eureka?
  - a. Location/proximity to area communities (employment, amenities, services.)
  - b. Country/suburban character (quiet, large lots, privacy, open space)
  - c. Home (born, raised, family)
  - d. Natural Resources.
  - e. Affordable taxes
  
3. List two things you would like to change or improve in the Township.
  - a.
  - b.
  
4. Should new business **What type of business?** development be encouraged in Eureka Township?
  - a. Strongly Agree
  - b. Agree
  - c. Disagree
  - d. Strongly disagree.
  - e. No Opinion
  
5. Would you like to see **What zoning changes would you like to allow? Can pick multiple**
  - a. Industrial Commercial
  - b. Heavy Commercial (need to define all)
  - c. General Commercial
  - d. Neighborhood Commercial
  - e. None of the above

## Public Input Survey

6. What types of businesses would you like to see in Eureka Township?
  - a. Entertainment (Bowling Alley, Arcade)
  - b. Small business and shops
  - c. Restaurants and food
  - d. Medical/Dental offices
  - e. Gas Station/Convenience Store (Kwik Trip or Holiday)
  - f. Lodging
  - g. Manufacturing
  - h. Grocery Store
  - i. Retail
  - j. Home Extended businesses (need to define home-extended business)
  - k. Other – Please Specify
  
7. Do you see yourself potentially being interested in starting a small business or home-extended business in the future?
  - a. Yes
  - b. No
  - c. Maybe **Undecided?**
  
8. What type of residential development would you support?
  - a. Low-density housing zones with single-family homes with large lots 6 -10 acres.
  - b. Medium-density housing zones with single and multi-family homes on lots 2.5 – 5 acres.
  - c. High-Density housing growth like (Jersey Court / Eureka Estates)?
  - d. No new housing development.
  - e. No Opinion (**we want an opinion**)
  
9. What type of housing do you think should be added? (**Can pick multiple**)
  - a. Single Family
  - b. Townhomes/Condos
  - c. Apartments/Duplexes
  - d. No opinion (**None of the above**)
  
10. Is maintaining the rural character of Eureka important to you?
  - a. Strongly Agree
  - b. Agree
  - c. Disagree
  - d. Strongly disagree.
  - e. No Opinion

## Public Input Survey

11. What is your age?

- a. 18 to 24
- b. 25 to 34
- c. 35 to 44
- d. 45 to 54
- e. 55 to 64
- f. 65 and older

12. How long have you lived in Eureka Township?

- a. Less than a1 year
- b. 1-5 years
- c. 6-10 years
- d. 11-20 years
- e. 21-30 years
- f. Over 30 years

DRAFT

(Palmquist)

### HOME EXTENDED BUSINESS:

Any gainful occupation or profession engaged in by the occupant of a dwelling in the dwelling or accessory building, including but not limited to professional offices, minor repair services, photo or art studios, dressmaking, barber and beauty shops, crafts, or similar uses.

The proposed activity shall be clearly incidental and secondary to the residential use of the premises, and shall only include the sale of merchandise or services incidental to the approved Home Extended Business. A home extended business is similar to a home occupation (as described in ordinance...) but is permitted to operate in an approved accessory building. These types of uses will require either a Conditional or Interim Use Permit application to be reviewed by the Eureka Township Zoning Administrator and Planning Commission. This process would also require a public hearing with the Eureka Township Planning Commission, and Eureka Township Board approval. There are several standards that must be met for approval a permit. The following are the primary factors for consideration of a permit.

- The business shall be located on the homestead property of the business owner.
- There shall be no more than three (3) non-resident employees working on-site

The property on which the home extended business is located shall be at least two (2) acres in size, unless the specific zoning district requires a larger minimum lot size

- All on-site production, assembly, sales, and service shall be conducted within a building approved for the extended home business
- All equipment and vehicles shall be stored within an enclosed structure
- The home extended business shall be limited to three (3) business associated vehicles
- Compliant septic system
- All buildings used in conjunction with the home extended business shall meet the requirements of the state building code.

# New Business

Assigned liaison: Donovan Palmquist

Questions to ask Town Board on September 10<sup>th</sup> Town Board meeting:

**Minutes**  
**for**  
**Approval**

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

**PLANNING COMMISSION MEETING MINUTES**  
**July 2, 2024-7:00pm**

**Call to Order**

Chair Melanie Storlie called the Planning Commission meeting to order at 7:03pm and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair), Donovan Palmquist (Commissioner), Brian Storlie (Commissioner), Dan Heyda (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Mark Ceminsky, Pete Storlie

Zoom participants: Julie Larson, Jake Johnson, Ralph Fredlund

**Approval of the Agenda**

Chair Melanie Storlie stated that Town Board Chair Pete Storlie was present, therefore she would like to add a Town Board liaison report after the permit request to the agenda.

*Motion:* Chair Melanie Storlie moved to approve the agenda with the addition of adding the report from Supervisor Pete Storlie for an update from the Board. Commissioner Palmquist seconded the motion. *Motion carried 4-0.*

**Permit Requests**

Jackson, Jacob, 24090 Holyoke Path, PIN 13-24660-07-060 \*Building permit/pavilion  
Jacob was available via zoom to answer any questions the Planning Commission may have. All Commissioners commented on the nice site map that was submitted and did not see any problems with the project.

*Motion:* Chair Melanie Storlie moved to send this building permit application to the Town Board for the pavilion for the applicant, Jacob Jackson, at address 24090 Holyoke Path, in Lakeville, Minnesota, PIN number 13-24660-07-060, with a recommendation of approval from the Town Board. Commissioner Palmquist seconded. *Motion carried 4-0.*

**Town Board Liaison Report**

Town Board Chair Pete Storlie informed the Commissioners that the applicant for the proposed text amendment regarding agritourism withdrew the application. He thanked the Planning Commission for holding the Public Hearing and providing the Findings of Fact. Agritourism continues to be an agenda item and will be discussed at the July 9<sup>th</sup> Town Board meeting. Full summaries of the June meetings are provided in the meeting minutes and are available for viewing at the Town Hall and on the website.

**Old Business**

Night to Unite- Tabled



Home extended business, Commercial, and Agritourism

The Commissioners discussed the agenda for the special meeting that will be held on Thursday, July 11<sup>th</sup>. It was decided to add Night to Unite to this work session. A reminder was given that all Commissioners need to come fully prepared.

Fire number signs

Deputy Clerk Liberty shared the quotes that she obtained from two sign companies the Township has worked with in the past. One company did not include prices for the hardware and posts.

*Motion:* Commissioner Palmquist moved to send the road signs, driveway signs, fire signs to the Board for consideration from the two companies once we have all the costs, which Amy will give. Commissioner Heyda seconded the motion. *Motion carried 4-0.*

**New Business**

Vice Chair Eilers attended the ALAAC meeting and provided a written summary for the Commissioners to read.

**Approval of Meeting Minutes**

*Motion:* Chair Melanie Storlie motioned to approve the June 4<sup>th</sup> meeting minutes. Commissioner Palmquist seconded the motion. *Motion carried 4-0.*

*Motion:* Chair Melanie Storlie motioned to approve the meeting minutes from the Planning Commission Public Hearing on June 18, 2024. Commissioner Palmquist seconded the motion. *Motion carried 4-0.*

**Adjournment**

Chair Melanie Storlie moved to adjourn the meeting at 7:45pm. Commissioner Brian Storlie seconded. *Motion carried 4-0.*

Respectfully submitted,

\_\_\_\_\_  
Amy Liberty, Deputy Clerk

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

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

**SPECIAL PLANNING COMMISSION MEETING MINUTES**  
**July 11, 2024-7:00pm**

**Call to Order**

The Special Planning Commission meeting was called to order at 7:02pm by Chair Melanie Storlie and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair), Donovan Palmquist (Commissioner),  
Brian Storlie (Commissioner), Dan Heyda (Commissioner)

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

Zoom Participants: Ralph Fredlund, Jim Sauber, Julie Larson, Georgie Molitor

**Purpose of the Special Meeting**

Chair Melanie Storlie stated the purpose of the meeting was to serve as a working session deciding on the community event, Night to Unite, and to discuss agritourism, commercial and home extended business. She thanked those in attendance at the Town Hall and on Zoom and reminded the public that this is a time to observe the Planning Commission, not for public comment unless called upon by the Chair.

**Night to Unite**

The Planning Commissioners felt with the absence of Commissioner Eilers, a key planner in last year's successful community event, and the overlap with the Dakota County Fair, Night to Unite should be cancelled. All felt uncomfortable with the short planning timeline and believe discussion and planning for a community wide gathering should start at the yearly round table meeting.

*Motion:* Chair Melanie Storlie moved to cancel Night to Unite this year due to the short window for planning. Commissioner Heyda seconded the motion. *Motion carried 4-0.*

**Agritourism**

The Town Board passed an agritourism ordinance amendment on July 9, 2024, therefore no further action by the Planning Commission was needed.

**Commercial**

The Planning Commission used this time to discuss possible zoning changes and development potential, with the aid of previous documents that were presented to the Township in an open house that was held on July 9, 2019. Included in the documents was a labeled map, with proposed areas designated as Industrial/Heavy Commercial, General Commercial, Neighborhood Commercial and High-Density Housing.

**Home Extended Business**

The Commissioners discussed the complexities of properly defining and regulating home-based businesses and looked at surrounding township's ordinances that included home occupations and home extended businesses for direction.

Throughout the work session, the Commissioners emphasized the importance of open communication with the community regarding future development plans. A survey was suggested to gather feedback along with conducting open house discussions, particularly with those living near the northern and western borders.

**Adjournment**

*Motion:* Chair Melanie Storlie moved to adjourn the meeting at 8:43pm. Commissioner Palmquist seconded. *Motion carried 4-0.*

Respectfully submitted,

\_\_\_\_\_  
Amy Liberty, Deputy Clerk

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

## **EUREKA TOWNSHIP**

*Dakota County, State of Minnesota*

### **SPECIAL PLANNING COMMISSION MEETING MINUTES**

**August 20, 2024-7:00pm**

#### **Call to Order**

The Special Planning Commission meeting was called to order at 7:00pm by Chair Melanie Storlie and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair), Donovan Palmquist (Commissioner),  
Dan Heyda (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Linda Ripley, Vern Lang

Zoom Participants: Jeff Otto, Julie Larson, Deb Burkhardt, Randy Wood, Nancy Sauber,  
Georgie Molitor

#### **Purpose of the Special Meeting**

Chair Melanie Storlie stated the purpose of the meeting was to serve as a working session to define possible zoning districts, commercial and home extended business. She thanked those in attendance at the Town Hall and on Zoom and reminded the public that this is a time to observe the Planning Commission, not for public comment unless called upon by the Chair.

#### **Work Session**

The Planning Commission started the session by glancing at the zoning districts Lent Township implemented. The thought was to look at different townships' zoning names to help define our own. Debate began whether it is advisable to even pursue commercial zoning first or to start with home extended businesses. Commissioners spoke of the potential benefits and drawbacks and determined the focus tonight was to look at proposed zoning changes on the borders rather than the central neighborhood areas. A current map was requested to show the areas that were annexed. The Deputy Clerk will create a new map for the next meeting. Commissioner Heyda and Chair Melanie Storlie looked in detail at Eureka Township's borders and neighboring cities to help determine what zoning changes would make sense. During this time, it was asked what zoning districts they are using and how they are defined. It was confirmed that the definitions used were provided by the TKDA back in 2019.

Debate continued with the concerns of public perception of implementing new zoning. Commissioner Palmquist suggested to look at studies from 2016 and the past public comments. Balancing concerns, allowing growth and protecting the Township are the goals. The Planning Commission will continue discussion and finalize zoning definitions at the next regular Planning Commission meeting.

### **Public Input Survey**

Chair Melanie Storlie stated the purpose of the survey is to gather resident input on the vision for the future growth of Eureka Township. The Commissioners will discuss and finalize survey questions at the next regular meeting.

The Commissioners deliberated the best way to send the survey. A mailing would need to be approved by the Town Board. It was undecided if a mailing would be necessary or if an email and website posting would be sufficient.

### **Adjournment**

*Motion:* Chair Melanie Storlie moved to adjourn the meeting at 9:15pm. Commissioner Palmquist seconded. *Motion carried 3-0.*

Respectfully submitted,

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Amy Liberty, Deputy Clerk

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