

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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**October 1, 2024 – 7:00 P.M.**

- I. Call to Order and Pledge of Allegiance**
- II. Approval of the Agenda**
- III. Permit Requests**
  - A. Pflaum, Mark, 6124 225<sup>th</sup> St. W., PIN 13-00200-76-013 \*Agriculture/Farm building
  - B. Hallcock, Wayne, 5975 280<sup>th</sup> St. W., PIN 13-03500-76-010 \*Deck
  - C. Friedges Landscaping Inc., PIN 13-00700-26-030 \*Red Iron construction building
- IV. Land Use**
  - A. Krapu, Jeff, 24315 Dodd Blvd., PIN 13-01800-25-033 \*Lot-split
- V. Old Business**
  - A. Share proposed edits to the first draft ordinance of Home Extended Business that was presented at the September 3, 2024, Planning Commission meeting.
  - B. Discuss survey draft
  - C. Commercial definitions recommendation
- VI. New Business**
- VII. Approval of Meeting Minutes**
  - A. May 21, 2024, Town Board/Planning Commission Round Table Meeting
  - B. September 3, 2024, 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 Requests

# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

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

PARCEL ID #	13-00200-76-013		PERMIT #	
<b>SITE INFORMATION</b>				
Owner Name	MARK PLAMM		Email	Phone 657-285-1291
Site Address	6124 225th st W	City	FARMINGTON	State MN Zip 55024
<b>TYPE OF WORK (Check only one)</b>				
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Addition/Expansion <input type="checkbox"/> Permit renewal <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Other: _____				
<b>TYPE OF STRUCTURE (Check all that apply)</b>				
<input checked="" type="checkbox"/> Agriculture/Farm Building <input type="checkbox"/> Agriculture Fence (> 6 ft) <input type="checkbox"/> Feed Lot <input type="checkbox"/> Lean-to <input type="checkbox"/> Other: _____           Sq. ft.: 63 x 96 = 6,048           Wall height: 10'				
<b>PROJECT DETAILS</b>				
Start Date:	OCT 2024	End Date:	April 2025	Estimated Value (Excluding land): \$ 25,000
Project Description: Agricultural Building. 63 Foot x 96 Foot GREENHOUSE				

**UNDER THE MINNESOTA STATE BUILDING CODE § 16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY § 103F.141 (FLOOD PLAIN MANAGEMENT) AND § 326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.**

- Describe the intended use of the building for which you are requesting exemption (Be specific):  
GROWING PLANTS AND PRODUCE - AGRICULTURE
- Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land?  
 YES    NO
- Per MN State Building Code § 16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)  
 Farm Implements  
 Livestock (excluding horses and the commercial boarding of animals where permitted)  
 Agricultural produce/products (see MN § 273.13, Subd. 23(e)(3) for a list of qualifying produce/products)  
 None of the above
- Will the items you checked in question 3 above be used by the owner, lessee and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products?  
 YES    NO

# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

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

Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on land that was used during the preceding year for one of the following agricultural purposes? (Check all that apply)

- Raising or cultivation of agricultural products
- Enrollment in the Reinvest in Minnesota program (provide documentation)
- Enrollment in the federal Conservation Reserve Program (provide documentation)
- Pasture
- Timber
- Waste or unusable wild land
- Enrollment in other State or Federal farm programs (provide documentation)

6. What is the proposed maximum number of people who will be present in the building at any one time? 15

7. Will the building for which you are requesting exemption be for use by the public, such as for retail sales, mini-storage, vehicle storage, riding lessons, livestock shows, etc.?  YES  NO

SITE PLAN ATTACHED:  YES  NO / I have received a handout with site map requirements:  YES  NO

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.

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 Applicant: [Signature] Date: 9/17/2024  
 Printed Name of Applicant: MARK PFLAUM

### Township Use Only

- Ag-exempt: completed on \_\_\_\_\_
- Shoreland Letter: completed on 9/16/24
- Shoreland Permit: completed on N/A
- NCRWMO OR VRWJPO: completed on 9/16/24

Deputy Clerk [Signature]  
 Zoning Administrator: \_\_\_\_\_  
 Complete Date: 9/17/24  
 Incomplete Notification sent: \_\_\_\_\_

Setbacks Confirmed on: \_\_\_\_\_  
 Inspector: \_\_\_\_\_  
 Approved  Denied

Planning Commission Recommendation:  
 Approved  Denied

Town Board:  
 Approved  Denied

Chair: \_\_\_\_\_

Chair: \_\_\_\_\_

## VRWJPO Review of proposed greenhouse at 6124 225TH ST W, Eureka Township

Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>

Mon 9/16/2024 11:39 AM

To: Eureka Township Deputy Clerk <deputyclerk@eurekatownship-mn.us>

Cc: Mark Pflaum <pfla0006@hotmail.com>

📎 1 attachments (781 KB)

VRWJPO Exhibit.pdf;

Good morning Amy,

Based on the information that Mark Pflaum provided and what I can verify using a desktop analysis, the proposed 63' x 96' greenhouse as shown on the attached will not achieve thresholds that would prompt the need for a Watershed and Land Disturbance permit from the VRWJPO as described in the following standards:

- Land disturbing activities on slopes greater than six percent. N/A
- Greater than 100 cubic yards of imported or stockpiled material. N/A
- New public or private roads or driveways greater than 125 feet in length. N/A
- Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. N/A
- Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. N/A
- Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. N/A
- Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. Not anticipated

### Other comments/requirements

- If the owner creates more disturbed area than is shown in yellow on the attached exhibit or is otherwise reasonable to construct the facility, then this exemption is may no longer valid.

If you have any questions regarding this exemption for a Watershed and Land Disturbance Permit, please let me know.

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)



## New Green House

McDaniels, Dee <Dee.McDaniels@CO.DAKOTA.MN.US>

Mon 9/16/2024 11:21 AM

To: Mark Pflaum <pfla0006@hotmail.com>

Cc: Eureka Township Clerk <clerk@eurekatownship-mn.us>; Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>

Mark: The building location on your map is not is shoreland or floodplain. No permits are necessary from the County.

Thanks.

**Dee McDaniels**  
Environmental Specialist, Water Resources



### Physical Development Division

**P** 952-891-7024

**W** [www.dakotacounty.us](http://www.dakotacounty.us)

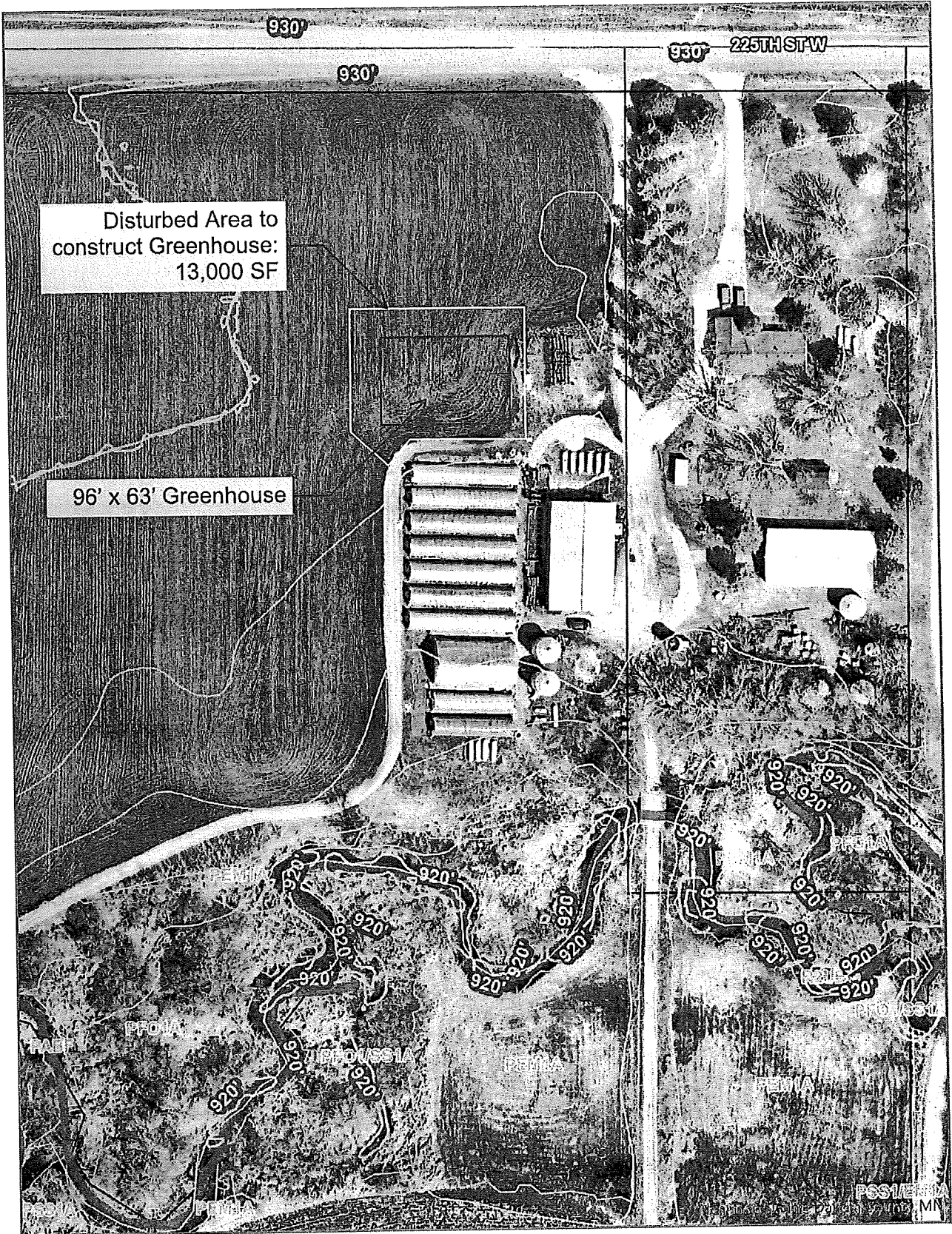
**A** 14955 Galaxie Avenue, Apple Valley, MN 55124



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# Pflaum Greenhouse



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.  
This is not a legal document and should not be substituted for a title search, appraisal, survey, or  
for zoning verification.

Map Scale  
1 inch = 100 feet  
9/16/2024

PFLAAM

# Site PLAN

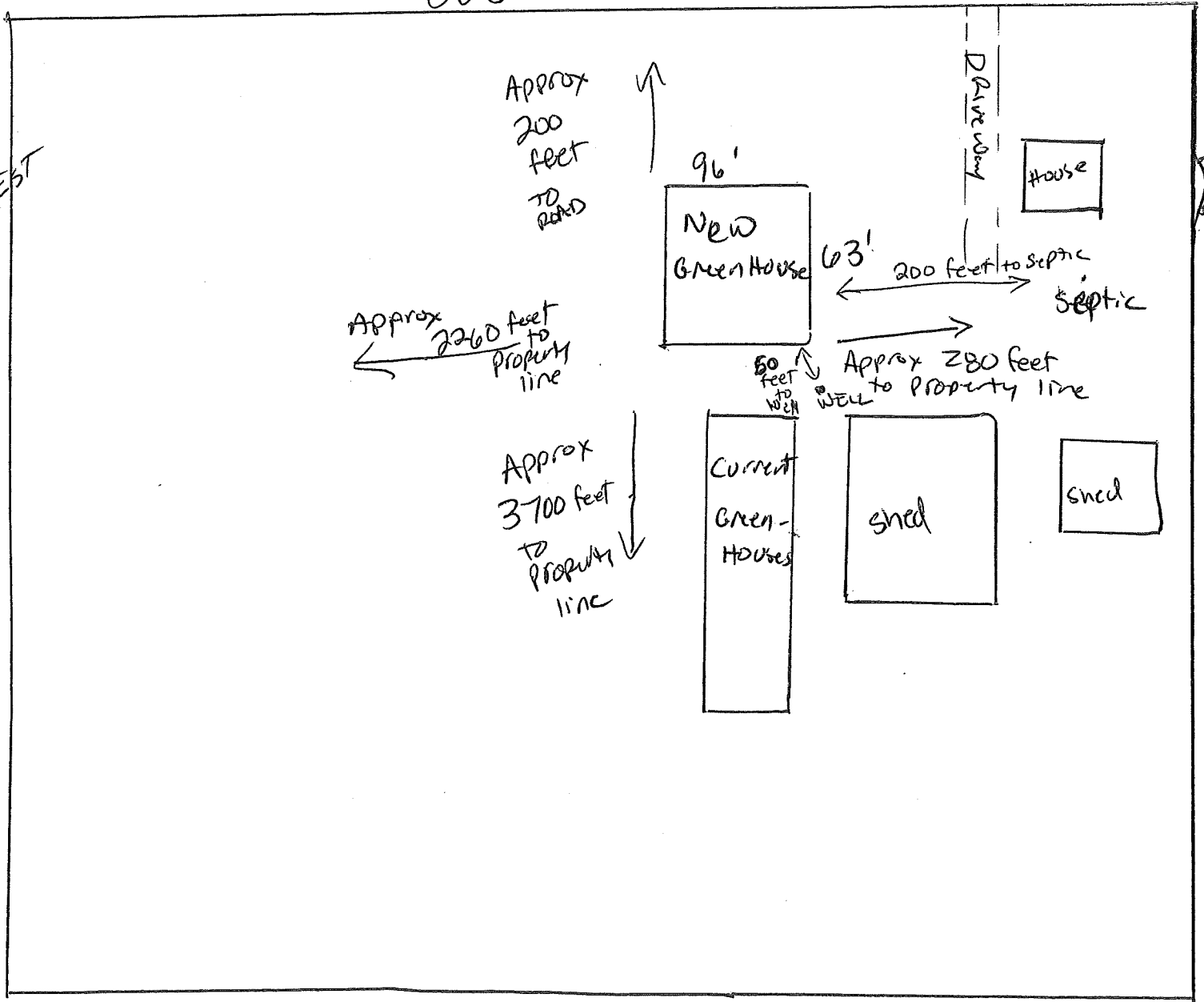
## NEW GREENHOUSE

North

225th St W

WEST

EAST



South



**Property Card**

Parcel ID Number 13-00200-76-013

**Owner Information**

Fee Owner  
MARGARET K PFLAUM  
MARK D PFLAUM  
Mailing Address  
5780 225TH ST W  
  
FARMINGTON MN 55024

**Property Address**

Address  
6124 225TH ST W  
Municipality  
EUREKA TWP

**Parcel Information**

Sale Date		Total Acres	149.81
Sale Value	\$0.00	R/W Acres	
Uses	AG-AG PRESERVE RESIDENTIAL AG-AG PRESERVE	Water Acres	
		Plat	SECTION 2 TWN 113 RANGE 20
		Lot and Block	2 113 20
		Tax Description	W 1/2 OF SE 1/4 LESS 3.10 ACS RR EX N 626.2 FT OF E 208.73 FT ALSO E 1/2 OF SW 1/4 LESS RR 55/100 ACRES EX PT OF NE 1/4 OF SW 1/4 COM NE COR W ON N LINE 483.25 FT TO BEG S 275.00 FT E 200.00 FT S 293.48 FT W 250.00 FT N 568.48 FT TO N LINE SAID NE 1/4 OF SW 1/4 E ON N LINE 50.00 FT TO BEG

**2024 Building Characteristics (payable 2025)\***

Building Type	S.FAM.RES	Year Built	1880	Bedrooms	4
Building Style	1-1/2 STRY	Foundation Sq Ft	948	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,416	Garage Sq Ft	288
Multiple Buildings		Finished Sq Ft	1,416	Other Garage	

Fund	Account	Amount
100	34104	45.00

Date 9/17/24 No. 154511

Eureka  
City / Township of

Received from Mark Pflaum

Forty-five and 00/100 Dollars

For No Exempt Application Fee 6124 225th St. W.

\$ 45.00 2649 By Amy M. Liberty  
Authorized Signature

FORM 9519TS • 921,696 • Victor Lundeen Co., Printers • Fergus Falls, MN

# 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# 13-03500-7b-010	Permit#
Site Address: 5975 280th St. W.	City Northfield	Zip 55057	
<b>PROPERTY OWNER INFORMATION</b>			
Name Wayne Hallcock	Email	Phone 651-399-5511	
Address 5975 280th St. W.	City Northfield	State MN	Zip 55057
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name BHT Development Inc	Contact Person Brett Haan	License Number BC 152 873	
Contact Person Brett	Email haan33810@gmail.com		
Address 3953 250th St. W	City Farmington	State MN	Zip 55024
Cell Phone 612 483 0240	Day Time Phone	Fax	
<b>TOWNSHIP / LOCAL GOVERNMENT</b>			
Permit complies with the Wetland Conservation Act subject to the following conditions: N/A (land disturbance less than an acre)			
<input type="checkbox"/> Dakota County Shoreland/ Letter or Permit N/A	<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 checked="" 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 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: 20,000.00			
Project Description: L-shape deck on front of home.			

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: Wayne Hallcock	Date: 9-10-24
Signature of Contractor: Brett Haan	Date:

# 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: Amy M. Liberty Date: 9/10/24  
 Complete Date: \_\_\_\_\_  Incomplete Notification sent: \_\_\_\_\_  
 Application Fee \$ 45.00 Paid on 9/10/24 Receipt # 154507 Check # 9458  
 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: \_\_\_\_\_

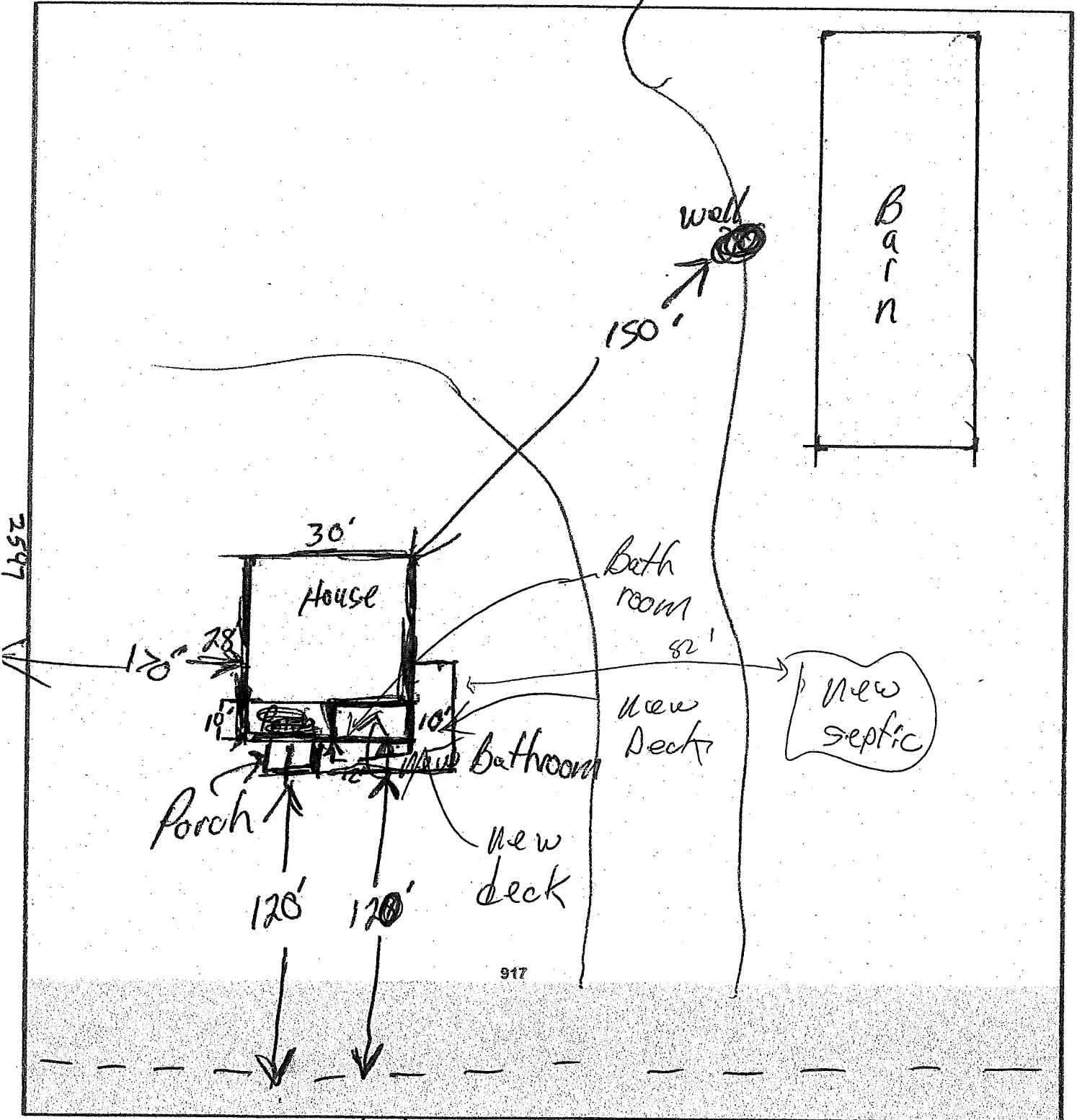
Construction Type: \_\_\_\_\_

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

Building Sprinkled  Yes  No

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

# Property Map



4/16/2024, 12:01:54 PM

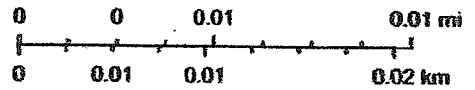
HWY 86

## Parcels

Right of Way Easement

13-03500-76010

1:564

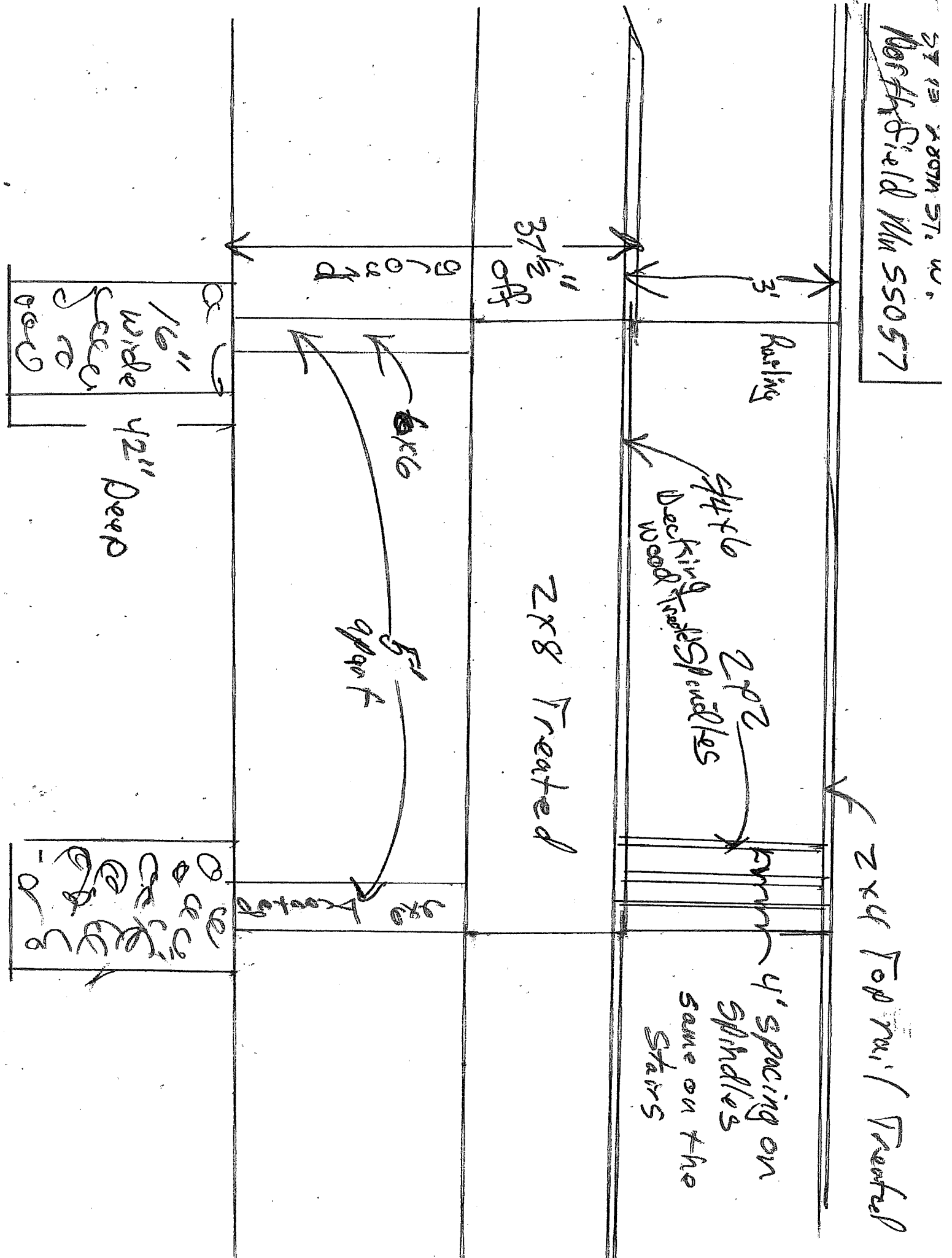


Sources: Esri, Airbus DS, USGS, NGA, NASA, CNRI, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, Inc, Swire, user community, Esri Community Maps Contributors, County of Dakota, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph.

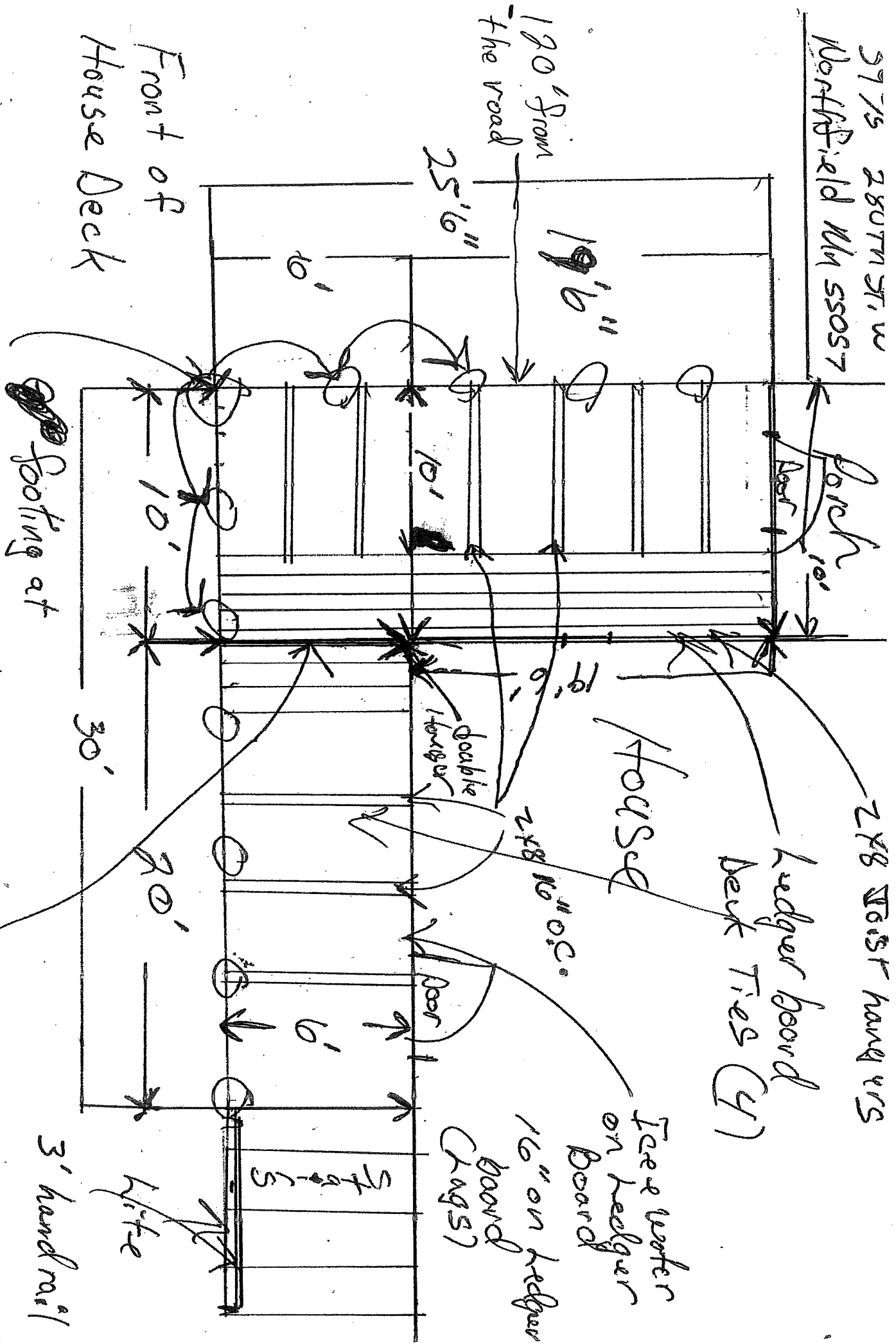
Copyright 2018, Dakota County

This drawing is neither a legally recorded map nor a survey and is not to be used as such.

37 1/2 ROOM ST. W.  
Northfield Min 55057



3975 280TH ST. W  
Northfield MN 55057



2x8 Joist headers

ledger board  
Deck Tiles (4)

House

Ice & water  
on ledger  
on board

16" on ledger  
board (lags)

double  
hanger

2x8 Joist

door

stairs

white

3' hand rail

footing at

5' apart

16" wide 42" deep

double 2x8 header

Front of  
House Deck

190' from  
the road

25'6"

19'6"

10'

10'

10'

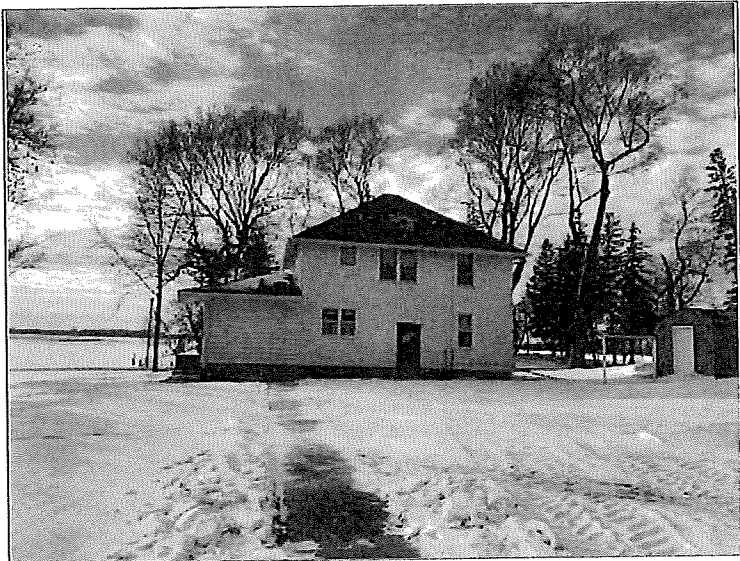
30'

20'

10'

<b>Property Card</b>	Parcel ID Number 13-03500-76-010
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<b>Owner Information</b>
Fee Owner WAYNE P & CANDACE F HALLCOCK
Mailing Address 5975 280TH ST W  NORTHFIELD MN 55057



<b>Property Address</b>
Address 5975 280TH ST W
Municipality EUREKA TWP

Parcel Information	
Sale Date	Total Acres 80.01
Sale Value \$0.00	R/W Acres 3.39
Uses AG-AG PRESERVE AG-AG PRESERVE	Water Acres
	Plat SECTION 35 TWN 113 RANGE 20
	Lot and Block 35 113 20
	Tax Description W 1/2 OF SE 1/4 SUBJ TO FNAP EASEMENT OVER 52.35 ACRES DOCUMENT #2637726 SUBJ TO HWY ESMNT OVER S 55 FT THEREOF

2024 Building Characteristics (payable 2025)*				
Building Type	S.FAM.RES	Year Built	1925	Bedrooms 3
Building Style	TWO STORY	Foundation Sq Ft	1,176	Bathrooms 2.00
Frame	WOOD	Above Grade Sq Ft	2,016	Garage Sq Ft 672
Multiple Buildings		Finished Sq Ft	2,352	Other Garage

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
659	NORTH CANNON RIVER	FULL HOMESTEAD		Y	

Assessor Valuation		
	Taxable	Estimated
2024 Land Values (payable 2025)	\$760,626.00	\$764,600.00
2024 Building Values (payable 2025)*	\$406,533.00	\$416,700.00
2024 Total Values (payable 2025)*	\$1,167,159.00	\$1,181,300.00
2023 Total Values (payable 2024)*	\$1,147,260.00	\$1,152,100.00

Property Tax Information		
Net Tax (payable 2024)	Special Assessments (2024)	Total Tax & Assessments (2024)
\$4,768.00	\$0.00	\$4,768.00

\* Manufactured Homes Payable the Same Year as Assessment.

*Disclaimer:* Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Friedges Landscaping, Inc.  
PIN 13-00700-26-030

Please note:

The applicant for this permit request completed the Exempt Agriculture Zoning Approval form and provided the Minnesota State Statutes regarding agricultural buildings and exemption.

Due to the current use of the parcel, it was requested for the applicant to complete a building permit for an accessory building that is subject to inspections.

The Planning Commission should assess all materials and deem what application is appropriate, and then review information to determine a recommendation for the Town Board.





9380 202<sup>nd</sup> Street West Lakeville, MN 55044  
Phone: (952) 469-2996 Fax: (952) 469-1755

---

September 17, 2024

Building at Parcel I3-00700-26-030

*Butch*

I, John Friedges, authorize Charles Hanson to be my representative for the construction of the building at Friedges Landscaping, Inc's pit.

*John Friedges* \_\_\_\_\_ *9-16-24*  
John Friedges Date

~~47~~

612-490-0091

19

Applicant is requesting AG Exempt

# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

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

PARCEL ID #	13-00700-26-080			PERMIT #	
<b>SITE INFORMATION</b>					
Owner Name	Friedges Landscaping, INC		Email	Jtfriedges@frontier.net.net	
Site Address	See Property Card attached		Phone	9524692916	
	City	State	Zip		
	EUREKA TWP	MN	55044		
<b>TYPE OF WORK</b> (Check only one)					
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Addition/Expansion <input type="checkbox"/> Permit renewal <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Other: _____					
<b>TYPE OF STRUCTURE</b> (Check all that apply)					
<input checked="" type="checkbox"/> Agriculture/Farm Building <input type="checkbox"/> Agriculture Fence (> 6 ft) <input type="checkbox"/> Feed Lot <input type="checkbox"/> Lean-to <input checked="" type="checkbox"/> Other: <u>Red Iron Construction</u> Sq. ft.: <u>15,625</u> Wall height: <u>24'</u>					
<b>PROJECT DETAILS</b>					
Start Date:	End Date:	Estimated Value (Excluding land):			
		\$100,000 -			
Project Description: 125x125' Red iron Construction Building (See attached)					

**UNDER THE MINNESOTA STATE BUILDING CODE § 16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY § 103F.141 (FLOOD PLAIN MANAGEMENT) AND § 326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.**

- Describe the intended use of the building for which you are requesting exemption (Be specific):  
To store round bales, Erosion blanket & Farm equipment.
- Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land?  
 YES     NO
- Per MN State Building Code § 16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)  
 Farm Implements  
 Livestock (excluding horses and the commercial boarding of animals where permitted)  
 Agricultural produce/products (see MN § 273.13, Subd. 23(e)(3) for a list of qualifying produce/products)  
 None of the above
- Will the items you checked in question 3 above be used by the owner, lessee and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products?  
 YES     NO

# EUREKA TOWNSHIP

## EXEMPT AGRICULTURE ZONING APPROVAL

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

Per MN § 273.13, Subd. 23(b), will the building for which you are requesting exemption be located on land that was used during the preceding year for one of the following agricultural purposes? (Check all that apply) *None?*

- Raising or cultivation of agricultural products
- Enrollment in the Reinvest in Minnesota program (provide documentation)
- Enrollment in the federal Conservation Reserve Program (provide documentation)
- Pasture
- Timber
- Waste or unusable wild land
- Enrollment in other State or Federal farm programs (provide documentation)

6. What is the proposed maximum number of people who will be present in the building at any one time? \_\_\_\_\_

7. Will the building for which you are requesting exemption be for use by the public, such as for retail sales, mini-storage, vehicle storage, riding lessons, livestock shows, etc.?  YES  NO

SITE PLAN ATTACHED:  YES  NO / I have received a handout with site map requirements:  YES  NO

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.

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 Applicant: *John Friedges* Date: 9/17/24  
Printed Name of Applicant: John Friedges

### Township Use Only

- Ag-exempt: completed on \_\_\_\_\_
- Shoreland Letter: completed on \_\_\_\_\_
- Shoreland Permit: completed on \_\_\_\_\_
- NCRWMO OR VRWJPO: completed on \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

Setbacks Confirmed on: \_\_\_\_\_

Complete Date: \_\_\_\_\_

Inspector: \_\_\_\_\_

Incomplete Notification sent: \_\_\_\_\_

Approved  Denied

Planning Commission Recommendation:

Town Board:

Approved  Denied

Approved  Denied

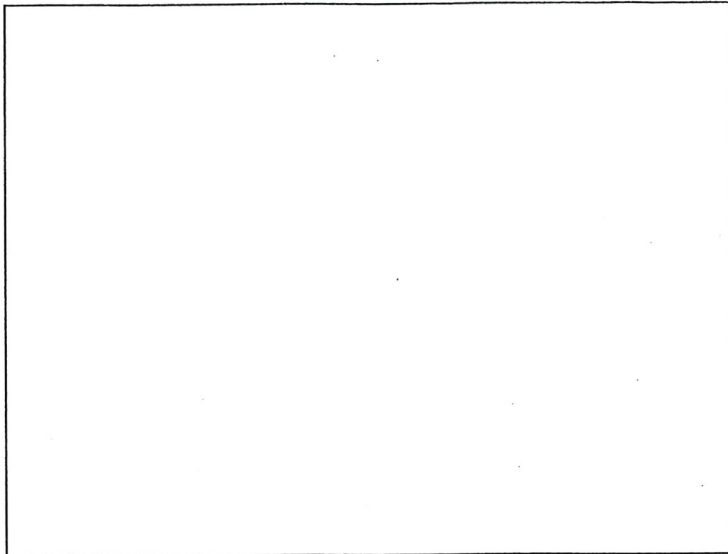
Chair: \_\_\_\_\_

Chair: \_\_\_\_\_

<b>Property Card</b>	Parcel ID Number 13-00700-26-030
----------------------	----------------------------------

<b>Owner Information</b>
Fee Owner FRIEDGES LANDSCAPING INC
Mailing Address 9380 202ND ST W LAKEVILLE MN 55044

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



Parcel Information	
Sale Date	Total Acres 27.29
Sale Value \$0.00	R/W Acres 0.08
Uses INDUSTRIAL-PREFERRED <b>AG</b>	Water Acres
	Plat SECTION 6 TWN 113 RANGE 20
	Lot and Block 7 113 20
	Tax Description W 66.00 FT OF W 1/2 OF SW 1/4 SEC 6 TWN 113 RANGE 20 & NW 1/4 OF NW 1/4 OF SEC 7 TWN 113 RANGE 20 EX N 518.60 FT LYING E OF W 66.00 FT THEREOF

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 VERMILLION RIVER	Homestead NON HOMESTEAD	Green Acres	Ag Preserve	Open Space

Assessor Valuation		
	Taxable	Estimated
2024 Land Values (payable 2025)	\$214,800.00	\$214,800.00
2024 Building Values (payable 2025)*	\$0.00	\$0.00
2024 Total Values (payable 2025)*	\$214,800.00	\$214,800.00
2023 Total Values (payable 2024)*	\$203,100.00	\$203,100.00

Property Tax Information		
Net Tax (payable 2024) \$2,568.00	Special Assessments (2024) \$0.00	Total Tax & Assessments (2024) \$2,568.00

\* Manufactured Homes Payable the Same Year as Assessment.

*Disclaimer:* Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal

**326B.103 DEFINITIONS.**

- Provided by Applicant

Subdivision 1. **Scope.** For the purposes of sections 326B.101 to 326B.194, the terms defined in this section have the meanings given them.

Subd. 2. **Administrative authority.** "Administrative authority" means a municipality's governing body or their assigned administrative authority.

Subd. 3. **Agricultural building.** "Agricultural building" means a structure that is:

(1) on agricultural land as determined by the governing assessor for the municipality or county under section 273.13, subdivision 23;

(2) designed, constructed, and used to house farm implements, livestock, or agricultural products under section 273.13, subdivision 23; and

(3) used by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products.

Subd. 4. **City.** "City" means a home rule charter or statutory city.

Subd. 5. **Code.** "Code" means the State Building Code adopted by the commissioner of labor and industry in consultation with each industry board and the Construction Codes Advisory Council in accordance with sections 326B.101 to 326B.194.

Subd. 6. **Designate.** "Designate" means the formal designation by a municipality's administrative authority of a certified building official accepting responsibility for code administration.

Subd. 6a. **Electric vehicle capable space.** "Electric vehicle capable space" means a designated automobile parking space that has electrical infrastructure, including but not limited to raceways, cables, electrical capacity, and panelboard or other electrical distribution space necessary for the future installation of an electric vehicle charging station.

Subd. 6b. **Electric vehicle charging station.** "Electric vehicle charging station" means a designated automobile parking space that has a dedicated connection for charging an electric vehicle.

Subd. 6c. **Electric vehicle ready space.** "Electric vehicle ready space" means a designated automobile parking space that has a branch circuit capable of supporting the installation of an electric vehicle charging station.

Subd. 7. **Equivalent protection.** "Equivalent protection" means a measure other than a code requirement that provides essentially the same protection that would be provided by a code requirement.

Subd. 8. **Historic building.** "Historic building" means a state-owned building that is on the National Register of Historic Places.

Subd. 9. **Municipality.** "Municipality" means a city, county, or town, the University of Minnesota, or the state for public buildings and state licensed facilities.

Subd. 9a. **Parking facilities.** "Parking facilities" includes parking lots, garages, ramps, or decks.

Subd. 10. **Person with a disability.** "Person with a disability" or "persons with disabilities" includes people who have a vision disability, a hearing disability, a disability of coordination, a disability of aging, or any other disability that significantly reduces mobility, flexibility, coordination, or perceptiveness.

Subd. 11. **Public building.** "Public building" means a building and its grounds the cost of which is paid for by the state or a state agency regardless of its cost, and a building project for a school district or charter school the cost of which is \$100,000 or more.

Subd. 12. **Remodeling.** "Remodeling" means deliberate reconstruction of an existing public building in whole or in part in order to bring it into conformity with present uses of the structure and to which other rules on the upgrading of health and safety provisions are applicable.

Subd. 13. **State licensed facility.** "State licensed facility" means a building and its grounds that are licensed by the state as a hospital, nursing home, supervised living facility, assisted living facility, including assisted living facility with dementia care, free-standing outpatient surgical center, correctional facility, boarding care home, or residential hospice.

**History:** 1984 c 544 s 65; 1Sp1985 c 14 art 4 s 3; 1987 c 387 s 1,2; 1989 c 329 art 5 s 1; 1990 c 458 s 1; 1990 c 572 s 10,11; 1994 c 634 art 2 s 1,2; 1995 c 254 art 2 s 2,3; 1Sp2001 c 10 art 2 s 26-28; 2005 c 56 s 1; 2007 c 140 art 4 s 2-5,61; art 13 s 4; 2012 c 295 art 1 s 14; 2013 c 85 art 2 s 8; 1Sp2019 c 7 art 9 s 7; 2023 c 53 art 1 s 24-28

MN Statute 273.13 Subdivision 23

- Provided by Applicant

(e) Agricultural Land as used in this section means:

(1) contiguous acreage of ten acres or more, used during the preceding year for agricultural purposes; or

(2) contiguous acreage used during the preceding year for an intensive livestock or poultry confinement operation,

provided that land used only for pasturing or grazing does not qualify under this clause.

"Agricultural Purposes" as used in this section means the raising, cultivation, drying, or storage of agricultural

products for sale, or the storage of machinery or equipment used in support of agricultural production by the same

farm entity. For a property to be classified as agricultural based only on the drying or storage of agricultural

products, the products being dried or stored must have been produced by the same farm entity as the entity

operating the drying or storage facility. "Agricultural purposes" also includes enrollment in the Reinvest in

Minnesota program under sections 103F.501 to 103F.535 or the federal Conservation Reserve Program as

contained in Public Law 99-198 or a similar state or federal conservation program if the property was classified as

agricultural (i) under this subdivision for taxes payable in 2003 because of its enrollment in a qualifying program

and the land remains enrolled or (ii) in the year prior to its enrollment. Agricultural classification shall not be based

upon the market value of any residential structures on the parcel or contiguous parcels under the same

ownership.

"Contiguous acreage," for purposes of this paragraph, means all of, or a contiguous portion of, a tax parcel as

described in section 272.193, or all of, or a contiguous portion of, a set of contiguous tax parcels under that

section that are owned by the same person.

(f) Agricultural land under this section also includes:

(1) contiguous acreage that is less than ten acres in size and exclusively used in the preceding year for raising or

cultivating agricultural products; or

(2) contiguous acreage that contains a residence and is less than 11 acres in size, if the contiguous acreage

exclusive of the house, garage, and surrounding one acre of land was used in the preceding year for one or

more of the following three uses:

(i) for an intensive grain drying or storage operation, or for intensive machinery or equipment storage activities used to support agricultural activities on other parcels of property operated by the same farming entity;

(ii) as a nursery, provided that only those acres used intensively to produce nursery stock are considered agricultural land; or

(iii) for intensive market farming; for purposes of this paragraph, "market farming" means the cultivation of one or more fruits or vegetables or production of animal or other agricultural products for sale to local markets by the farmer or an organization with which the farmer is affiliated.

"Contiguous acreage," for purposes of this paragraph, means all of a tax parcel as described in section 272.193, or all of a set of contiguous tax parcels under that section that are owned by the same person.

(g) Land shall be classified as agricultural even if all or a portion of the agricultural use of that property is the leasing to, or use by, another person for agricultural purposes.

Classification under this subdivision is not determinative for qualifying under section 273.111.

(h) The property classification under this section supersedes, for property tax purposes only, any locally administered agricultural policies or land use restrictions that define minimum or maximum farm acreage.

(i) "Agricultural Products" as used in this subdivision includes production for sale of:

(1) livestock, dairy animals, dairy products, poultry and poultry products, fur-bearing animals, horticultural and nursery stock, fruit of all kinds, vegetables, forage, grains, bees, and apiary products by the owner;

(2) fish bred for sale and consumption if the fish breeding occurs on land zoned for agricultural use;

(3) the commercial boarding of horses, which may include related horse training and riding instruction, if the boarding is done on property that is also used for raising pasture to graze horses or raising or cultivating other agricultural products as defined in clause (1);

(4) property which is owned and operated by nonprofit organizations used for equestrian activities, excluding racing;

(5) game birds and waterfowl bred and raised (i) on a game farm licensed under section 97A.105, provided that the annual licensing report to the Department of Natural Resources, which must be submitted annually by



March 30 to the assessor, indicates that at least 500 birds were raised or used for breeding stock on the property during the preceding year and that the owner provides a copy of the owner's most recent schedule F;

or (ii) for use on a shooting preserve licensed under section 97A.115;

(6) insects primarily bred to be used as food for animals;

(7) trees, grown for sale as a crop, including short rotation woody crops, and not sold for timber, lumber, wood, or wood products; and

(8) maple syrup taken from trees grown by a person licensed by the Minnesota Department of Agriculture under chapter 28A as a food processor.

(j) If a parcel used for agricultural purposes is also used for commercial or industrial purposes, including but not limited to:

(1) wholesale and retail sales;

(2) processing of raw agricultural products or other goods;

(3) warehousing or storage of processed goods; and

(4) office facilities for the support of the activities enumerated in clauses (1), (2), and (3),

the assessor shall classify the part of the parcel used for agricultural purposes as class 1b, 2a, or 2b, whichever is

appropriate, and the remainder in the class appropriate to its use. The grading, sorting, and packaging of raw

agricultural products for first sale is considered an agricultural purpose. A greenhouse or other building where

horticultural or nursery products are grown that is also used for the conduct of retail sales must be classified as

agricultural if it is primarily used for the growing of horticultural or nursery products from seed, cuttings, or roots

and occasionally as a showroom for the retail sale of those products. Use of a greenhouse or building only for the

display of already grown horticultural or nursery products does not qualify as an agricultural purpose

**The land is:**

**(1) contiguous acreage that is less than ten acres in size and exclusively used in the preceding year for raising or cultivating agricultural products, or**

**(2) contiguous acreage that contains a residence and is less than 11 acres in size, if the contiguous acreage exclusive of the house, garage, and surrounding one acre of land was used in the preceding year for one or more of the following three uses:**

**(i) for an intensive grain drying or storage operation, or for intensive machinery or equipment storage activities used to support agricultural activities on other parcels of property operated by the same farming entity;**

**(ii) as a nursery, provided that only those acres used intensively to produce nursery**

stock are considered agricultural land; or

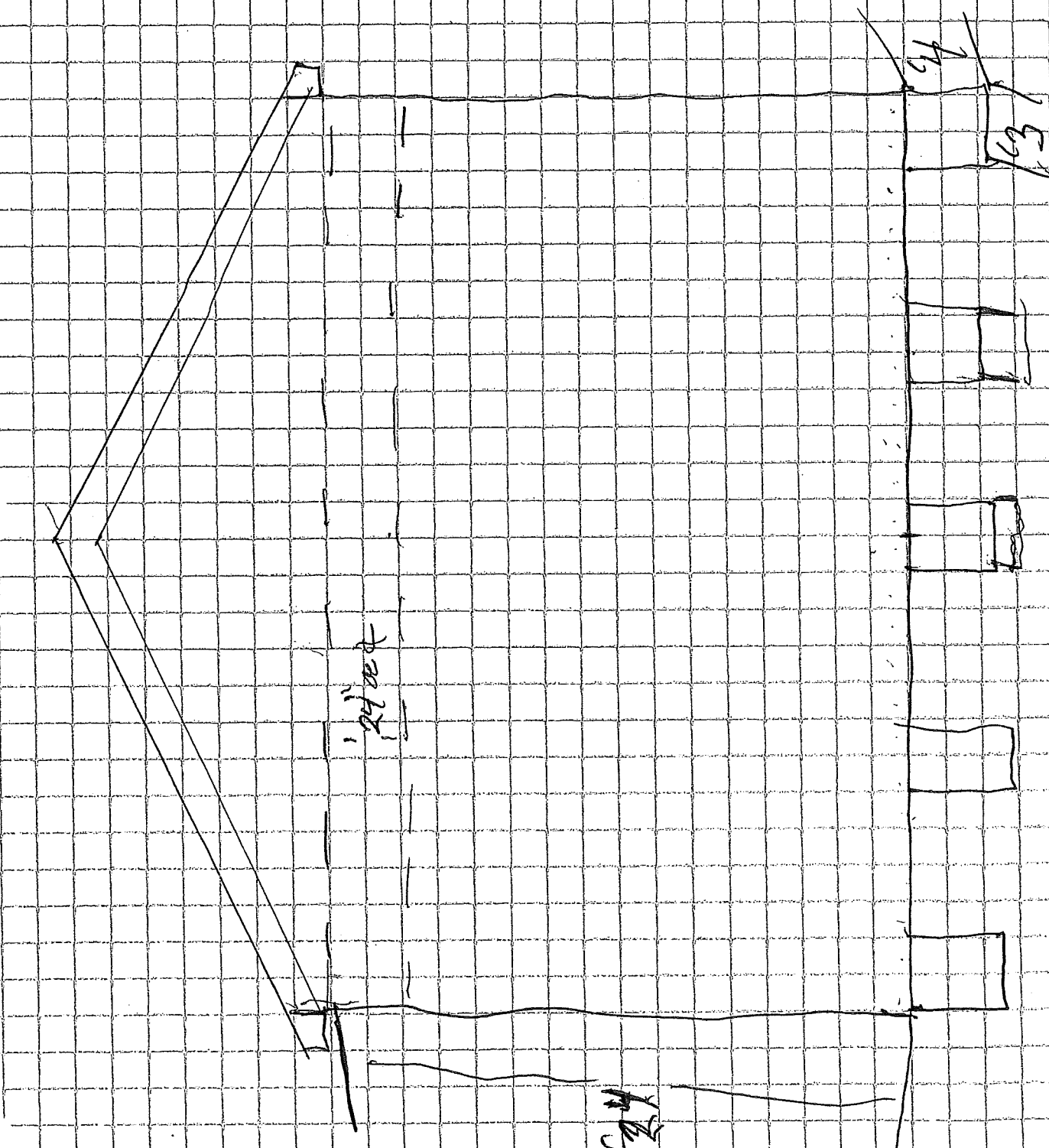
(iii) for intensive market farming. For purposes of this paragraph, "market farming" means the cultivation of one or more fruits or vegetables or production of animal or other agricultural products for sale to local markets by the farmer or an organization with which the farmer is affiliated.

The building will be used only by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products.

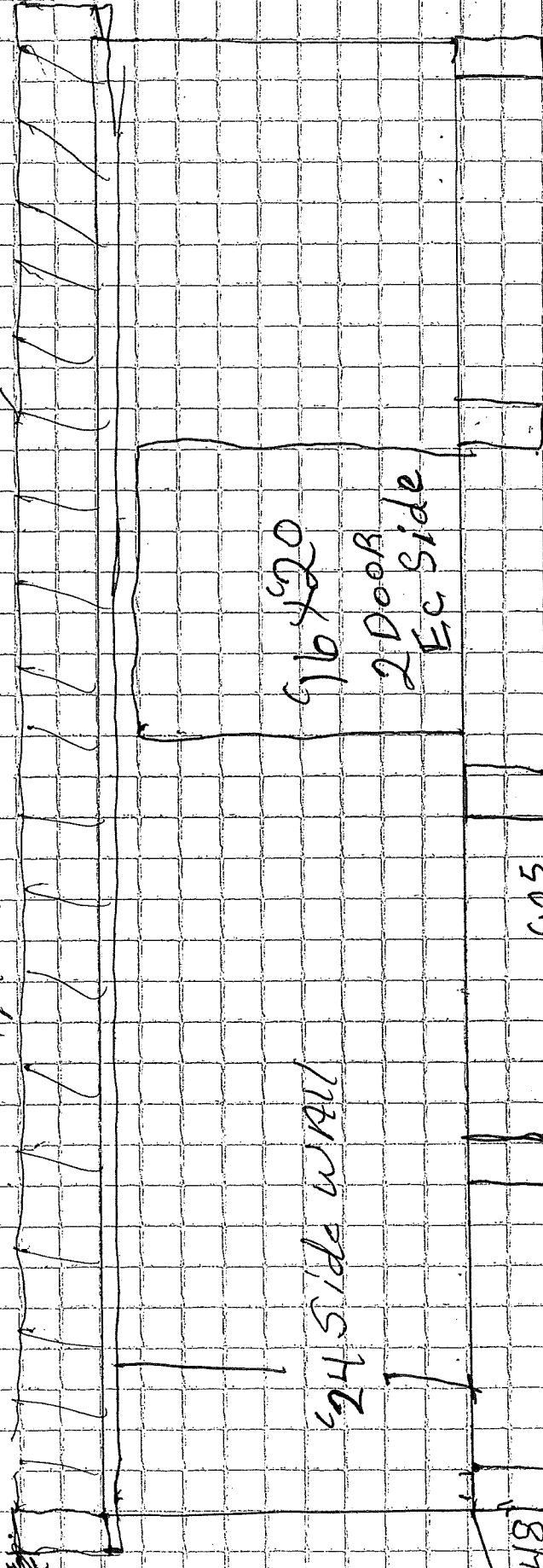
The building will be designed, constructed, and used to house farm implements, livestock, or agricultural products.

OR

The building will be used for "agricultural purposes" including raising, cultivating, drying, or storage of agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same farm entity. (See MN Statute citations at the end of this handout for full definitions of "agricultural purposes" and "agricultural products.")



4/12 F



916 x 20  
2 Doors  
Ec Side

24 Side wall

92.5

48

136

16 Feeding

125

125



- example -

# EUREKA TOWNSHIP

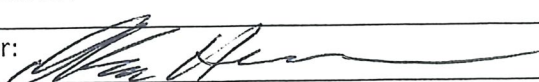
## BUILDING PERMIT APPLICATION

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# 13-00700-26-030	Permit#
Site Address:		City Eureka Township	Zip
<b>PROPERTY OWNER INFORMATION</b>			
Name Friedge Landscaping <sup>lwe</sup>		Email	Phone 952 469-2026
Address		City Eureka Twp	State MN Zip 55044
<b>APPLICANT/CONTRACTOR INFORMATION</b>			
Applicant Name Friedges		License Number	
Contact Person Baton Hansen		Email	
Address 1460		City Raton	State NM Zip 87740
Cell Phone 612-490-0091		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 9/19/24
<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 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:			
Project Description: see exempt picture Red Iron Construction sq. ft. 15,625			

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: 9/17/24

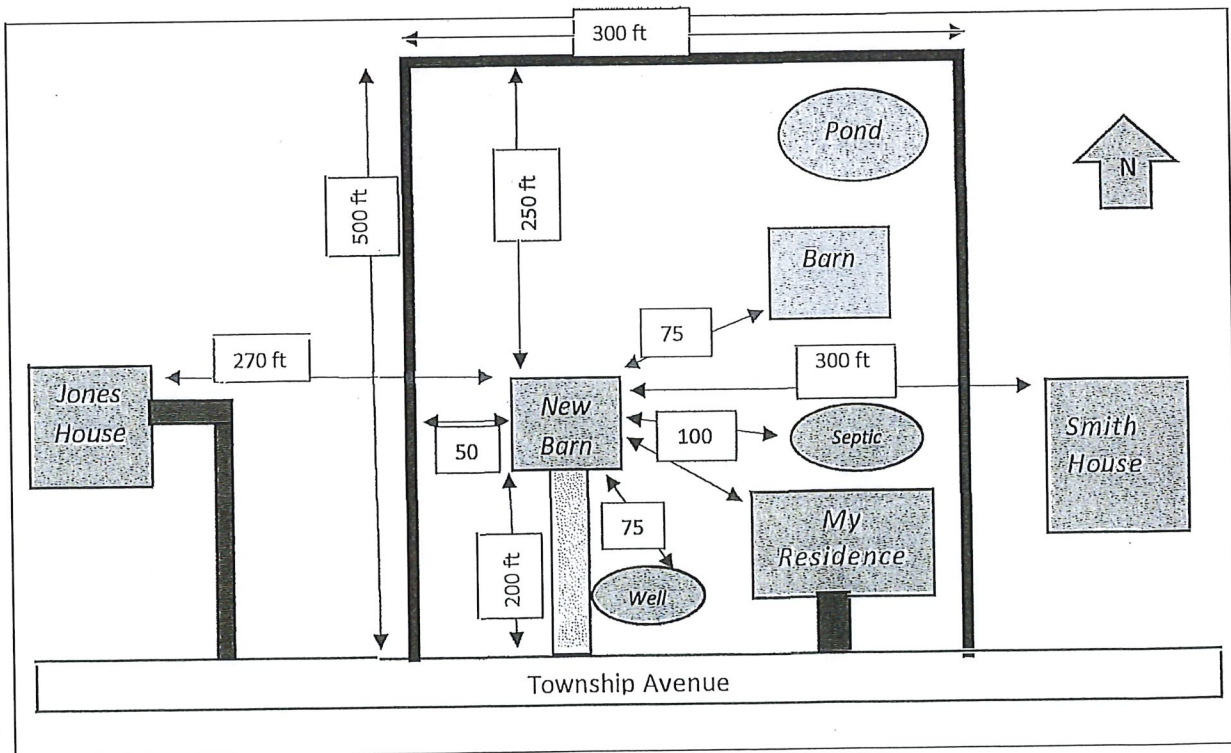
## SUPPLEMENT TO ACCESSORY STRUCTURES PERMIT APPLICATION

(MUST be included when applying for permit)

1. Dimensions of new structure 125' x 125' equals 15,625 square feet. (This exceeds the limit of 10,000)
2. Floor structure: dirt floor see attached drawings for the following:
3. Method of attachment to ground: 1. Concrete footings 3 ft x 4 ft
4. Wall construction information: 2. Red iron steel
5. Roof structure information: 3. Red iron steel / rib tin screwed to steel beams
6. Total area of all existing accessory buildings (excluding Agricultural buildings): N/A
7. The dimensions (length and width) of all accessory buildings are on the site map:  NO
8. Distance from property lines:
 

Side 1: <u>7,000 ft</u>	Side 2: <u>more than 150 ft</u>
Rear: <u>more than 150 ft</u>	Road center line: <u>more than 150 ft</u>
9. Closest distance of new structure from primary residence: N/A

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



# 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 <sup>- attached</sup>  IUP  Nonconforming registration

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

**Deputy Clerk:** Amy M. Liberty Date: 9/17/24  
 Complete Date: 9/17/24  Incomplete Notification sent:  
 Application Fee \$ 45.00 Paid on 9/17/24 Receipt # 154512 Check # Cash  
 Notes: originally submitted to exempt - does not qualify Site of proposed building exceeds the  
**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

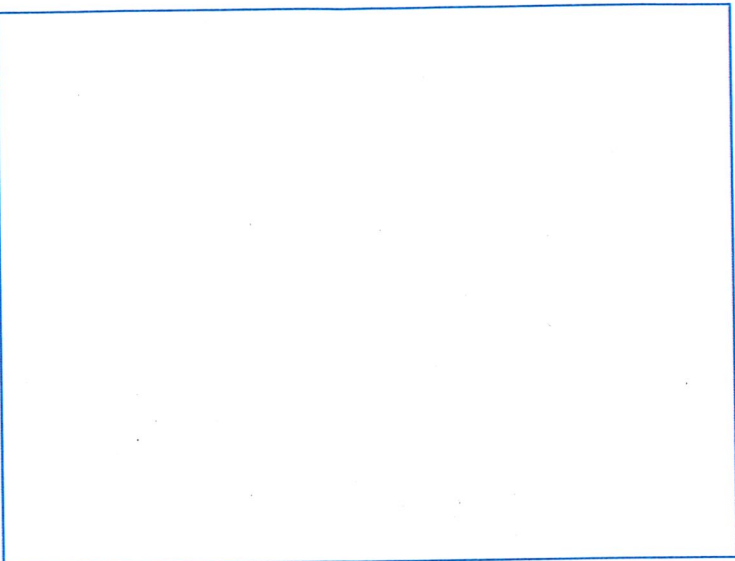
Total Fees Paid on \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_



<b>Property Card</b>	<b>Parcel ID Number</b> 13-00700-26-030
----------------------	-----------------------------------------

<b>Owner Information</b>
<b>Fee Owner</b> FRIEDGES LANDSCAPING INC
<b>Mailing Address</b> 9380 202ND ST W  LAKEVILLE MN 55044

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



Parcel Information	
<b>Sale Date</b>	<b>Total Acres</b> 27.29
<b>Sale Value</b> \$0.00	<b>R/W Acres</b> 0.08
<b>Uses</b> INDUSTRIAL-PREFERRED AG	<b>Water Acres</b>
	<b>Plat</b> SECTION 6 TWN 113 RANGE 20
	<b>Lot and Block</b> 7 113 20
	<b>Tax Description</b> W 66.00 FT OF W 1/2 OF SW 1/4 SEC 6 TWN 113 RANGE 20 & NW 1/4 OF NW 1/4 OF SEC 7 TWN 113 RANGE 20 EX N 518.60 FT LYING E OF W 66.00 FT THEREOF

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

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

Assessor Valuation		
	<b>Taxable</b>	<b>Estimated</b>
<b>2024 Land Values (payable 2025)</b>	\$214,800.00	\$214,800.00
<b>2024 Building Values (payable 2025)*</b>	\$0.00	\$0.00
<b>2024 Total Values (payable 2025)*</b>	\$214,800.00	\$214,800.00
<b>2023 Total Values (payable 2024)*</b>	\$203,100.00	\$203,100.00

Property Tax Information		
<b>Net Tax (payable 2024)</b> \$2,568.00	<b>Special Assessments (2024)</b> \$0.00	<b>Total Tax &amp; Assessments (2024)</b> \$2,568.00

\* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal

## Eureka Township Deputy Clerk

---

**From:** Dunn, Jeff <Jeff.Dunn@CO.DAKOTA.MN.US>  
**Sent:** Thursday, September 19, 2024 2:40 PM  
**To:** Eureka Township Deputy Clerk  
**Subject:** VRWJPO Review of PIN 13-00700-26-030, Accessory building  
**Attachments:** Friedges Landscaping, Inc., Building permit request.pdf

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

Hi Amy,

Based on the information that you provided and what I can verify using a desktop analysis, the proposed building as shown on the attached will not achieve thresholds that would prompt the need for a Watershed and Land Disturbance permit from the VRWJPO as described in the following standards:

- Land disturbing activities on slopes greater than six percent. N/A
- Greater than 100 cubic yards of imported or stockpiled material. N/A
- New public or private roads or driveways greater than 125 feet in length. N/A
- Land disturbing activities greater than 10,000 square feet of land if commercial, industrial, or recreational use development. N/A
- Filling, draining, or altering of natural or artificial stormwater storage, retention, or watercourses. N/A
- Land disturbing activities located within 150 feet of wetlands identified on or adjacent to the land disturbing activities. N/A
- Land disturbing activities that could reasonably be expected to deliver sediment to adjacent properties, wetlands, or water resources. Not anticipated

If you have any questions regarding this [exemption for a Watershed and Land Disturbance Permit](#), please let me know.

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)



DESCRIPTION OF PARCEL (P.222M.A.0021)  
 That part of the NW 1/4 of the NW 1/4 of Section 7, Township 113, Range 20, Deuelo County, Minnesota, lying north of the north 516.00 feet line thereat.  
 And also,  
 The west 66.00 feet of the NW 1/4 of the NW 1/4 of said Section 7.  
 And also,  
 The west 66.00 feet of the SW 1/4 of Section 6, Township 113, Range 20, Deuelo County, Minnesota.

SURFACE DRAINAGE IS DIRECTED TO EXISTING DRAINAGE PATTERNS TO THE EAST AND TO THE SOUTH OF THIS PROPERTY.

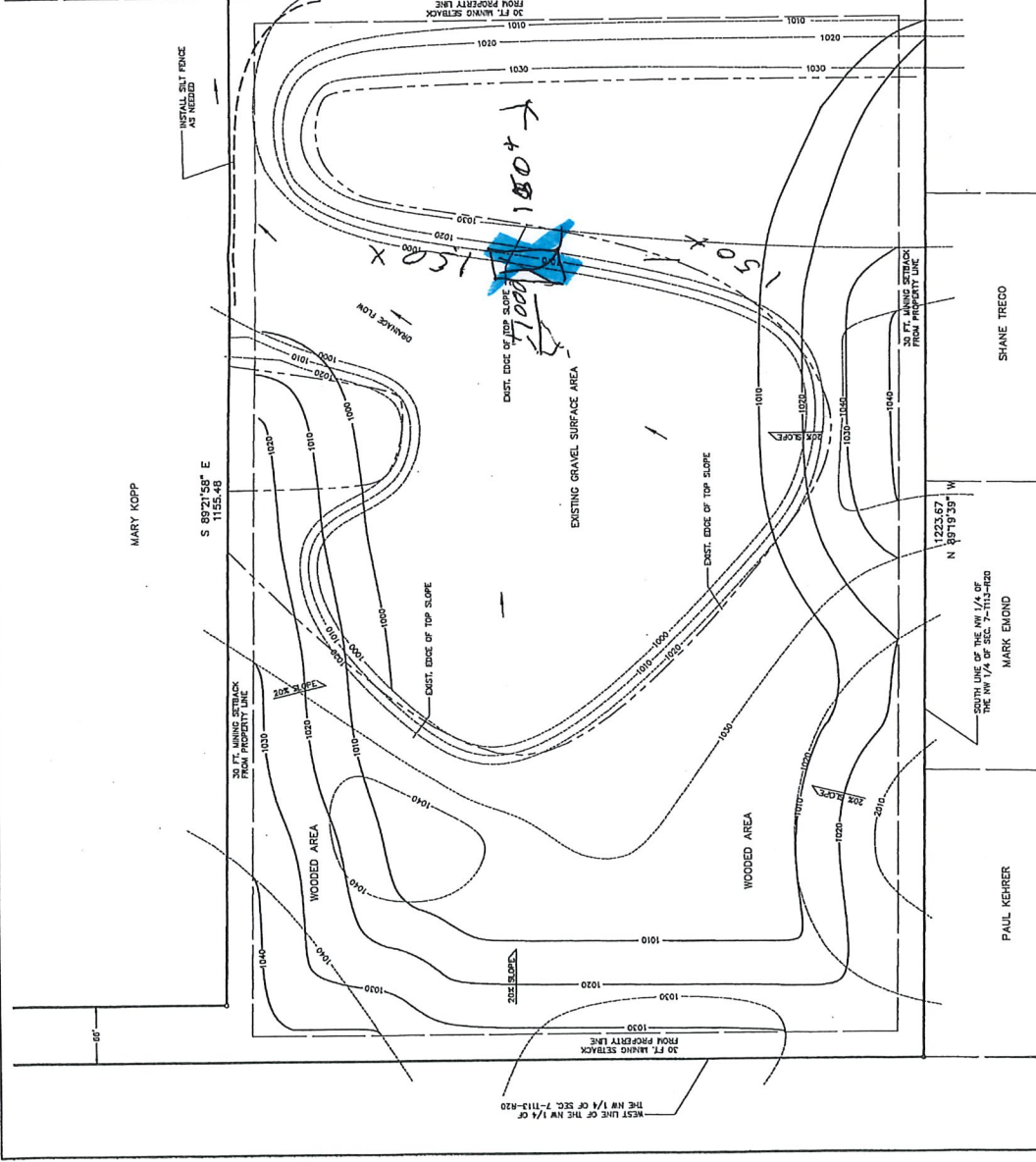


8" = DIODES IRON MONUMENT  
 BEARINGS ARE ASSUMED DATA

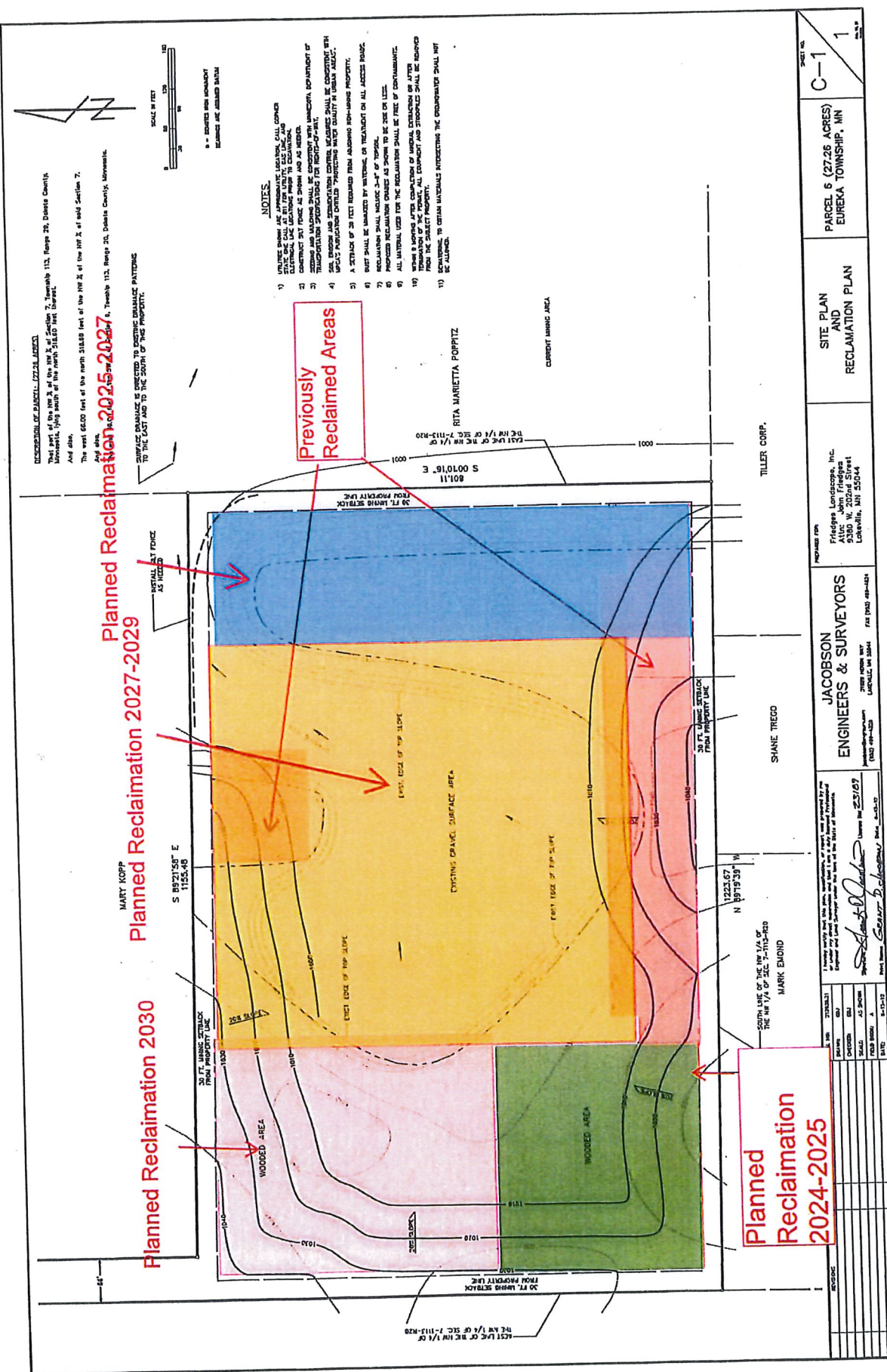
**NOTES**

- 1) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CALL OWNER FOR EXACT LOCATIONS. LOCATIONS OF UTILITIES SHALL BE SHOWN AS SHOWN AND AS NOTED.
- 2) CONSTRUCT SILT FENCE AS SHOWN AND AS NOTED.
- 3) STORM AND WATERSHED CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF AGRICULTURE AND FORESTRY'S "STORM AND WATERSHED CONTROL MANUAL" (MND-100-0100).
- 4) SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSISTENT WITH MND'S PUBLICATION ENTITLED "PREDICTING WATER QUALITY IN URBAN AREAS".
- 5) A SETBACK OF 30 FEET REQUIRED FROM ADJOINING HIGH-WATER PROPERTY.
- 6) DUST SHALL BE MINIMIZED BY WATERING OR TREATMENT ON ALL ACCESS ROADS.
- 7) RECLAMATION SHALL INCLUDE "3-4" OF TOPSOIL.
- 8) PROPOSED RECLAMATION GRASSES AS SHOWN TO BE 20% OR LESS.
- 9) ALL MATERIAL USED FOR THE RECLAMATION SHALL BE FREE OF CONTAMINANTS.
- 10) WITHIN 6 MONTHS AFTER COMPLETION OF USUAL EXTRACTION OR AFTER TERMINATION OF THE POINT, ALL EQUIPMENT AND STRUCTURES SHALL BE REMOVED FROM THE SUBJECT PROPERTY.
- 11) IT IS ALLOWED TO OBTAIN MATERIALS INTERFERING THE DRAINAGE SHALL NOT BE ALLOWED.

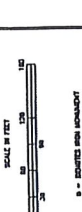
*placement of building*



SHEET NO.		C-1	
PARCEL 6 (27.96 ACRES)		EUREKA TOWNSHIP, MN	
SITE PLAN AND RECLAMATION PLAN			
PROVIDED FOR		Fidigas Landscapes, Inc. 41300 W. 202nd Street Lakeville, MN 55044	
JACOBSON ENGINEERS & SURVEYORS		2020 HENRY WAY LACRILLE, MN 55046 TEL: 482-4228 FAX: 482-4844	
DATE	6-13-13	PROJECT NO.	23109
SCALE	AS SHOWN	DRAWN BY	CELESTINE
CHECKED BY		DATE	6-13-13
APPROVED BY			



CONSERVATION OF EROSION CONTROL, UZZAL JAMES  
 That part of the NW 1/4 of the NW 1/4 of the NW 1/4 of Township 113, Range 26, District County, Minnesota, lying partly of the north 518.80 feet of the NW 1/4 of said Section 7.  
 And also,  
 The west 65.00 feet of the north 518.80 feet of the NW 1/4 of the NW 1/4 of said Section 7.  
 And also,  
 The west 65.00 feet of the north 518.80 feet of the NW 1/4 of the NW 1/4 of said Section 7.  
 SURFACE DRAINAGE IS DIRECTED TO EXISTING DRAINAGE PATTERNS TO THE EAST AND TO THE SOUTH OF THIS PROPERTY.

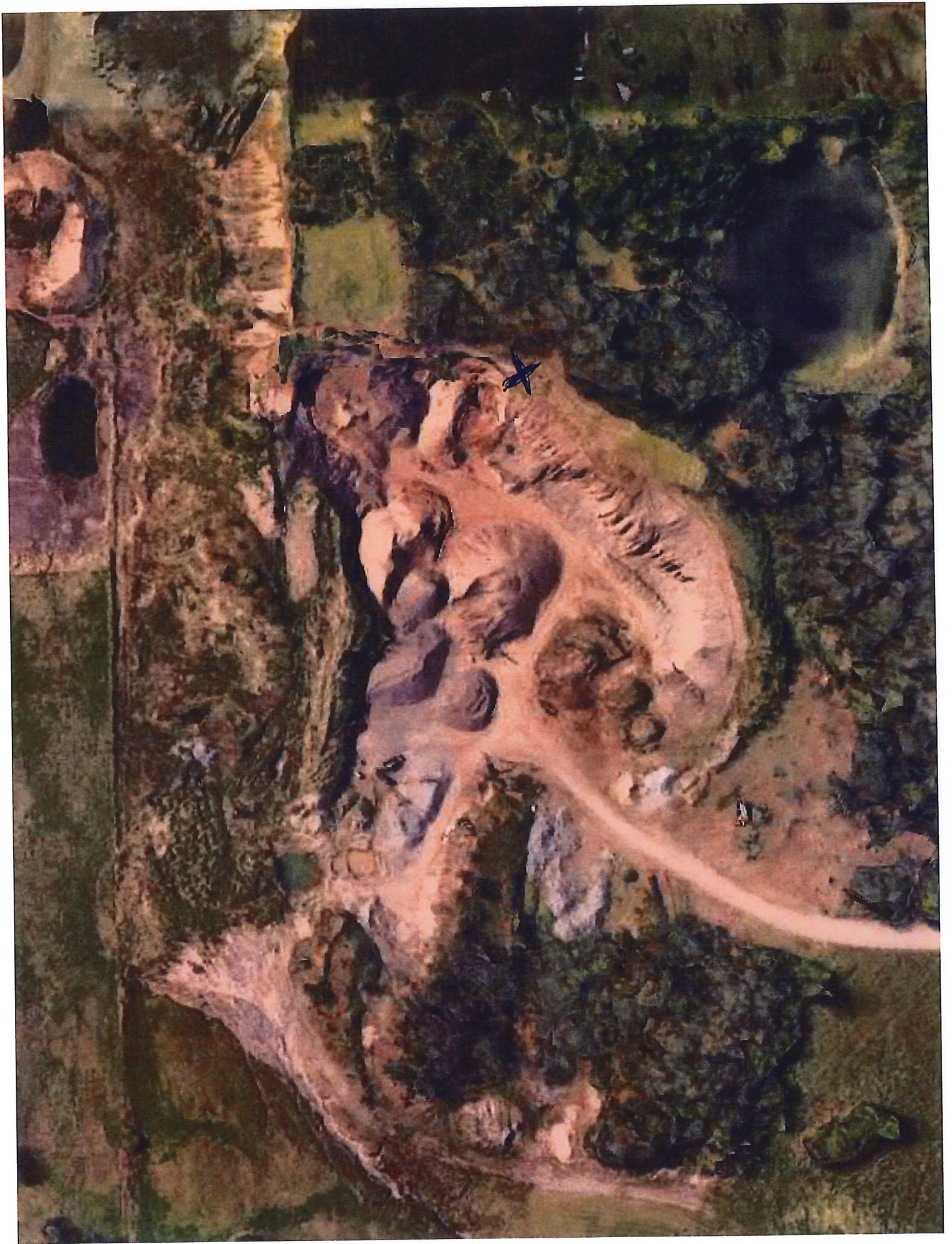


- NOTES.**
- 1) UTILITIES SHALL BE DELETED FROM THIS PLAN.
  - 2) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS, AND ALL ELECTRICAL LINE LOCATIONS SHALL BE EXAMINED.
  - 3) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.
  - 4) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.
  - 5) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.
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  - 9) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.
  - 10) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.
  - 11) ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS PLAN.

**Previously Reclaimed Areas**

**Planned Reclamation 2024-2025**

PARCEL 6 (27.26 ACRES) EUREKA TOWNSHIP, MN	
SITE PLAN AND RECLAMATION PLAN	
SHEET NO. C-1 1	
PREPARED FOR: Pringle Landowners, Inc. 9350 W. 202nd Street Lohaville, MN 55044	
ENGINEERS & SURVEYORS JACOBSON ENGINEERS & SURVEYORS 2100 NORTH WAY LAPELLE, MN 55844 (820) 494-4325 FAX (820) 494-4341	
I, the undersigned, being a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota, do hereby certify that I am the author of the foregoing and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.	License No. 25109 Mark Emond Date: 8-17-17
DATE: 7-23-21 DRAWN: ADJ CHECKED: ADJ SCALE: AS SHOWN PLOT BOOK: A SHEET: 1-17	PROJECT NAME: Eureka Poppitz DATE: 7-23-21



RESOLUTION APPROVING THE SPECIAL USE MINING PERMIT  
FOR JAMES MADDEN

WHEREAS, James Madden, 225th Street, Lakeville, has applied for a conditional use permit for the purpose of engaging in mining in Eureka Township on his property legally described as:

Beginning at the SW corner of Section 6, Township 113, Range 20, thence east along the south line 600', north 200', thence east 355', thence south 200' to the South line of Section 6, Township 113, Range 20, then back to point of beginning containing 5 acres more or less.

and

Beginning at the NW corner of Section 7, Township 113, Range 20, thence east along the north line 600', thence south 400', thence east 355', thence north 400' to the north line of Section 7, Township 113, Range 20, thence west to the point of beginning containing 5 acres more or less.

and

WHEREAS, The Board of Supervisors for the Town of Eureka issued a special use mining permit on September 9, 1985,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors for the Town of Eureka does hereby grant James Madden a special use mining permit subject to the following conditions:

1. That this special use mining permit shall be in force and effect from the date of issuance until December 31, 1986. Annual renewal permits shall be issued by the town board;
2. The mining operation shall be confined to the above described real property;
3. The mining operation shall be confined to the extraction of sand and gravel, including the crushing and washing

the daylight hours. Low level lighting, comparable to yard lighting, may be secured in the area for security purposes.

9. Within a period of three months of the termination of operation, or within three months after abandonment of operation for a period of six months, or within three months after expiration of this permit, all buildings, structures, and plants shall be dismantled or removed by and at the expense of the operator. All end use site grading shall conform to the provisions of Section 13, Eureka Township Ordinance No. 13.

10. The conditions set forth in this permit are minimum conditions, and in the event any federal, state, county, or township regulation, statute, or ordinance contains more stringent terms or conditions, or requires additional safety or pollution controls, those conditions shall govern. It is an express requirement of this permit that all provisions of Eureka Ordinance No. 13 be complied with fully as if set forth herein.

Introduced and passed September 9, 1985.

Ayes: 5

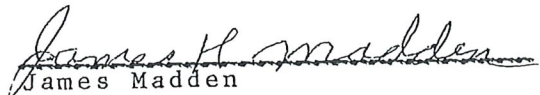
Noes: 0

Absent: 0

Approved:




Ray Kadlec, Chairman



James Madden

Attest:

  
Hilman O. Leine, Clerk

9-3-85

Madden Property  
Gravel Pit  
Special Mining Permit



↙ & 225<sup>TH</sup> STREET

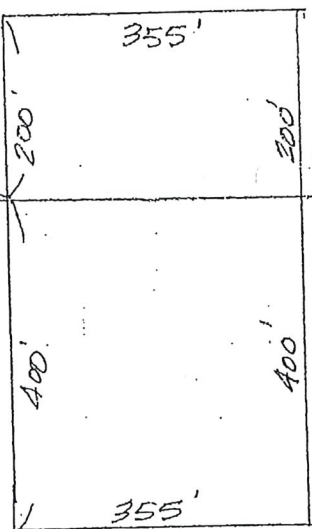
WEST LINE SEC 6 T-113 R-20

SECTION 6 T-113 R-20

W<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>

NORTHWEST  
CORNER SEC 6  
T-113 R-20

NORTHWEST  
CORNER SEC 7  
T-113 R-20



W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>

SECTION 7 T-113 R-20



# Land Use

# EUREKA TOWNSHIP

## Splitting and Combining Tax Parcels LOT SPLIT 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# <u>13-01800-25-033</u>	Permit#
Site Address: <u>2315 Dodd Blvd</u>		City <u>LAKEVILLE</u>	Zip <u>55044</u>
PROPERTY OWNER INFORMATION			
Name <u>JEFF KRAPU</u>	Email <u>KRAPU.FROMIER@NET.NET</u>	Phone <u>612 202 5823</u>	
Address <u>2315 Dodd Blvd</u>	City <u>LAKEVILLE</u>	State <u>MIN</u>	Zip <u>55044</u>
Cell Phone <u>612 202 5823</u>	Day Time Phone <u>SAME</u>	Fax	

**AGREEMENT:**

The owners of the above stated property identification number, request that the Eureka Town Board approve the lot line adjustment for the following parcels, located in Section 10, Township 113, Range 20, Dakota County, Minnesota described in an attached legal survey:

Original Parcel(s): PIN 13-018-25-033 containing 24.16615 acres  
29.64 SURV  
 PIN \_\_\_\_\_ containing \_\_\_\_\_ acres

HR? <u>NO</u>	<input checked="" type="radio"/> CUP/IUP/Non-conforming?
HR? _____	<input type="radio"/> CUP/IUP/Non-conforming?
By Zoning Administrator	

New Parcels: Parcel A containing 7.96 acres  
 Parcel B containing 16.68 acres  
 Parcel C containing \_\_\_\_\_ acres

\*Specify the final location of any nonconforming use permit, **conditional use permit**, business-related permit, or registration, and/or housing right: Parcel B

\*Legal descriptions must be an excerpt from the Certificate of Survey (not handwritten)

Legal description of Parcel A attached   
 Legal description of Parcel B attached   
 Legal description of Parcel C attached

All lot line adjustments must be recorded with the county and a receipt of the recording must be provided to the Town Clerk.  
<https://www.co.dakota.mn.us/Pages/default.aspx#>

Refer To Eureka Township Ordinance 216-7 Subdivision of Land, Items D and E, Lot Line Adjustment, all sections.

Property Owner's Signature

Date

8/29/24

# EUREKA TOWNSHIP

## Splitting and Combining Tax Parcels LOT SPLIT 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     Housing right

Zoning Administrator: E. A. [Signature] Date: 8/29/24

Complete Date: \_\_\_\_\_  Incomplete Notification sent:  
 Original Parcel property card attached

Application Fee \$ 45.00 Paid on 8/29/24 Receipt # 154495 Check # CASH

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

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

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation to Town Board:     Approve     Deny

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

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

Town Board: \_\_\_\_\_ Date: \_\_\_\_\_

Approved     Denied

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

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

### CONDITIONS OF ISSUANCE

<b>Property Card</b>	Parcel ID Number 13-01800-25-033
----------------------	----------------------------------

<b>Owner Information</b>
Fee Owner JEFFERY A & ANDREA M KRAPU
Mailing Address 24315 DODD BLVD  LAKEVILLE MN 55044-8560



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

Parcel Information	
Sale Date	Total Acres 24.66
Sale Value \$0.00	R/W Acres 2.28
Uses COMMERCIAL-PREFERRED AG AG	Water Acres
	Plat SECTION 18 TWN 113 RANGE 20
	Lot and Block 18 113 20
	Tax Description PT E 1/2 OF NW 1/4 & W 1/2 OF NE 1/4 LYING E OF E LINE OF W 948.54 FT OF E 1/2 OF NW 1/4 LYING W'LY OF CSAH #9 AND S'LY OF LINE COM NE COR NW 1/4 OF NE 1/4 W'LY ALONG N LINE 171.24 FT S 15D11M14S W 796 FT TO BEG S 89D54M34S W 2154.64 FT TO W LINE SAID E 1/2 OF NW 1/4 THERE TERM EX W 30 FT OF N 697 FT & EX PID'S 13-01800-25-020 & 13-01800-25-032 SUBJ TO PARCEL 26 DAKOTA R/W MAP 375

2024 Building Characteristics (payable 2025)*			
Building Type	VET HSPTL	Year Built	2007
Building Style		Foundation Sq Ft	NOT APPL
Frame		Above Grade Sq Ft	
Multiple Buildings		Finished Sq Ft	4,148
		Bedrooms	0
		Bathrooms	0.00
		Garage Sq Ft	
		Other Garage	

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

Assessor Valuation			
		Taxable	Estimated
2024 Land Values (payable 2025)		\$221,300.00	\$221,300.00
2024 Building Values (payable 2025)*		\$273,100.00	\$273,100.00
2024 Total Values (payable 2025)*		\$494,400.00	\$494,400.00
2023 Total Values (payable 2024)*		\$478,500.00	\$478,500.00

Property Tax Information
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## JEFF KRAPU PROPERTY DESCRIPTIONS

### EXISTING PROPERTY DESCRIPTION

That part of the East 1/2 of the NW1/4 together with that part of the West 1/2 of the NE1/4 all in Section 18, Township 113, Range 20, Dakota County, Minnesota, lying east of the east line of the west 948.54 feet of said East 1/2 of the NW1/4 of Section 18, and lying westerly of C.S.A. H. No 9 (Dodd Boulevard) and lying southerly of the following described line: Commencing at the northeast corner of the NW1/4 of the NE1/4 of said Section 18; thence on an assumed bearing of North 89 degrees 37 minutes 06 seconds West, along the north line of said NW1/4 of the NE1/4, a distance of 171.24 feet; thence South 15 degrees 11 minutes 14 seconds West a distance of 796.00 feet to the beginning of said line to be described; thence South 89 degrees 54 minutes 34 seconds West a distance of 2154.64 feet to the west line of said East 1/2 of the NW1/4 and said line there terminating. EXCEPT the west 30.00 feet of the north 697.00 feet thereof.

ALSO EXCEPT, that part of the above described property described as follows: Commencing at the northeast corner of the NW1/4 of the NE1/4 of said Section 18; thence on an assumed bearing of North 89 degrees 37 minutes 06 seconds West, along the north line of said NW1/4 of the NE1/4, a distance of 171.24 feet; thence South 15 degrees 11 minutes 14 seconds West a distance of 796.00 feet to the point of beginning of the land to be described; thence South 15 degrees 22 minutes 21 seconds West, assumed bearing, along the east line of the above described property and also the centerline of Dodd Boulevard a distance of 611.91 feet; thence North 77 degrees 58 minutes 21 seconds West a distance of 505.38 feet; thence South 12 degrees 01 minutes 39 seconds West a distance of 285.50 feet; thence North 77 degrees 58 minutes 21 seconds West a distance of 201.43 feet to the west line of the NE1/4 of said Section 18; thence North 00 degrees 06 minutes 21 seconds West a distance of 720.52 feet to the north line of the above described property; thence North 89 degrees 54 minutes 34 seconds East, along said North line, a distance of 914.34 feet to the point of beginning.

ALSO EXCEPT, that part of the E1/2 of the NW1/4 of Section 18, Township 113, Range 20, Dakota County, Minnesota, described as follows: Commencing at the northeast corner of the NW1/4 of the NE1/4 of said Section 18; thence North 89 degrees 37 minutes 06 seconds West, assumed bearing, along the north line of said NW1/4 of the NE1/4, a distance of 171.24 feet to the centerline of Dodd Boulevard; thence South 15 degrees 11 minutes 14 seconds West, along said centerline a distance of 796.00 feet; thence South 15 degrees 22 minutes 21 seconds West, along said centerline, a distance of 611.91 feet; thence North 77 degrees 58 minutes 21 seconds West a distance of 505.38 feet; thence South 12 degrees 01 minutes 39 seconds West a distance of 285.50 feet; thence North 77 degrees 58 minutes 21 seconds West a distance of 201.43 to the east line of the NW1/4 of said Section 18, and the point of beginning of the parcel to be described; thence North 00 degrees 06 minutes 21 seconds West, along said east line, a distance of 720.52 feet; thence South 89 degrees 54 minutes 35 seconds West a distance of 261.74 feet to the east line of the west 978.54 feet of the E1/2 of the NW1/4 of said Section 18; thence South 00 degrees 14 minutes 24 seconds West, along said east line, a distance of 697.01 feet; thence South 77 degrees 57 minutes 45 seconds East a distance of 272.03 feet to the east line of the NW1/4 of said Section 18; thence North 00 degrees 06 minutes 21 seconds West, along said east line, a distance of 33.63 feet to the point of beginning.

### PARCEL A

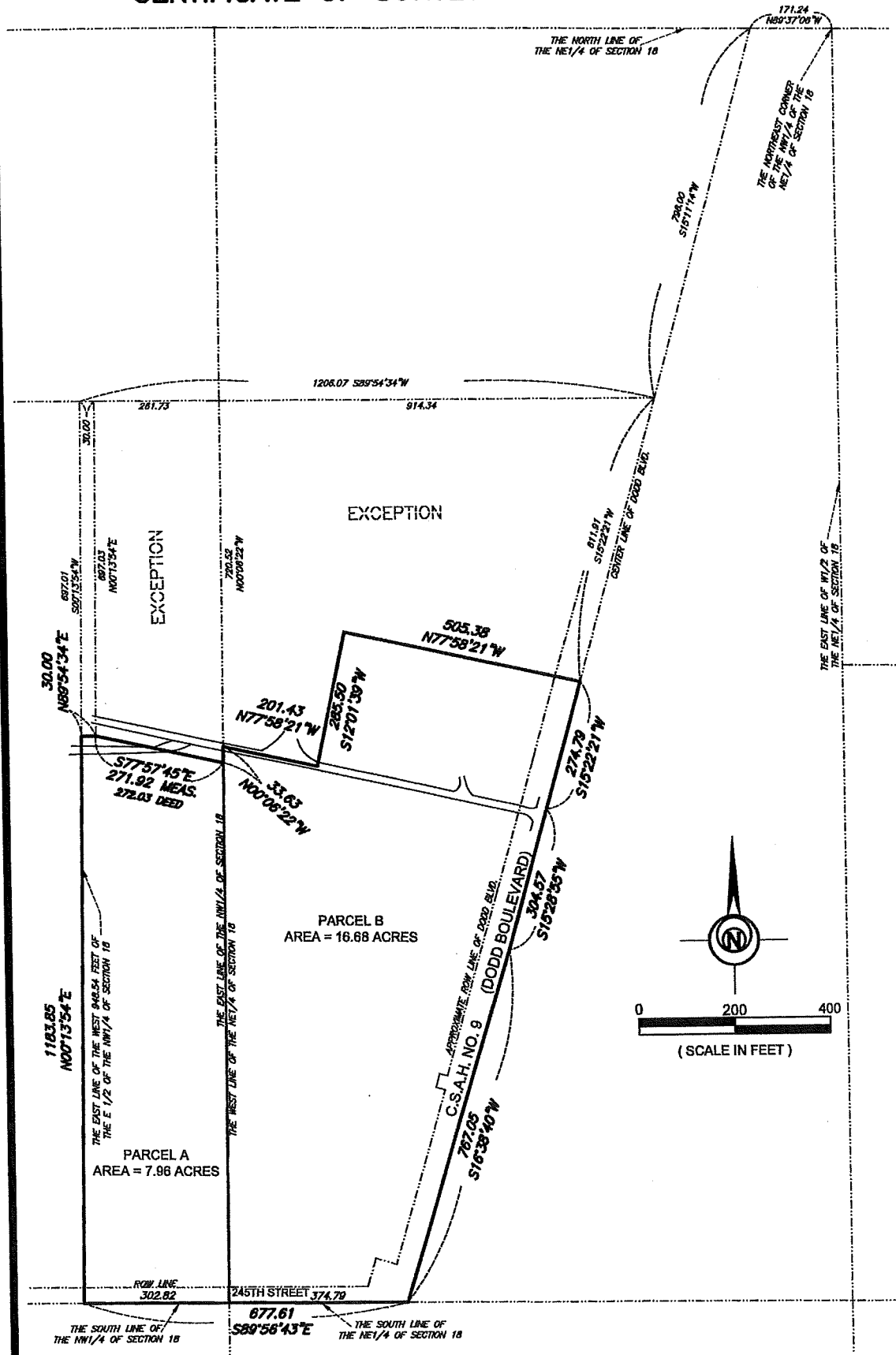
That part of the East 1/2 of the NW1/4 of Section 18, Township 113, Range 20, Dakota County, Minnesota, that lies East of the West 948.54 feet of said East Half and South of the following described lines: Commencing at the northeast corner of the NW1/4 of the NE1/4 of said Section 18; thence on an assumed bearing of North 89 degrees 37 minutes 06 seconds West, along the north line of said NW1/4 of the NE1/4, a distance of 171.24 feet; thence South 15 degrees 11 minutes 14 seconds West, along the centerline of C.S.A.H. NO. 9 (Dodd Boulevard) a distance of 796.00 feet; thence South 89 degrees 54 minutes 34 seconds West, a distance of 1206.07 feet to the East line of the West 948.54 feet of the East Half of the NW1/4 of said Section 18; thence South 00 degrees 13 minutes 54 seconds West, along said East line a distance of 697.01 feet to the point of beginning of the lines to be described; thence North 89 degrees 54 minutes 34 seconds East, a distance of 30.00 feet to the East line of the West 978.54 of said East 1/2 of the

NW1/4; thence South 77 degrees 57 minutes 45 seconds East, a distance of 271.92 feet to the East line of said East 1/2 of the NW1/4 and there terminating.

**PARCEL B**

That part of the West 1/2 of the NE1/4 of Section 18, Township 113, Range 20, Dakota County, Minnesota, lying westerly of the centerline of C.S.A. H. No. 9, (Dodd Boulevard) and lying southerly of the following described lines: Commencing at the northeast corner of the NW1/4 of the NE1/4 of said Section 18; thence on an assumed bearing of North 89 degrees 37 minutes 06 seconds West, along the north line of said NW1/4 of the NE1/4, a distance of 171.24 feet; thence South 15 degrees 11 minutes 14 seconds West, along the centerline of C.S.A.H. NO. 9 (Dodd Boulevard) a distance of 796.00 feet; thence South 15 degrees 22 minutes 21 seconds West, along said centerline, a distance of 611.91 feet to the point of beginning of the lines to be described; thence North 77 degrees 58 minutes 21 seconds West a distance of 505.38 feet; thence South 12 degrees 01 minutes 39 seconds West a distance of 285.50 feet; thence North 77 degrees 58 minutes 21 seconds West a distance of 201.43 feet to the west line of the NE1/4 of said Section 18 and there terminating.

# CERTIFICATE OF SURVEY FOR JEFF KRAPU



**Bohlen  
Surveying & Associates**

31432 Fallaga Avenue  
Northfield, MN 55057  
Phone: (507) 645-7788  
tomeara@bohlersurveying.com



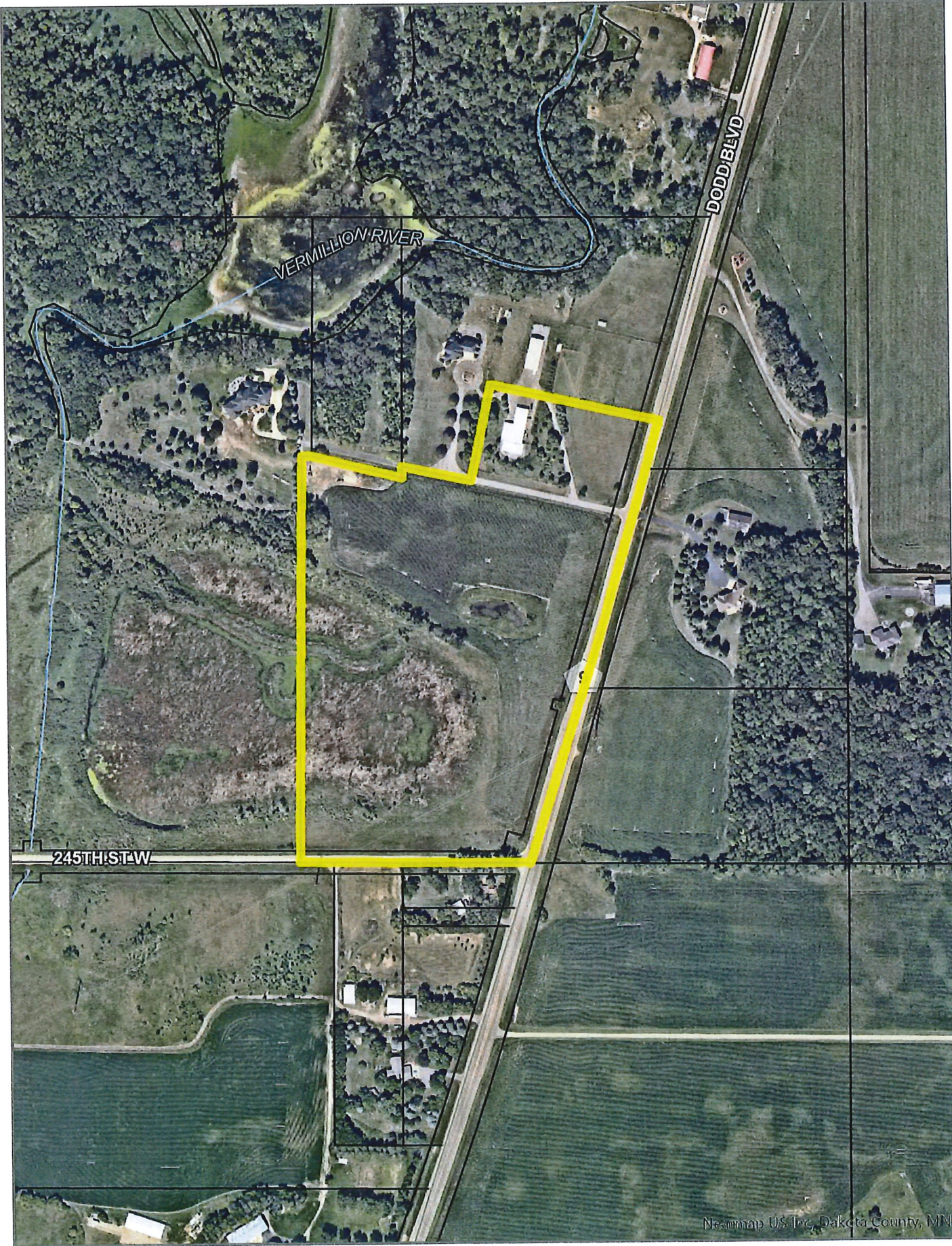
1892 City Road E.  
Burnsville, MN 55337  
Phone: (952) 895-0212  
Fax: (952) 895-9259

I HEREBY CERTIFY THAT THIS SURVEY 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.

DATE: 8-28-24

Thomas J. O'Meara  
THOMAS J. O'MEARA, LAND SURVEYOR  
MINNESOTA LICENSE NO. 48187

Dakota County, MN





# EUREKA TOWNSHIP

## Splitting and Combining Tax Parcels LOT SPLIT Application

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

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I hereby certify that the attached is a true copy of Splitting and Combining Tax Parcels (or Lot Line Adjustment) The Town Board approved the change of the tax parcel(s) located in Eureka Township.

Drafted by Eureka Township  
Dakota County, Minnesota  
25043 Cedar Avenue  
Farmington, MN 55024

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

X

---

Elizabeth Atwater  
Township Clerk

AFTER RECORDING, RETURN THIS INSTRUMENT TO  
TOWN CLERK, EUREKA TOWNSHIP  
25043 CEDAR AVENUE, FARMINGTON, MN 55024

# **Old Business**

(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.

Input from Commissioner Heyda (in red)

#### 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 services~~.

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 **which will allow for expanded uses that would not normally be able to be operated out of a dwelling**. 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)~~ **five (5)** 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, **or adequate screening, such as an approved fence or vegetation so as to impede the view from property lines and public roads.**
- The home extended business shall be limited to ~~three (3)~~ **five (5) business associated employee** vehicles
- Compliant septic system
- All buildings used in conjunction with the home extended business shall meet the requirements of the state building code.

- There shall be no alteration to the exterior of the dwelling, accessory building or yard that in any way alters the residential character of the premises.
- The occupation shall not be visible or audible from and neighboring property lines.
- Only onsite off street parking facilities associated with the residence shall be used.
- The conduct of an occupation or the use of substances which may be hazardous to or in any way jeopardize the health, safety, or welfare of neighbors and neighboring properties shall not be permitted.
- The applicant for the extended home business shall submit to the Township a description of the business, including the type of business, hours of operation, number of employees, and expected traffic generation if on a township road. The Township will determine if other information such as a site plan, waste generation plan, parking plan, and/or screening plan is needed based on type of business.

### 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 like a home occupation as described in ordinance 240-64 Definitions but is permitted to operate in an approved accessory building. The business shall be located on the homestead property of the business owner/operator.

- The property on which the home extended business is located shall be at least two (2) acres in size, unless a larger minimum lot size is designated for the specific type of business.
- Number of allowed employees is based on the total of homestead acres:
  - **2 – to under 5 acres** - employees permitted shall be the owner/operator and family members residing on the homestead.
  - **5 acres to 10 acres** – no more than (2) employees in addition to the owner/operator and family members residing at the homestead.
  - **10 acres or more** – (5) employees in addition to the owner/operator and family members residing on the homestead.
- 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. On lot sizes under (10) acres.
- On Homesteads over (10) acres limited outside storage may be allowed with approved screening/fencing or fully enclosed fenced areas may be required to screen items from view in residential areas and from road or street view.
- The home extended business shall be limited to three (3) business associated vehicles.
- Compliant septic system Ordinance 240-25.
- Shall provide one parking space per employee.
- Shall follow all Eureka Township noise Ordinance in Chapter 173.
- All signage must follow Eureka Township Ordinance 240-47.

(M. Storlie v.3)

- All buildings used in conjunction with the home extended business shall meet the requirements of local and state building codes. See Eureka Ordinance Chapter 240(18-22).
- Temporary seasonal sales may take place on the property as long as they do not adversely affect the surrounding residents, businesses or block roadways.
  - You may post one temporary sign not to exceed 24 square feet in size and not more than six feet in height shall be allowed.
- Complaints shall be managed as noted under Eureka Township Ordinance 165-17 and the Complaint Policy on the Eureka Township website.

**Are we sure that they should be required to apply for a CUP or IUP?**

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 required public hearing with the Eureka Township Planning Commission, and Eureka Township Board approval. There are several standards that must be met for approval of a permit. The following are the primary factors for consideration of a permit.

## Public Input Survey

Land use in Eureka Township is established through its Comprehensive Plan that is approved by the Metropolitan Council. The current plan runs through 2040. Under that plan, owners of land in Eureka may use the land for residential and agricultural purposes. Residential uses can include home businesses. Density is limited townshipwide to one house per 40 acres with the ability to cluster housing rights. No new multifamily housing, ADU's (additional dwelling units (AKA mother-in-law apartments)), townhouse developments, or subdivisions can be built in Eureka. The only new commercial development permitted is commercial businesses that serve agriculture. There are some grandfathered commercial businesses that existed before the Ag-only limitation was established. No new commercial buildings such as those in the Lakeville Industrial park can be built in Eureka. In addition, no gas station, medical building, restaurant, or general entertainment business is allowed.

Some citizens favored and some have opposed establishment of commercial use zones and/or changes in residential density restrictions. Making any change will involve cost (planners and attorneys) and time (study, community meetings, preparation of an amendment to the Comprehensive Plan filed with the Metropolitan Council and requests for approval). Any change might have property value, quality of life, and tax change implications.

Prior to undertaking a study of whether to change any restrictions, The Eureka Board wants to hear from the community through this survey so it knows the general view on changing land use in Eureka. If the Board decides that it is potentially in the citizens' interest to change land use regulations, detailed plan(s) will be prepared and open houses will be held. This survey is not your last chance to tell the Board what you think, but it is important that the Board know your views before it starts spending time and effort.

1. Should the Eureka Board develop a plan to change restrictions on residential use of Eureka land?
  - a.  Yes
  - b.  No
2. Which options should the Board consider?

**[CHECK ALL THAT APPLY]**

- a.  One-house per 10 acres should be studied
  - b.  One-house per 2.5 acres should be studied
  - c.  ADUs (subsidiary dwelling) should be studied
  - d.  Apartment buildings should be studied
  - e.  New subdivisions like Eureka Estates should be studied,
  - f.  No changes should be studied
  - g.  Other **[SPECIFY]** \_\_\_\_\_
3. Should the Eureka Board develop a plan to permit commercial use of Eureka land?
    - a.  Yes
    - b.  No



## Public Input Survey

4. If commercial businesses are limited to a particular zone(s) where should the zone be placed?
5. What types of business do you think you **will** see in Eureka that you do not see now?
6. Reducing restrictions on commercial businesses would allow me to start a business and stay in Eureka
  - a.  Strongly Agree
  - b.  Mostly Agree
  - c.  Mostly Disagree
  - d.  Strongly disagree.
  - e.  No Opinion
8. Maintaining the rural character of Eureka is important to me
  - a.  Strongly Agree
  - b.  Mostly Agree
  - c.  Mostly Disagree
  - d.  Strongly disagree.
  - e.  No Opinion
9. Letting more businesses operate in Eureka or increasing housing density will hurt my property values.
  - a.  Strongly Agree
  - b.  Mostly Agree
  - c.  Mostly Disagree
  - d.  Strongly disagree.
  - e.  No Opinion
10. Allowing increased housing density in Eureka will make housing more useful and profitable, by for instance, allowing separate spaces for parents, adult children, and renters.
  - a.  Strongly Agree
  - b.  Mostly Agree
  - c.  Mostly Disagree
  - d.  Strongly disagree.
  - e.  No Opinion
11. Lifting restrictions on land use in Eureka will lower my taxes because it will increase overall tax collections.
  - a.  Strongly Agree
  - b.  Mostly Agree
  - c.  Mostly Disagree

## Public Input Survey

- d.  Strongly disagree.
- e.  No Opinion

DRAFT

## **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

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

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

**TOWN BOARD/PLANNING COMMISSION ROUND TABLE MEETING**  
**May 21, 2024 – 5:00 P.M.**

**Call to Order**

The meeting was called to order at 5:03 p.m. by Town Board Chair Pete Storlie and the Pledge of Allegiance was given.

Members Present: Pete Storlie, Mark Ceminsky, Tim Pope, Allen Novacek, Melanie Storlie, Dan Heyda, Beth Eilers, Brian Storlie and Donovan Palmquist (6:05pm).

Others Present: Liz Atwater (Clerk), Amy Liberty (Deputy Clerk)

Zoom Attendance: Deb Burkhardt, Wayne Bishop, Lu Barfknecht, Chris Fueller, Jeff Otto

**Purpose of the Special Town Board and Planning Commission Round Table Meeting**

Chair Pete Storlie stated the purpose of the meeting is to set the parameters for the year, ask questions, and discuss round table topics.

**Round Table**

Attorney contact / process for attorney engagement

Town Board Chair Pete Storlie stated the primary contact is Clerk Atwater. Chair Pete Storlie is the Town Board Supervisor liaison who will support the Clerk. All communication that needs to be sent to the attorney should be sent to Clerk Atwater, who then in turn will forward it to the attorney.

Review of Open Meeting Law

Elected officials of the Town Board and appointed officials of the Planning Commission must follow Open Meeting Law.

Responsibility of liaisons

A list of Town Board liaisons is provided from the Reorganization meeting and posted on the website. All members are to contact the proper liaison for a specific topic and not reach out to a contractor or agency directly. The liaisons are responsible for communicating for the Town Board and representing the Township. If a member asks a question over the phone, a follow up email should be sent, and the Clerk copied, for a written account of the discussion. A change this year is staff, Liz and Amy, are the primary liaisons for many of the contacts and supported by a Town Board Supervisor.

North Cannon River Watershed Management Organization

Planning Commissioner Chair Melanie Storlie volunteered to be the primary liaison for the NCRWO and Brian Storlie will be the alternate.

Monthly Summary Report

Clerk Atwater explained that reports should be in written form to submit to the Town Board.



### Planning Commission Liaison Ordinance

Ordinance 62-2 (B) lists that Town Board Supervisors shall attend the Planning Commission meeting. The Town Board and Planning Commission discussed the pros and cons of this ordinance and having a Town Board member at the meeting. At the March 26, 2024, Town Board Meeting, a motion was passed to remove the Town Board Liaison from all Planning Commission meetings. However, since this is in the Ordinance, the Town Board will need to amend the current ordinance if they want to change it.

### Documents for Permit Review

Clerks will review what is needed for the Planning Commission and the Town Board.

### Communication

The best way to communicate is through the Clerks. Inquiries and questions should be sent to the Clerk for dispersing to avoid open meeting law violations. However, be mindful that all information is one-way only; we cannot use the Clerk to get around the open meeting law.

All Supervisors and Commissioners are responsible for checking their emails. If the Clerks send out communication about scheduling a meeting, they will schedule based on the majority of responses received. Clerk Atwater stated that there is a deadline for packets, so the Clerks have time to put together the packets.

Town Board Chair Storlie recommended that all members should take time to review or markup documents prior to the meetings. These marked up documents can be sent to the Clerks prior to the meeting to be included in the packets.

The Town Board and Planning Commissioners do represent the Township, but do not represent the Township as individuals. When discussing topics with others outside of the meetings, Supervisors and Commissioners need to be cognizant they are giving their personal individual opinion, and not speaking for the governing body.

### Solving problems vs. administering Ordinances

The Town Board and Planning Commission must follow the rules of the Ordinances and try to stay within the boundary of the Ordinance's intent.

### **Planning Commission Requested Topics**

#### Cannabis Moratorium

Clerk Atwater will reach out to the Township Attorney for any updates from the State legislation.

#### Definition of Front Yard

The Planning Commission will work on the recommendations of the language of the Front Yard in the ordinance.

#### Indoor Agriculture

The Planning Commission will do research on what the State Statutes will allow for Agriculture, including building sizes, and any differences with commercial agriculture.

### Phase 2 speed study- 257<sup>th</sup> and traffic counters

Commissioner Eilers stated there is a concern of additional traffic on 257<sup>th</sup>. This could also help with future planning for rock and road repairs. The Town Board will discuss more at a future meeting.

### Night to Unite and Budget

Planning Commissioner Chair Melanie Storlie asked about the possibility of the Township approving a budget for this event. Clerk Atwater stated that under the State Statute, the Electors may set aside an amount for the Town Board to use for a celebration or event. This could be put on as a topic for the Annual Meeting. The event can be funded by donations from businesses and residents.

### Accessory Building Limitations

The Planning Commission and Town Board had a discussion regarding Accessory Building limitations. It was mentioned that some other Townships use a sliding scale to determine the size of a building based on acreage. It was determined this was not an issue at this time.

### Home Extended Business

Planning Commissioner Donovan Palmquist stated the Town Board and Planning Commission has discussed in the past but has always run into roadblocks. He stated the most difficult parts are defining a home extended business and how do you enforce it? It was discussed this should be investigated more.

### **Town Board Requested Topics**

#### Agritourism

Town Board Chair Storlie stated Agritourism should be a top priority to review and address.

#### Commercial

Town Board Vice Chair Ceminsky stated the Township should look at Commercial districting. He would like the Planning Commission and Town Board to look at all three aspects: Home Extended Business, Agritourism, and Commercial. Further discussion was had about coming up with a plan for these aspects, then starting to have open houses to meet with residents. Planning Commissioner Eiler suggested sending out surveys to residents to get input.

#### House # for permits for new builds, remodels and additions

Farmington Fire brought to the Township's attention that some houses do not have or do not have visible address signs. The Clerks will investigate if the Township can have a requirement for owners to purchase a sign for new builds and remodels. Can this be added as a part of the building permit request or does this have to be a part of the ordinance?

#### Buildable Lots

It was discussed that housing density should be researched and discussed. A change would require an amendment to the Comprehensive Plan.

Squatter's Ordinance

Town Board Vice Chair Ceminsky recommended an ordinance like this for the Township to help protect the citizens.

**Clerk Matters**

Housing Rights/Cluster Agreements

Deputy Clerk Liberty requested the Town Board and Planning Commission to review and update the application and paperwork. Deputy Clerk Liberty also suggested that lot splits and housing right transfers should not be done on the same evening. A resident should complete a lot split first, get the new PIN from the County, then come back in to do the housing right transfer. The Town Board agreed to have the Attorney look at the old application and get recommendations for updating the form.

Training Opportunities

Clerk Atwater explained the training opportunities offered to the Minnesota Association of Townships.

Town Hall Procedures

Clerk Atwater recommended that all Supervisors and Commissions attend a training with the Clerk and Deputy Clerk on property Town Hall procedures for opening and closing of the building and how to use the copier. Clerk Atwater explained weather or emergency closures will be sent to the Town Board and will be posted online. Clerks ask the Board and Planning Commission to look ahead at dates for meetings around holidays, so everyone can plan time off or away.

**Adjournment**

*Motion:* Town Board Supervisor Novacek moved to adjourn. Town Board Supervisor Pope seconded the motion.

*Motion carried 9-0.*

The meeting was adjourned at 7:46p.m.

Respectfully submitted,

\_\_\_\_\_  
Liz Atwater, Town Clerk

Minutes Officially Approved By: \_\_\_\_\_ on: \_\_\_\_\_  
Planning Commissioner Date

Minutes Officially Approved By: \_\_\_\_\_ on: \_\_\_\_\_  
Town Board Supervisor Date

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

**PLANNING COMMISSION MEETING MINUTES**  
**September 3, 2024-7:00pm**

**Call to Order**

Chair Melanie Storlie called the Planning Commission meeting to order at 7:00pm 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), Kathleen Kaufmann, Mark Geier,  
Glenn Benson, Kevin Buermann

Zoom participants: Deb Burkhardt, Jeff Otto, Julie Larson, Becky, Jim Sauber, Randy Wood,  
Ralph Fredlund, Georgie Molitor, Nancy Sauber

**Approval of the Agenda**

*No discussion or motion was made regarding the agenda.*

**Permit Requests**

Buermann, Kevin 24598 Iberia Ave., PIN 13-24660-11-030, \*Accessory Building

Mr. Buermann was present at the Town Hall and discussed the possibility of a variance to move the building further north (25ft instead of 30ft). This was denied due to lack of practical difficulty or hardship.

**§ 120-9 Variance.**

**B.** "Practical difficulty," as used in connection with the granting of a variance, means the land in question cannot be put to a reasonable use if used under the conditions of this article; the plight of the applicant is unique to the land and not created by the applicant; and the variance, if granted, will not adversely affect the essential character of the locality or other adjacent land. Economic consideration alone shall not constitute a practical difficulty.

*Motion:* Chair Melanie Storlie moved to recommend to the Town Board to consider approval for the accessory building application for PIN 13-24660-11-030, for Kevin Buermann. Commissioner Brian Storlie seconded the motion. *Motion carried 4-0.*

**Old Business**

**Commercial**

The Planning Commission discussed possible zoning changes and looked at the proposed definitions. They agreed the definitions align with industry standards, however plotting the

zoning areas on the map seemed premature. Asking for public input may be the correct first step. Citizen Kathleen Kaufmann offered her services to help write a survey. The survey draft will be sent to the Deputy Clerk. Once received she will properly forward it to the PC for review. A special work session will be scheduled to discuss the draft survey. All Commissioners agreed to separate Commercial from Home Extended Business.

Home Extended Business

A review of a Home Extended Business draft ordinance took place. All Commissioners will share their suggested edits at the next PC meeting. It was the opinion of a few Commissioners that proposing an ordinance change with Home Extended Business to the citizens first may be better received.

**New Business**

Commissioner Palmquist will request the Town Board for a joint meeting to discuss what the next steps should be regarding Commercial and Home Extended Business.

**Approval of Meeting Minutes**

*Motion:* Commissioner Palmquist motioned to approve the July 2, 2024, Planning Commission meeting minutes. Commissioner Heyda seconded the motion.

*Motion carried 4-0.*

*Motion:* Commissioner Heyda motioned to approve the July 11, 2024, Special Planning Commission meeting minutes. Commissioner Brian Storlie seconded the motion.

*Motion carried 4-0.*

*Motion:* Commissioner Palmquist motioned to approve the August 20, 2024, Special Planning Commission meeting minutes. Chair Melanie Storlie seconded the motion.

*Motion carried 3-0-1. Commissioner Brian Storlie abstained.*

**Adjournment**

Commissioner Palmquist moved to adjourn the meeting at 8:06pm. Commissioner Brian Storlie seconded. *Motion carried 4-0.*

Respectfully submitted,

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

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