

EUREKA TOWNSHIP
Dakota County, State of Minnesota

SPECIAL TOWN BOARD/PLANNING COMMISSION MEETING MINUTES
October 9, 2024

Call to Order

The special meeting was called to order at 7:00pm by Town Board Chair Pete Storlie and the Pledge of Allegiance was given.

Supervisors Present: Pete Storlie (Chair), Mark Ceminsky (Vice Chair), Allen Novacek, Tim Pope, and Lu Barfknecht

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

Others Present: Liz Atwater (Clerk) Amy Liberty (Deputy Clerk), V.F. Lang, Ashley Schultze

Zoom Participants: Jeff Otto, Julie Larson, Deb Burkhardt

Purpose of the Special Meeting

Town Board Chair Pete Storlie stated the purpose of the meeting was to discuss the round-table topics as listed on the agenda. He further explained that this is not a public hearing and there will be no input from the public. Town Board Chair Pete Storlie reminded the Commissioners and Supervisors the only topics to be discussed are on the agenda and items in the meeting packet. Discussion will stop if they begin to wander off topic. The aim of this meeting was to provide clarity and further direction regarding the task given regarding commercial, home-based extended business and housing density, along with assigning an ALLAC liaison and a simple refresher on the Planning Commission and the Town Board responsibilities.

ALLAC Liaison

Commissioner Dave Wheeler volunteered to take on this role.

Primary Liaison-Commissioner Palmquist

Secondary Liaison-Commissioner Wheeler

Round-Table Discussion

The Planning Commission was asked to start the conversation by sharing what progress has been made on the given task of proposed zoning changes (commercial, home-based business and housing density) and what questions they may have to continue the work.

Chair Melanie Storlie stated the following accomplishments:

- Recommended approval to the Town Board the definitions of commercial and industrial zoning districts
- Recommendation to the Town Board to review a home-based extended business draft ordinance.
- Recommendation to the Town Board to implement a public survey.

Planning Commission Chair Melanie Storlie shared the Planning Commission did discuss the zoning map and the consensus was a desire to work with a planner before making any recommendations to the Town Board. During the initial study on this task, it was discovered citizens did not understand what the problems were and why zoning changes would be needed. At this point, the Planning Commission would like to have guidance as to what the next steps should be and if they can engage with a planner.

Further dialogue took place with each member of the Town Board and Planning Commission having an opportunity to share their thoughts on the process and to help determine the next steps.

Key points:

- The Township is facing challenges, and these should be properly defined.
- All members of both bodies agree the need for progress in the Township and the importance of having a well-detailed plan.
- Essential to identify citizen's concerns, recognize the opposition, and allow supporters to be heard.
- Landowners deserve options.
- Debate if home-extended business and commercial are separate projects or are they intertwined.

Top challenges:

1. Threat of annexation
2. Increase tax base
3. Restricted land use/housing density
4. Preserving agriculture
5. Maintain/cost of infrastructure
6. Not doing anything

The Town Board and Planning Commission meeting continued with dialogue turning to surrounding communities (City of Empire, Apple Valley, Rosemount, Farmington) and how they developed.

Next steps:

- Engage with a planner before the November Town Board meeting.
- Realistic look at problems of the Township and possible solutions.
- Township Clerk will check with attorney on open house protocols.
- Conduct open house - November 18th, 2024.
- December joint session to review information.

The consensus of both the Planning Commission and the Town Board was to obtain guidance as to what would be appropriate within the Township.

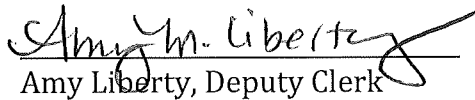
Town Board Chair Pete Storlie ended the meeting with a review of the responsibilities of the Commissioners and Supervisors and the importance of adhering to the Open Meeting Laws. All business needs to be conducted at meetings; therefore, it is vital to be prepared.

Adjournment

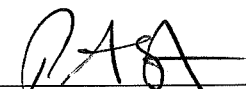
Motion: Town Board Chair Pete Storlie moved to adjourn. Supervisor Ceminsky seconded.
Motion carried 10-0.

Meeting adjourned at 9:01 pm.

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 11/6/2024
Planning Commission Chair Date

 on: 11/12/2024
Town Board Chair Date

