

EUREKA TOWNSHIP PLANNING COMMISSION

DAKOTA COUNTY

STATE OF MINNESOTA

Eureka Planning Commission Meeting of January 6, 2014

Call to Order

Planning Commission Chairman Lu Barfknecht called the meeting to order at 7:00 p.m. Planning Commission members present: Butch Hansen, Allen Novacek, Carrie Jennings, and Fritz Frana were present. Clerk/Treasurer Linda Wilson recorded the minutes. Pete Storlie was present as Town Board liaison. See attached sheet for additional persons in attendance.

Approval of the Agenda

Items added to the agenda: Other Business: 5. Complaint Policy and 6. Move in Permits.

A motion was made by Carrie Jennings to approve the agenda as amended. Motion seconded by Allen Novacek. Motion carried by unanimous vote.

Building Permits

27607 Grenada Ave. – Donovan Palmquist was not present. The Planning Commission, at the December meeting advised Mr. Palmquist to obtain his building permits for the grain bins and present those at the January Planning Commission meeting.

25400 Cedar Ave. – Larry Zumbach was present to represent his building permit /move in permit application for a 3-sided horse shelter. The Planning Commission sent Mr. Zumbach's application on to the Town Board for approval. Mr. Zumbach appeared at the Town Board meeting and the Town Board directed Brian Budenski to contact the building inspector to see if he would accept engineered drawings to review instead of having the building inspector visit the site. A series of emails were exchanged with the builder, the building inspector and members of the Planning Commission and Town Board. The Clerk asked for clarification on the status of Mr. Zumbach's permit for Mr. Zumbach. Scott Qualle, building inspector advised that Mr. Zumbach's permit should be treated as a building permit, submit his plans. Mr. Zumbach asked that he get an extension of time, at least 90 days to complete this project as he has been unable to move forward due to the Township permitting process to date. Mr. Loren Hoppe a resident of the Township completed a similar project about a year ago and his building plan would be acceptable

A motion was made by Carrie Jennings that the Planning Commission recommends and to forward this building permit as advised by Scott Qualle. No one seconded the motion. Motion fails.

A motion was made by Butch Hansen to have the Clerk research Loren Hoppe's building plan and forward to the building inspector in lieu of him making a site visit and forward to the Board a move-in permit. Motion seconded by Allen Novacek. Motion passes by 4 to 1 vote by Commission members. Carrie Jennings opposed.

Land Use & Zoning

26999 Galaxie Ave. – Bruce Lindahl was present to clarify some questions he had regarding a piece of land he wanted to purchase of some adjoining property. The owners are out of state, and the property is managed by a real estate company. The owners would need to do a lot split and the owners would want to verify if they had a building right prior to 1982 by doing a title search.

Approval of Minutes

Spelling, grammatical and punctuation corrections were made to the draft minutes.

A motion was made by Butch Hansen to approve the minutes of December 2, 2013 Planning Commission as corrected. Motion seconded by Allen Novacek. Motion passed by unanimous vote.

Spelling, grammatical and punctuation corrections were made to the draft minutes.

A motion was made by Carrie Jennings to approve the minutes of December 5, 2013 Public Hearing corrected. Motion seconded by Fritz Frana. Motion passes by unanimous vote. Lu Barfknecht abstained, she was absent from the meeting.

Newsletter

Jody Arman Jones indicated that the printer is discontinuing some of the mailing services and she would be looking for quotes from printers. Jody will send to the printer around January 26th so articles on candidates could be included in the printing. There was discussion of articles the Planning Commission would like to be included.

Town Board Report

Supervisor Pete Storlie was present as liaison for the Town Board. The Board made a decision to send the option of splitting the appointed Clerk/Treasurer position, to a separate appointed Clerk, and a separate appointed Treasurer position and send to the voters in March. The Township attorney wrote up the question stating the state statute on the phrasing of the question for the County to put on the ballot.

After reviewing the complaint policy, it was determined the Board had not been properly following the policy procedure. The Board will work closely to follow the policy procedure and will not, at this time, need to have the Planning Commission get involved with this issue.

The County Sheriff was at the meeting and garbage and dumping are still an issue.

Great River Energy has the bases done, the poles are being set and many issues involving the attorneys to address are being resolved.

Building Transfers – Jeff Otto presented the remaining draft documents and forms that were to be reviewed by the Planning Commission for additions or corrections for the Building Right Transfers Procedure to include the Residential Building Right Transfer (Cluster) application and Summary; Certification of Intent to Acquire a Residential Building Right; Residential Building Right Transfer (Cluster) Procedure; Clustering Agreement; Certification of Intent to Acquire Property; and Clustering Agreement.

A motion was made by Lu Barfknecht to forward the document draft with the changes on to the Town Board for their approval. Motion seconded by Carrie Jennings. Motion passes by unanimous vote.

Building Permits Report

The Planning Commission reviewed the monthly report from MNSPECT on the status of our permits. Lu Barfknecht had a conversation with Mr. Sellner regarding his permit and the extension of his permit due to no work being done. Mr. Sellner is to contact the building inspector in writing with his request.

Complaint Policy

Pete Storlie addressed during the Town Board Report. No action needed.

Move In Permits

Planning Commission discussed the current ordinance relating to move-in permits.

A motion was made by Carrie Jennings to form a sub committee to look at the current move in permit ordinance. Motion seconded by Allen Novacek. Butch Hansen made a friendly amendment to appoint Carrie Jennings and Allen Novacek work on this item and have a proposal at the next meeting. Carrie Jennings accepted the friendly amendment. Motion passes by unanimous vote.

Town Board Liaison:

January – Butch Hansen February – Carrie Jennings March – Fritz Frana
April – Lu Barfknecht

Update for Annual Meeting – Lu Barfknecht

A motion was made by Fritz Frana to adjourn the meeting. Motion seconded by Lu Barfknecht. Motion passes by unanimous vote.

Meeting adjourned at 9:05p.m.