

EUREKA TOWNSHIP PLANNING COMMISSION

DAKOTA COUNTY

STATE OF MINNESOTA

Eureka Planning Commission Meeting of March 3, 2014

Call to Order

Planning Commission Chairman Lu Barfknecht called the meeting to order at 7:00 p.m. Planning Commission members present: Lu Barfknecht, Butch Hansen, Carrie Jennings, and Fritz Frana. Allen Novacek was absent. Clerk/Treasurer Linda Wilson recorded the minutes. Supervisor Pete Storlie was present as Town Board liaison. Township attorney Jerry Filla was present to make a report.

See attached sheet for additional persons in attendance.

Approval of the Agenda

Other Business: Move attorney questions to #1

A motion was made by Butch Hansen to approve the agenda as amended. Motion seconded by Fritz Frana. Motion carried by unanimous vote.

Building Permits

23911 Hamburg Ave. – Brian Johnson was present to discuss his application for a new storage building. All necessary documents were presented and discussed; Commission asked about his driveway. Driveway was permitted and constructed prior to the building application.

A motion was made by Butch Hansen to recommend approval of Brian Johnson's application for a storage building to the Town board for approval. Motion seconded by Lu Barfknecht. Motion carries by unanimous vote.

Land Use & Zoning

24485 Denmark Ave. – David Cook was present to represent his application for a lot split. Mr. Cook is splitting off a parcel of 34.05 acres into two separate parcels, one to consist of 5 acres and one to be 29.05 acres.

A motion was made by Butch Hansen to send Mr. Cook's lot split on to the Town Board for approval. Motion seconded by Fritz Frana. Motion passed by unanimous vote.

Planning Commission Minutes

Corrections and additions made – (Palmquist) add after two grain bin structures, “which were constructed prior to 2004 without a permit”. Last paragraph on page 1 – should read The Planning Commission felt the Township should review and provide legal opinion whether the owner is allowed to expand his building. (Strike the rest of paragraph).

A motion was made by Lu Barfknecht to approve the Planning Commission minutes from February 3, 2014 as amended. Motion seconded by Carrie Jennings. Motion passes by unanimous vote.

Attorney Questions

Attorney Jerry Filla addressed the questions presented from the minutes of February 3, 2014. Question 1 relates to the Donovan Palmquist issue of whether Mr. Palmquist is able to expand his current structure on his property. He has no non-conforming use on file with the Township, the ordinances state he cannot expand on that structure. Mr. Filla stated that Mr. Palmquist would need to comply with the current code or he would need to apply for a variance through a public hearing or the Township would have to change the code.

Mr. Filla addressed the Eureka Township Zoning Ordinance Book dated 2004 (Duck Book), whether it was a viable source to reference for using in discussions relating to current day permits and definitions. The current ordinance book only is to be used.

The Clerk will check the public hearing from 2004 forward to research if any non-conforming use language had been changed.

Town Board Report

Supervisor Pete Storlie was present as Town Board liaison and reported on the following items covered at the Town Board meeting. Great River Energy is currently working on Conductors/Shield/Fiber Optic through the month of March. They are a bit behind schedule due to weather but still trying for an April 1 target date for completion.

The Board reviewed the CUP's for the mining operations in the Township. There are no issues in the Township.

Mike Slavik, County Commissioner reported on issues in the County.

IT services are being provided by Buds & Bytes, they are currently going through the computer files, cleaning up data, organizing and illuminating viruses. They will be contracted to continue to help the Township update its technology needs.

The Road Supervisors are working with Castle Rock to negotiate the maintenance on Castle Rock and Denmark Ave.

Road Contractor keeping on top of the snow removal and additional contractor were hired to help clear snow to keep roads open.

The annual meeting is March 11 and the Board members and Planning Commission need to get their information prepared and submitted for the reports.

Living Waters Church documents for Public Hearing on the 22222 Dodd Blvd.

Property -- Living Waters Church and Melanie Smith, representing The Ewing Group assembled a complete package of information that had been requested at the Planning Commission February meeting. The Commission members reviewed the documents and discussion of additional items or issues that need to be addressed prior to the hearing. Lu Barfknecht will draft a letter to Living Waters Church addressing the issues of septic system, turn lanes, lighting, adequate off street parking, a plan for proposed signage; and a specific timeline for completion and send to the Clerk for distribution to them. The Planning Commission would also like to have the Township attorney present for the Public Hearing and have the building inspector review the documents and also attend the hearing.

Nancy Sauber 9245 225th St. W. - commented when you do a CUP or an IUP and there is a site plan it has to be fulfilled according to the site plan, that is why it is a benefit to the Township.

Correction to Page 2- #4 and # 5 to state- allowable conditional use

A motion by Carrie Jennings to request that the building inspector review the site plan prior to conducting the public hearing and provide feedback. Motion seconded by Butch Hansen with a friendly amendment to review the complete package of documents. Carrie Jennings accepted the friendly amendment. Motion passes by unanimous vote.

Fritz Frana Town Board meeting liaison for March.

A motion to adjourn by Lu Barfknecht. Motion seconded by Carrie Jennings. Motion passed by unanimous vote.

Meeting adjourned at 8:25pm