

**EUREKA TOWNSHIP PLANNING COMMISSION**

**DAKOTA COUNTY**

**STATE OF MINNESOTA**

**Eureka Planning Commission Meeting of May 5, 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, Phil Cleminson and Allen Novacek. Clerk Barbara North recorded the minutes. Supervisor Steve Madden was present and Brian Budenski arrived at 8:20 as Town Board liaison.

See attached sheet for additional persons in attendance.

**Election of Chair and Vice Chair**

Lu Barfknecht noted the first item is the reorganization to choose a chair and a vice chair for the new year. Nominations were opened to choose a chair. Lu Barfknecht started off by nominating Carrie Jennings as chair. Allen Novacek nominated Commissioner Hansen for chair. There being no other nominations, ballots were distributed, members voted. Vote tally: Butch Hansen 3, Carrie Jennings 2.

Butch Hansen nominated Lu Barfknecht for vice chair. Carrie Jennings seconded the motion. Because no other names were submitted, nominations were closed and no vote was required. Lu Barfknecht accepted the nomination. Motion carried by unanimous vote.

**Approval of the Agenda**

The agenda was approved with the addition of a discussion of the Fredrickson property building rights. Lu Barfknecht made a motion to approve the agenda as amended. Carrie Jennings seconded the motion. Motion carried by unanimous vote.

## **Building Permits**

### **Metropolitan Airport Commission – Airlake Airport – Maintenance Building**

Mr. R. Anderson, CM Construction appeared for the MAC with architectural plans for interior plumbing, (city sewer and water), HVAC, exterior roof flashing and repair of window damage. The plan includes an upgrade to an ADA approved restroom, kitchenette, changing room and office space. A motion was made by Allen Novacek to send the permit application on to the Town Board for approval. Motion was seconded by Lu Barfknecht. Motion carries by unanimous vote.

### **7429 280<sup>th</sup> Street W. – Matt Marshall**

Tim Giles of Tru Value Homes represented Matt Marshall for a building permit for a new home on his property. Plans showed a tear-down of the two-story portion of the home and retention of the one-story portion. A motion was made by Carrie Jennings to forward the building permit application on to the Town Board for approval with the understanding that an evaluation of septic and sewer plans be included. Motion was seconded by Allen Novacek. A friendly amendment by Butch Hansen included the stipulation that separate permits be issued: one for septic, one for demolition and one for new family home construction. Carrie Jennings accepted the friendly amendment. Motion carried by unanimous vote.

### **25498 Highview Ave. - Diffley Residence**

Property owners, Martin & Atina Diffley want to change from a three bedroom to a one bedroom home. After locating well, drain field and septic, a motion was made by Allen Novacek to forward the application for a building permit to forward to Town Board for approval. Motion seconded by Carrie Jennings. Motion carries by unanimous vote.

### **8999 267<sup>th</sup> Street W – Coe/Frazer**

Addition of deck was approved on the condition that a site plan is submitted to the Town Board 5/12/2014 which locates well and septic as drawn in the meeting or as submitted as a part of the new home. A motion was made by Butch Hansen to forward the building permit application for a deck on to the Town Board for approval. Motion seconded by Carrie Jennings. Motion carried by unanimous vote.

**At 7:30 p.m., Allen Novacek excused himself for the remainder of the meeting.**

## **Land Use and Zoning**

### **9800 257<sup>th</sup> Street,**

Jared Vinar and his realtor, Angie Harbough offered site plans and drawings asking about building rights on the parcel. Although the address on the listing is incorrect, after review of the survey and deed, Butch Hansen indicated they had two rights: one that

has no house, and one that goes with the current house, one for each quarter, quarter section. Mr. Vinar also inquired about adding a pond and the Board referred him to Brian Watson, Dakota County Soil and Water Conservation District in Farmington and Travis Thiel of the VRWJPO in Apple Valley. The Board advised that they apply for a demolition permit, tear down old structure, and apply for a new building permit for a new house, anywhere on that parcel and approval for a new shed.

### **27607 Granada Avenue**

Donovan Palmquist was directed to apply for a variance through a public hearing. A date for the public hearing of Thursday, June 5, 2014 was set. Fees have been paid for the two older permits and additional fees will be due for the public hearing. A motion was made by Lu Barfknecht to set a public hearing date for a variance for Donovan Palmquist. Motion was seconded by Phil Cleminson. The public hearing date was set for 7:00 p.m., Thursday June 5, 2014. Motion carried with unanimous vote.

### **24315 Dodd Blvd**

Owners Andi and Jeff Krapu want to know whether they can buy a building right for their property. Butch Hansen thought there would be 2 more building rights on each of the ¼-¼ parcels for a cluster of no more than 4 houses on each ¼-¼ parcel. An existing home is in the shoreline buffer area and discussion was made on driveways off Dodd Blvd. Because the land is shoreland, the Krapu's need to contact Travis Thiel of VRWJPO for watershed requirements before approaching the Town Board for a building permit.

### **26291 Dodd Blvd**

Bob Fredrickson wants to transfer his existing 1974 building right (pre-1982 lot of record). Carrie Jennings and Butch Hansen reminded Mr. Fredrickson that the building rights cannot transfer into "limbo" and must be assigned to a specific site when sold, there is a building right. A transfer rights form must be completed and submitted to the Township with appropriate fees.

### **Planning Commission Meeting Minutes April 7, 2014**

With minor editorial changes on the capitalization of "C"onsent and "M"ove-in on page 4, the minutes were approved as submitted. A motion was made by Carrie Jennings to approve the minutes as amended. Motion was seconded by Lu Barfknecht. Motion carries by 4 to 0 votes. Phil Cleminson abstained because he was not a planning commission member during the April meeting.

## **New Business**

### **Monthly Liaison to Town Board**

May – Carrie Jennings

July – Lu Barfknecht

September – Phil Cleminson

November – Carrie Jennings

January - Lu Barfknecht

June - Butch Hansen

August – Phil Cleminson

October – Butch Hansen

December – Al Novacek

February- Al Novacek

Chairman will continue to write a summary for the Board to have for the Packet for distribution.

### **Town Board Report**

Supervisor Steve Madden was present and delivered a summary of the Town Board meeting because Brian Budenski was not yet present. Please note Steve Madden is receiving no pay for this meeting) When Brian Budenski arrived he also reported. Both reported that the permits forwarded were approved, that the Clerk and Treasurer positions were filled as well as the commercial building inspector position. Terri Petters kennel license was renewed along with her CUP. The Board is to gather quotes for road maintenance, dust control, snow plowing and lawn maintenance by May 12, 2014. Document destruction was tabled. He also mentioned that Joey Miller was given 90 days to cease and desist or comply.

Gloria Belzer asked whether deck permits are usually over the counter. Although they are, this was new home construction and because of that, Linda Wilson wanted Town Board approval on it. Also she asked if demolitions must be rebuilt in one year or there is a possible loss of rights.

Supervisor Brian Budenski also reported that there were two meetings in April because the Joey Miller land use issues were discussed at length. Voted on issuing the Planning Commission to have a public hearing on the alteration of land use. Cory Behrendt is drafting the findings of fact document. The Board accepted Linda Wilson's letter of resignation. The Township will buy a mailbox for delivery here located in the parking lot. Cory Behrendt is working with the IT people for access to the internet website. Brian Budenski also reported that the Board voted to only accept sale of the Old Town Hall parcel, not simply the building rights.

### **Clerk Report**

Butch Hansen will be the June Town Board liaison.

A motion by Lu Barfknecht to adjourn the meeting. Motion seconded by Phil Cleminson. Motion carries by unanimous vote. Meeting adjourned at 9:10pm