

**Eureka Township Planning Commission
Meeting Summary—Boundary Protection Study and Draft 2040 Comprehensive
Plan
December 13, 2016**

Attendees: Nancy Sauber, Chair, Randy Wood, Ralph Fredlund, Planning Commission members; Sherri Buss, TKDA, Planner

1. Meeting Summary for November 9, 2016

The Commission members reviewed the meeting summary from their meeting on November 9. They made two edits to the summary. The Commission approved the revised minutes and requested that the Planner send the final version to the Township Clerk for posting.

Members noted that they requested that the Attorney provide information about proposed incorporations that were rejected by the Municipal Boundary Adjustment Unit, as discussed at the November meeting.

The Commission also reviewed the status of the Draft 2040 Comprehensive Plan. They noted that the posting on the Township website says “2014 Comprehensive Plan” and that the most current draft and appendices have not been posted. They requested that Sherri contact the clerk to change the link to “2040 Comprehensive Plan” and to get the draft dated December 2016 and Appendices onto the website so that the review process by affected jurisdictions can begin.

2. Boundary Protection Study

Sherri presented information that staff have gathered about two options—Orderly Annexation Agreements and Zoning Strategies for Boundary Protection.

- Orderly Annexation Agreements
 - The Commission discussed the experience that Empire Township and Stillwater Township had with negotiating Orderly Annexation agreements.
 - They noted that these negotiations require a city that is also willing to negotiate.
 - The Commission noted the comments from the Empire Township Board Chair that the Hy-Vee store and related development in Farmington along CSAH 50 may bring pressure for development in that area adjacent to Eureka Township, and that the Township could start to talk with Farmington about the future of this area and potential impacts to the Township.
 - Randy Wood noted that he had reviewed the postings on the Farmington website about their 2040 Comprehensive Plan. It looks like Farmington is just starting the development of their plan. Members recalled that the

Farmington High School was once proposed to be located in Eureka Township, and that plans for a senior housing development once included bringing a sewer line through the Township. Members discussed other Townships' experience with similar situations, and the JPAs that were used to manage the sewer service so that it did not result in urban development in the Townships.

- Members discussed the idea that the Township should develop its own long-term vision for the future—potentially including incorporation after 2040. Members noted that this active approach may be preferable to letting other local governments determine the Township's future. Members asked if the 2040 Draft Comprehensive Plan could be changed at this point to include a discussion about the Township's post-2040 vision, and Sherri indicated that this can still be done.
 - Commission members reviewed their discussion of incorporation from the last meeting, and noted that the Township's population has not reached the typical threshold (5,000) where incorporation would not have negative fiscal impacts on Township residents. They noted that incorporation at this point would result in higher road project costs because the County requires a higher level of financial participation from Cities than from Townships. The members discussed the various approaches that Townships and small cities in other parts of the Metro Area use to provide or purchase services for road maintenance and public works, administration, public safety, and other necessary services.
 - Members discussed the conditions that Orderly Annexations have included to protect Township interests, such as zoning along the City-Township border, and prohibition on future annexations.
 - Members noted the caution from other Townships that placing areas of commercial zoning or residential zoning for smaller lots near the boundaries with cities can make those areas attractive for annexation.
 - Members suggested that the Comprehensive Plan process may offer an opportunity to have a discussion with Farmington about their plans for development in the area around CSAH 50 that is adjacent to Eureka through 2040.
- Zoning Strategies for Boundary Protection
 - The Commission discussed the examples of zoning strategies that other townships have used that have helped to protect boundaries from annexation, including the location of institutions or parks that do not provide tax revenues along City/Township boundaries, and the development of "cluster" residential developments with dedicated open space that cannot be subdivided into urban lots.
 - Nancy noted that there has been interest from one landowner in the Township to create a "cluster" type development using the Township's Transfer of Building Rights program.
 - Members concluded that these tools may be useful, but that they should be used only if they support the Township's overall vision, and they should

not conflict with the vision or attract annexation interest from adjacent cities.

3. Next Steps and Special Meeting Request

The next step in the Boundary Protection Study is the development of a report and recommendations from the Planning Commission to the Town Board.

The Planning Commission agreed on the following recommendations from the study:

- The best tool to address the potential extension of municipal sewer service to Airlake Airport is a Joint Powers Agreement with the City of Lakeville.
- The Town Board should begin discussions with the City of Lakeville soon regarding a Joint Powers Agreement. The Board should develop its set of criteria for the Joint Powers Agreement that will protect the Township's interests.
- The Township should consider taking the initiative to develop its long-term vision related to its boundaries. The vision should consider the Township's interest in maintaining its 36 square-mile area, and tools it will use. This could include a consideration of incorporation after 2040. The vision could be included in the 2040 Comprehensive Plan.
- The Township should begin discussions with Farmington about the City's Comprehensive Plan and proposed development in the area near CSAH 50 and potential impacts to the area bordering the Township
- The Township should consider the option to permit "cluster" housing developments and whether this could be an option to protect its boundary from future annexation.
- The Planning Commission will ask the Board to participate in a special joint meeting on January 4 or 5 to discuss the Boundary Protection study findings and recommendations. The meeting will include Sherri and Chad.
- Sherri will develop the draft report for the Boundary Study and will provide a draft to the Planning Commission for review. The draft will be available for the meeting on January 4 or 5.