

EUREKA TOWNSHIP

DAKOTA COUNTY

STATE OF MINNESOTA

PLANNING COMMISSION MEETING OF DECEMBER 5, 2017

The meeting was called to order at 7:10 by Chair Nancy Sauber. Planning Commission members present were Nancy Sauber, Ralph Fredlund, Randy Wood, Julie Larson (arrived at 7:15), and Bill Funk. Also present was Town Board Supervisor Carrie Jennings, Township Attorney Chad Lemmons, and Township Clerk Mira Broyles.

Approval of Agenda

Under Land Use Permits, the application for a lot split for Alan and Joan Storlie was moved ahead of the preliminary review of the Mahowald transfer of building right application.

Motion was made by Supervisor Fredlund, seconded by Chair Sauber, to approve the agenda as amended. Motion carried 4-0.

Permit Requests

Alan and Joan Storlie, 6987 255th Street West – Lot Split Application.

Carol Cooper, representing the applicants, explained they are requesting a re-configuration of Parcels A and B (as described on the application) to create Parcel 3 as a quarter-quarter having a native building right, which could then be transferred to Patrick and Jean Mahowald. She noted that the lot split would then officially create Parcels 1 and 2 with Parcel 3 being a land-locked parcel for the Storlies intend to transfer the building right associated with Parcel 3. The Storlies recognize that Parcel 3 is not buildable unless road frontage is provided for it. The Storlies decided to go ahead with the split since they already had survey documents.

Motion was made by Chair Sauber, seconded by Commissioner Wood to recommend approval, to the Town Board, the lot split application for Alan and Joan Storlie, 6987 255th Street, as follows: Parcel A PIN 13-01500-26-014, consisting of 38.15 acres, and Parcel B, PIN 13-01500-26-012, consisting of 40.2 to create Parcel 3 consisting of 40.2 acres which will be a landlocked parcel. Motion carried 5-0.

Patrick and Jean Mahowald, 6429 265th Street West – Transfer of building right preliminary review.

The Commission reviewed the transfer of building right application with Mr. Mahowald. It was noted he would need to provide stub abstracts for the sending and receiving properties and will also need the new property identification number from the Storlie property to be submitted with his completed application for review at the January Planning Commission meeting.

Town Board Liaison Report

Town Board Supervisor Carrie Jennings provided an overview of the November 13, 2017, Town Board meeting.

Old Business

The Building Rights Transfer Application, Clustering Agreement, Procedures and Checklist drafted by the Township Attorney were reviewed and suggested changes noted.

The Remodeling Application was reviewed and it was noted that “change of use” needs to be put back on the form.

It was noted that Randy Wood would be the liaison at the December 11, 2017, Town Board meeting. He will ask the Board about the application fee for driveways vs. field roads and whether the Building Inspector should follow up on driveway installation. He will also inquire about the cork strips for new maps that were to be moved from the lobby.

Minutes Approval

Minor typographical and grammatical errors were noted in the minutes of the November 6, 2017 Planning Commission meeting.

Motion was made by Chair Sauber, seconded by Commissioner Funk to approve the November 6, 2017 Planning Commission meeting minutes as amended. Motion carried 5-0.

Clarification regarding agriculture classification was given by the Township Attorney.

Motion was made by Chair Sauber, seconded by Commissioner Larson to adjourn the meeting at 9:10 p.m. Motion carried 5-0.

Respectfully submitted:

Mira Broyles, Clerk