



SCOTT COUNTY  
PLANNING ADVISORY COMMISSION  
MEETING MINUTES

Spring Lake Town Hall  
20381 Fairlawn Ave  
Prior Lake, Minnesota

Monday, March 14, 2022  
Conference Room at 6:30 PM

**I. ROLL CALL AND INTRODUCTIONS**

Chair Vonhof opened the meeting at 7:01 PM with the following members present: Jay Picha, Lee Watson, Ray Huber, Donna Hentges, Barbara Johnson and Kent Robbins

County Staff Present: Brad Davis, Planning Manager, Marty Schmitz, Zoning Administrator; Greg Wagner, Principal Planner, Nathan Hall, Associate Planner; Tom Wolf, County Board Commissioner and Barb Simonson, Deputy Clerk to the Board.

**II. APPROVAL OF FEBRUARY 14, 2022 PLANNING ADVISORY COMMISSION MINUTES**

**Motion by Commissioner Robbins; second by Commissioner Picha to approve the minutes of February 14, 2022 Planning Advisory meeting. The motion carried.**

**III. CONSENT AGENDA**

No consent items came before the Commission

**IV. PUBLIC HEARING 6:45 LANDMARK ELITE CUP (PL#2022-010)**

A. Request to Approve a Conditional Use Permit for a Commercial Restoration Nursery.

|                        |              |
|------------------------|--------------|
| <b>Location:</b>       | Section 16   |
| <b>Township:</b>       | St. Lawrence |
| <b>Current Zoning:</b> | UBR          |

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website [www.scottcountymn.gov](http://www.scottcountymn.gov) under Government and then under County Board Agendas and Minutes by searching Planning Advisory Commission Meeting to download the packet file.

Commissioner Comment and Questions:

Commissioner Robbins inquired about the City of Jordans preference for the future development of the property. *Mr. Wagner explained the annexation status of the property and the interim use of the property.*

Commissioner Huber noted that a nursery would make an appropriate intermediate use for the property. *Mr. Wanger reported that nurseries are good uses since they require little infrastructure and can be easily redeveloped in the future.*

Commissioner Hentges inquired about limitations on number of employees and the current office setting in the building. *Mr. Wagner explained limits with regard to septic and use of the onsite offices in the building.*

Commissioner Johnson asked about any large equipment for the working of the land and if hazardous waste will be produced. *Mr. Wagner explained the equipment is typical farm equipment and if they do oil changes will need to hazardous waste license to do so.*

Ted Kowalski, Spring Lake Town Board representative, came forward and commented on the applicant's history and reputation in Spring Lake where their current operation is located noting they are a respected business and have been good tenants.

Ted Kornder, St. Lawrence Town Board representative, came forward and commented on the Town Board position on the situation and current knowledge on the planned interchange. Noting they support the approval of the nursery business.

Commissioner Johnson commented on the notes from the City of Jordan regarding the property.

Commissioner Picha inquired about how the planned interchange will affect access to the property. Mr. Wagner reported the property owners are aware of the possible changes to their access and will be informed of the plans through the interchange planning process.

Chair Vonnhof opened the floor for public comment. No one came forward to comment.

**Motion by Commissioner Robbins to close the public hearing; second by Commissioner Picha. The motion carried unanimously.**

**Motion by Commissioner Johnson; second by Commissioner Huber, based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit amendment for Resource Environmental Solutions LLC to operate a commercial nursery and noting the Town Board has recommended approval.**

**Chair Vonnhof called for a roll call vote on the motion to approve the request as follows:**

**Commissioner Robbins: Aye  
Commissioner Hentges: Aye  
Commissioner Hrabe: Aye  
Commissioner Huber: Aye  
Commissioner Vonnhof: Aye  
Commissioner Johnson: Aye  
Commissioner Watson: Absent-had to leave early**

**The motion passed unanimously with 6 Ayes.**

**Criteria for Approval (Chapter 2-6-1):**

1. The proposed use will not create an excessive burden on public facilities as it utilizes private well and septic.
2. The proposed use is sufficiently compatible with commercial and agricultural uses on adjacent lots.
3. The existing structure was designed of materials that are not unsightly in appearance and meets the Scott County Zoning Ordinance building exterior standards.
4. The use is consistent with the purpose of the UBR zoning district.
5. The use is not in conflict with the Scott County 2040 Comprehensive Plan.
6. Adequate measures have been taken to provide ingress and egress, access to public roads and on-site parking. The property has driveway access on to Delaware Avenue, County Road 59, a paved County Road.
7. The proposed request meets all County regulations for adequate water supply, sewage treatment systems, erosion control and storm water facilities.



8. All building modifications will meet the requirements of the Building Code.

**Conditions of Approval:**

1. The applicant is to file with Scott County Zoning Administration in January of each year a statement indicating that the site and business are in compliance with the conditions of the Conditional Use Permit (CUP).
2. The Conditional Use Permit is issued to allow a commercial restoration nursery and project design work. Any changes to the operations or site plan shall be reviewed with Scott County Zoning Administration and St. Lawrence Township.
3. St. Lawrence Township may conduct an annual review of the business to ensure that it complies with the conditions of the CUP.
4. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
5. If ownership changes, the new owner shall contact Scott County Zoning Administration to review the CUP conditions.
6. The site shall be developed and operated in accordance with the business narrative and site plan dated January 12, 2022.
7. The site shall be kept in a neat and orderly manner. Parking shall be provided for employees and customers. Other vehicles, equipment, and supplies shall be stored inside the building or otherwise screened from public roads.
8. All signage shall comply with the Scott County Sign Ordinance.
9. All structures utilized for the business shall meet the requirements of the Scott County Building Official and the State Building Code
10. Oil, solvents, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.

**V. PUBLIC HEARING 6:50 ADVANCED WALL, INC. IUP (PL#2022-008)**

- A. Request to Approve an Interim Use Permit for a Home Extended Business

|                        |             |
|------------------------|-------------|
| <b>Location:</b>       | Section 24  |
| <b>Township:</b>       | Spring Lake |
| <b>Current Zoning:</b> | RR-1        |

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website [www.scottcountymn.gov](http://www.scottcountymn.gov) under Government and then under County Board Agendas and Minutes and by searching Planning Advisory Commission Meeting to download the packet file.

Commissioner Comment and Questions:

Ted Kowalski, Spring Lake Town Board representative, came forward and noted the applicant did not have an IUP because they started their business before IUP's were required. They are good neighbors and respected business. The Town Board has no reports of any complaint against the business.

Ryan Wenzell, neighbor to applicant, came forward in support of the applicant's request.

Dan Eichten, neighbor to applicant, came forward in support of the applicant's request.

Chair Vonhof reported on his visit to the site, familiar with the neighborhood and noted property is well kept.

Commissioner Robbins highlighted that the materials and equipment are kept at another location.

Chair Vonhof opened the floor for public comment. No one came forward to comment.

**Motion by Commissioner Robbins to close the public hearing; second by Commissioner Picha. The motion carried unanimously.**

**Motion by Commissioner Johnson; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval of the home-extended business Interim Use Permit for Terry and Patricia Quinnell, noting that this recommendation is subject to the conditions that must be satisfied prior to County Board consideration and noting the Town Board has recommended approval.**

**Chair Vonhof called for a roll call vote on the motion to approve the request as follows:**

**Commissioner Robbins: Aye**

**Commissioner Hentges: Aye**

**Commissioner Picha: Aye**

**Commissioner Huber: Aye**

**Commissioner Vonhof: Aye**

**Commissioner Johnson: Aye**

**The motion passed with 6 Ayes.**

**Conditions of Approval:**

1. The Interim Use Permit (IUP) is issued solely to Terry and Patricia Quinnell, Advanced Wall Structures, Inc. to operate a home-extended business.
2. The applicants are to file with the Scott County Zoning Administration in January of each year a statement indicating that they are in compliance with the conditions of the Interim Use Permit (IUP).
3. This IUP shall be annually reviewed by the Township at a time and in a manner as prescribed by the Spring Lake Township Board. If issues are identified in this review, the applicant will work with the Township to develop and implement mitigation strategies to resolve the issues.
4. The applicant shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The business shall be run according to the applicants' business narrative and shall comply with all County Zoning Ordinance regulations for home businesses.
6. Any signage shall comply with the Scott County Sign Ordinance and sign regulations for home-extended businesses.
7. There shall be no more than one non-resident employee working on site; seasonal employees shall be allowed to pick up work vehicles and equipment for off premise work per the business narrative.
8. The business shall be limited to three (3) business associated vehicles (truck & trailer combinations). No overnight outside storage of vehicles, equipment, or materials is allowed.
9. The applicant shall schedule inspections and obtain a Hazardous Waste License as required from Scott County Environmental Services Department.
10. Any floor drains or shop sinks that would have grease/oil/cleaners, etc. must drain to a holding tank.
11. The structure utilized for the business shall meet the requirements of the Scott County Building Official and the State Building Code prior to locating the home extended business on the property.
12. If the property is sold, subdivided, or the business operations cease for 1 year, the IUP shall terminate.

**Criteria for Approval (Chapter 2-6-1):**

1. *The use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*



The proposed use will not utilize public facilities or utilities, other than the Township road, and this use will be limited to personal and business trips. Spring Lake Township may review the request annually to ensure that the business is not causing roadway safety or deterioration issues.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*

The pole building is similar to other accessory buildings on adjacent parcels and is partially screened from the neighbors by existing trees. The use is allowed on parcels 5 acres or larger in the RR-1 zoning district.

3. *If improvements are made, they shall be so designated and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The structure is designed of materials that are not unsightly in appearance. The building is similar to accessory buildings located on adjacent properties and on large residential parcels in the area.

4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*

The property has a paved driveway access to Starview Lane, a paved township road. The nature of the business does not generate customer parking since the service work is done off-site. The need for employee parking is very limited. Spring Lake Township may review the request to ensure that the business is not causing roadway safety or deterioration issues.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

No bathroom is proposed for the accessory building. The home has an existing septic system and an individual well. Concerns pertaining to the home's existing septic system will be handled through separate compliance review with Environmental Services. No grading is proposed.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

Use of the accessory building shall comply with applicable Minnesota State Building Codes and any changes will require permits as determined by the County Building Official.

## **VI. PUBLIC HEARING 6:55 FIELDSTONE 2<sup>ND</sup> ADDITION (PL#2021-088)**

- A. Request to Approve Preliminary Plat of Field Stone Industrial Park Second Addition Consisting of 2 Lots on 9.45 Acres.

|                        |            |
|------------------------|------------|
| <b>Location:</b>       | Section 13 |
| <b>Township:</b>       | New Market |
| <b>Current Zoning:</b> | RBR        |

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website [www.scottcountymn.gov](http://www.scottcountymn.gov) under Government and then under County Board Agendas and Minutes and by searching Planning Advisory Commission Meeting to download the packet file.

### Commissioner Comment and Questions:

Commissioner Johnson recused herself from the matter due to conflict of interest.

Chair Vonhof opened the floor for public comment. No one came forward to comment.

**Motion by Commissioner Robbins to close the public hearing; second by Commissioner Huber. The motion carried unanimously.**

Motion by Commissioner Huber; second by Commissioner Hentges, based on the criteria for approval listed in the staff report, I recommend approval of the Preliminary Plat and Final Plat of Field Stone Industrial Second Addition consisting of 2 lots on 9.45 acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration of the plat.

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

Commissioner Robbins: Aye  
Commissioner Hentges: Aye  
Commissioner Picha: Aye  
Commissioner Huber: Aye  
Commissioner Vonhof: Aye  
Commissioner Johnson: Abstain  
The motion passed with 6 Ayes.

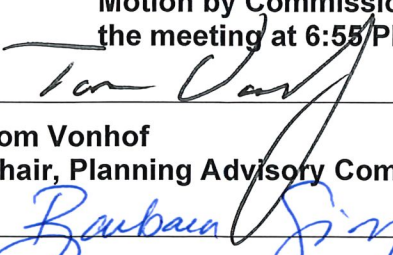
**Criteria for Plat Approval:**

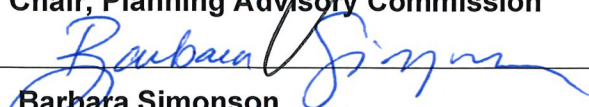
1. *Adequate Drainage* – the proposed plat meets all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on Larson Lane, a paved township road, and the development installed a right-turn lane on County Road 62 to serve the subdivision.
4. *Adequate Waste Disposal Systems* – the proposed lots meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Rural Business Reserve area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.*
8. *Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.*

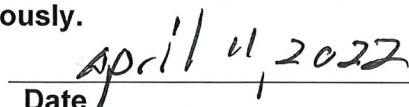
**VI. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis**

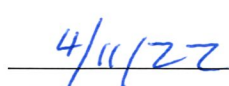
**VII. GENERAL & ADJOURN**

Motion by Commissioner Robbins ; second by Commissioner Hentges to adjourn the meeting at 6:55 PM. The motion carried unanimously.

  
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Tom Vonhof  
Chair, Planning Advisory Commission

  
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Barbara Simonson  
Deputy Clerk to the Board

  
\_\_\_\_\_  
Date

  
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Date