



SCOTT COUNTY  
PLANNING ADVISORY COMMISSION  
MEETING MINUTES

Spring Lake Town Hall  
20381 Fairlawn Ave  
Prior Lake, Minnesota

Monday, August 8, 2022  
Conference Room at 6:30 PM

**I. ROLL CALL AND INTRODUCTIONS**

Chair Vonhof opened the meeting at 6:30 PM with the following members present: Jay Picha, Lee Watson, Donna Hentges, Barbara Johnson and Kent Robbins

County Staff Present: Brad Davis, Planning Manager, Greg Wagner, Principal Planner, Nathan Hall, Associate Planner; Tom Wolf, County Board Commissioner.

**II. APPROVAL OF JULY 11, 2022 PLANNING ADVISORY COMMISSION MINUTES**

Motion by Commissioner Robbins; second by Commissioner Hentges to approve the minutes of July 11, 2022 Planning Advisory meeting. The motion carried.

**III. CONSENT AGENDA**

No consent items came before the Commission

**IV. PUBLIC HEARING 6:32 PM: WATERS EDGE ESTATES PRELIMINARY & FINAL PLAT (PL#2020-053)**

- A. Requests for Preliminary Plat and Final Plat of Waters Edge Estates Consisting of 4 Lots and 1 Outlot on 43.51 Acres.

|                 |            |
|-----------------|------------|
| Location:       | Section 24 |
| Township:       | Jackson    |
| Current Zoning: | UER-C      |

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 asked if the lots would house single family residential homes. Also, asked if the Township plans to give updated recommendation on the applications at its meeting on August 10<sup>th</sup>. *Mr. Wagner said the town board will discuss this application at its next meeting. Also, the homes will be single family residential.*

Randy of Kubes, Kubes Realty, Applicant, came forward stated Greg Wagner explained everything sufficiently.

Tom Gillham, Supervisor of Jackson Township & Resident of Stonebrook Curve came forward to ask Randy for clarification around the covenants in the existing adjoining neighborhood that had been previously discussed

and agreed upon for development of this plat. *Randy Kubes, Applicant, explained due to lot sizes changing they still will try to meet previously agreed on covenants as closely as possible while meeting setback requirements* Chair Vonhof asked if Randy and Tom had discussed and agreed on the covenants. *Randy stated they will adopt certain covenants, such as house size.*

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 Hentges. The motion carried unanimously.**

- B. Motion by Commissioner Johnson; second by Commissioner Watson, based on the criteria for approval listed in the staff report, recommends approval for the Preliminary Plat and Final Plat of Waters Edge Estates Consisting of 4 Lots and 1 outlot on 43.51 Acres. Noting that this recommendation is subject to approval of the conditions listed in the staff report. That must be addressed prior to County Board Consideration. Furthermore, the Township will be meeting on the 10<sup>th</sup> to further discuss. Further recommendations will be based on that.**

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

**Commissioner Robbins: Aye  
Commissioner Hentges: Aye  
Commissioner Hrabec: Aye  
Commissioner Huber: Absent  
Commissioner Vonhof: Aye  
Commissioner Johnson: Aye  
Commissioner Watson: Aye**

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

**Conditions to be Satisfied Prior to County Board Consideration:**

1. Any conditions listed in the Jackson Township recommendation including granting of a 4<sup>th</sup> lot under the 1980 agreement with Scott County. Lacking township support for a 4<sup>th</sup> lot will require the plat to be revised to 3 lots.
2. The proposed septic drain field locations shall meet all requirements for wastewater effluent treatment as required by MN Rules 7080 and the Scott County Subsurface Wastewater Treatment Ordinance.
3. Any conditions stated in the Scott County Environmental Services Department review of the plat and the proposed septic drain field sites.
4. Any conditions stated in the Scott County Natural Resources Department review of the plat and recoding of a conservation easement over the delineated wetland.
5. Payment of all Jackson Township and Scott County final plat lot fees.
6. Submittal of Title work for County Attorney, Surveyor, and Recorder review prior to signing the final plat.

**Conditions of Plat Approval:**

1. The property owner shall submit an application to amend the Conditional Use Permit for Waters Edge Golf Course removing the four single family residential lots from the CUP and submitting plans for changes to the golf course.

**Criteria for Approval:**

1. *Adequate Drainage* – the proposed plat does not require a resource management plan under regulations in Chapter 6 of the zoning ordinance. A conservation easement shall be dedicated over the delineated wetland.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property and lots have frontage and driveway access on Stonebrooke Curve, a Jackson Township Road. Right-of-way is being dedicated to preserve the future road corridor to accommodate long term residential development of the property. Upon further development and elimination of the golf course the existing driveway access to County Road 79 shall be removed from the county roadway.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Urban Expansion Area, recognizing that Jackson Township has awarded one additional development density from its agreement with Scott County on displaced lots.
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.

**V. PUBLIC HEARING 6:52 CONSIDER AMENDING CHAPTER 6 OF SCOTT COUNTY ZONING ORDINANCE NO. 3**

- A. Request to Consider Amending Chapter 6 of Scott County Zoning Ordinance No.3 to Comply With the Current MPCA MS4 Permit Requirements, to add Guidance for low Floor Verification for Buildings Adjacent to Waterbodies and to add an Exemption to the Stormwater Management Requirements for Linear Public Trails.

Megan Tasca presented the staff report for this application. The specific details are within the presentation 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.

The Commissioners asked general questions throughout the presentation that were answered by Ms. Tasca. See video on Scott County website as noted in previous paragraph for Commissioner Comment and Questions.

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

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

**Motion by Commissioner Watson; second by Commissioner Hentges request for consideration and action on Amending Chapter 6 of Scott County Zoning Ordinance No.3 to Comply With the Current MPCA MS4 Permit Requirements, to add Guidance for low Floor Verification for Buildings Adjacent to Waterbodies and to add an Exemption to the Stormwater Management Requirements for Linear Public Trails.**

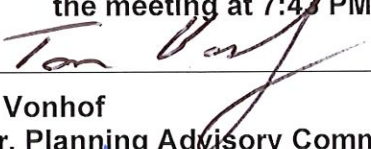
Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

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

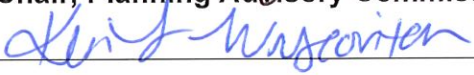
#### **VI. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis**

#### **VII. GENERAL & ADJOURN**

Motion by Commissioner Huber; second by Commissioner Johnson to adjourn the meeting at 7:42 PM. The motion carried unanimously.

  
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Tom Vonhof  
Chair, Planning Advisory Commission

9/12/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Keri Wiscovitch  
Deputy Clerk to the Board

9/12/2022  
\_\_\_\_\_  
Date