



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Scott County Government Center
200 Fourth Ave West
Shakopee, Minnesota

Monday, November 14, 2022
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:30 PM with the following members present: Kent Robbins, Jay Picha, Ray Huber, Tom Vonhof, Barbara Johnson, Lee Watson. Donna Hentges was absent with notice.

County Staff Present: Brad Davis, Planning Manager, Marty Schmitz, Zoning Administrator; Greg Wagner, Principal Planner; Tom Wolf, County Board Commissioner.

II. APPROVAL OF OCTOBER 10, 2022 PLANNING ADVISORY COMMISSION MINUTES

Motion by Commissioner Picha; second by Commissioner Johnson to approve the minutes of October 10, 2022 Planning Advisory meeting. The motion carried with Commissioner Robbins abstaining.

III. CONSENT AGENDA- NO CONSENT ITEMS FOR THIS MEETING

IV. PUBLIC HEARING 6:30 PM: LAURIN INTERIM USE PERMIT (#PL2022-064)

- A. Request for an Interim Use Permit to Operate a Facility for the Development and Fabrication of Aircraft Parts as a Home Extended Business

Location:	Section 36
Township:	Spring Lake
Current Zoning:	RR-1

Nathan Hall 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 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 Johnson inquired how long the business has been at their location and any requirement for a restroom due to outside employee. *Mr. Hall reported he did not know exactly how long applicant has had the business and clarified there is a restroom in the building as shown on the plans.*

Commissioner Robbins inquired about presence of applicant and noted he would like to ask applicant to explain what type of products the business manufactures. *The applicant, David Laurin, came forward and reported on the type products they make for the interior of business jets or larger jets.*

Commissioner Picha inquired about the size of the building. The applicant reported on the size.

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

Chair Vonnhof opened the floor for further comments. No one approached the podium.

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

Motion by Commissioner Watson; second by Commissioner Huber, based on the criteria for approval listed in the staff report, I recommend approval of the home-extended business Interim Use Permit to operate a facility for the development and fabrication of aircraft parts recognizing the Township has approved.

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

**Commissioner Robbins: Aye
Commissioner Hentges: Absent
Commissioner Picha: Aye
Commissioner Huber: Aye
Commissioner Vonnhof: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye**

The motion passed unanimously with 6 Ayes.

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 County road, and this use will be limited to personal and business trips.
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 will be partially screened from the nearest neighbor to the east 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 will not be 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 shares driveway access to 217th Street East with an adjacent single-family home. The nature of the business does not generate customer parking. The need for employee parking will be very limited.
5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

The existing individual sewage treatment system is large enough to accommodate both the house and accessory building. Erosion control and stormwater management is not needed as no further site improvements are proposed.

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

A Building Permit is required for the change of occupancy of the structure. Any future improvements shall require building permits in compliance with applicable Minnesota State Building Codes.

Conditions of Approval:

1. The Interim Use Permit (IUP) is issued to David Laurin to operate a facility for the development and fabrication of aircraft parts as a Home Extended Business. If the property is sold or the business operations cease for 1 year, the IUP shall terminate.
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.
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 dated September 27, 2022 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. All business associated materials, equipment, vehicles, and products shall be stored inside the building, and there shall be no outside storage associated with the business.
8. There shall be no more than one non-resident employee working on site.
9. The business shall be limited to three (3) business associated vehicles (truck & trailer combinations). No overnight outside storage of vehicles, equipment, or supplies is allowed.
10. The applicant shall schedule inspections and obtain a Hazardous Waste License as required from Scott County Environmental Services Department.
11. Any floor drains or shop sinks that would have grease/oil/cleaners, etc. must drain to a holding tank.
12. The structure utilized for the business shall meet the requirements of the Scott County Building Official and the State Building Code. The applicant shall apply for a change of use permit.

VI. PUBLIC HEARING 6:30 PM: BARBARAWI CONDITIONAL USE PERMIT (#PL2022-064)

- A. Request for a Conditional Use Permit to Operate a Farm Market – Meat Processing Facility

Location:	Section 17
Township:	Blakeley
Current Zoning:	A-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 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 for clarification on the final product and where the human and processing waste from the operation will go. *Mr. Wagner reported the final product is finished lamb and explained in detail how the waste will be handled.*

Commissioner Robbins inquired about the stream that flows through the property and if it will be affected by any of the production. *Mr. Wagner reported on working closely with the Soil & Water Conservation District who*

reviewed the application including the number of animals on the property and any concerns have been addressed in the conditions.

Commissioner Watson commented on the self-contained operation and any traffic issues appear to have been addressed regarding future expansion. *Mr. Wagner noted these matters have been discussed with the applicants.*

Commissioner Johnson asked about maximum animals allowed for the business and will product be shipped or will customers pick up. *Mr. Wagner reported on the ordinances regarding how many animals allowed per productive acre and applicant is far below what county ordinances would allow for a maximum. Mr. Wagner referred to the applicant for further information regarding how they plan to distribute the products.*

Philip Broussard, the architect came forward along with the applicant Anan Barbarawi and explained their plan to market and sell the products.

Commissioner Robbins inquired about production quantity for the first year. Applicant explained what he sees happening for the first year is about 50 lamb/week and should demand grow would have to reconsider.

Commissioner Johnson inquired about how often they would get lamb in if they are plan on processing 200/month. *The applicant explained they get new lambs in and would do some breeding.*

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

Chair Vonhof opened the floor for further comments. No one approached the podium.

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

Motion by Commissioner Watson; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval Conditional Use Permit of the Conditional Use Permit of Anan Barbarawi to operate a farm market-meat processing facility.

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

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

The motion passed unanimously with 6 Ayes.

Criteria for Approval:

1. The use does not create a burden on public facilities and utilities, which serve or are proposed to serve the area.
2. The use is sufficiently compatible and screened from adjacent land uses so as not to deter agricultural use or development of adjacent parcels.
3. The existing buildings are agricultural in nature, which are similar to accessory building styles found on other properties in the area and are thus not unsightly in appearance.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
5. The use is not in conflict with the Comprehensive Plan of Scott County.
6. The property has an existing driveway with access to German Road, County Road 53.
7. Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.
8. All buildings/structures meet the intent of the State Building Code and/or fire codes.

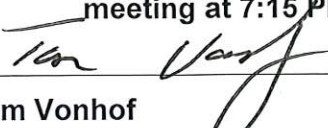
Conditions of Approval:

1. This Conditional Use Permit is issued for use of the subject property for a Farm Market – Meat Processing Facility. Any change or expansion of the farm market shall require this Conditional Use Permit to be reviewed by the Blakeley Town Board and Scott County Zoning Administration.
2. The applicant is to file with Scott County Zoning Administration in January of each year a letter stating that they are in compliance with the conditions of the Conditional Use Permit.
3. This Conditional Use Permit shall be annually reviewed by the Township at a time and in a manner as prescribed by the Blakeley Town Board.
4. The applicant shall pay an annual inspection fee for the Conditional Use Permit, if and when the Scott County Board of Commissioners adopts an inspection fee ordinance.
5. The Farm Market – Meat Processing Facility shall be operated in accordance with the applicant's business narrative dated October 3, 2022 and site plan D1 and building plan D2 also dated October 3, 2022. Parking shall be provided as indicated on the site plan.
6. The Meat Processing Facility shall comply with all requirements of the Zoning Ordinance including that 51% of the product sold from the site must be grown or produced on the property, and the owner or operator of the farm shall be the same person or family member that owns and homesteads the property.
7. Hours of operation shall be 7am to 8pm Mon through Friday and 8am to 6pm on weekends.
8. Changes to the Conditional Use Permit that include expansion of the facility, hours of operation, or any increases in stated traffic to and from the site shall be reviewed by Scott County Transportation for road safety improvements, specifically the addition of turn lanes.
9. The applicant shall comply with all requirements of the Environmental Health Office regarding sewage treatment systems, holding tanks, and proper disposal of processing waste products in compliance with all applicable state and local regulations.
10. The applicant shall obtain and maintain all necessary licensure and permits from the Minnesota Department of Agricultural, Minnesota Department of Health, and any other applicable agencies.
11. The property shall be kept in a neat and orderly manner. All pastures shall maintain cover vegetation to avoid feedlot conditions that could result in runoff into ravines on the property, including Big Possum Creek, a DNR Protected Stream. Runoff pollution into a protected public water is a violation of State MN Pollution Control Agency rules.
12. Building Permits are required in compliance with the MN State Building Code for all proposed building improvements, additions to other structures, and as determined by the County Building Official. Parking shall be provided in compliance with all applicable standards.
13. Signage shall be in compliance with Scott County Zoning Ordinance regulations.

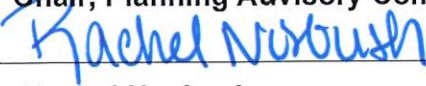
VII. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

VIII. GENERAL & ADJOURN

Motion by Commissioner Watson; second by Commissioner Picha to adjourn the meeting at 7:15 PM. The motion carried unanimously.



Tom Vonhof
Chair, Planning Advisory Commission



Rachel Nosbush
Deputy Clerk to the Board



Date



Date