



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Scott County Government Center
County Board Room 226
200 Fourth Ave West
Shakopee, Minnesota

Monday, April 8, 2024
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:52 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Lee Watson and Donna Hentges.

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 Rachel Nosbush-Deputy Clerk to the Board.

II. APPROVAL OF FEBRUARY 12, 2024 PLANNING ADVISORY COMMISSION MINUTES

Motion by Commissioner Huber; second by Commissioner Robbins to approve the minutes of February 12, 2024 Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

Chair Vonhof ^{asked (PN)} made for motion to open the Consent Agenda. Motion by Commissioner Huber; second by Commissioner Picha. The motion carried unanimously.

Chair Vonhof presented the Consent Agenda and asked Commissioners and members of the audience if anyone wished to remove this item from the Consent Agenda and be heard as a Public Hearing item.

No motions were made.

3.1 CONSENT HEARING 6:54 PM: INTERIM USE PERMIT OF VALLEY PAVING, INC., (PL#2024-010)

- A. Request for Interim Use Permit to Operate a Temporary Asphalt Plant During the 2024 Mining Season.

Location: Section 33 & 32 of St. Lawrence Township
Section 4 & 5 of Belle Plaine Township
Current Zoning: UER, Urban Expansion Reserve

Chair Vonhof called for a vote on the motion to approve the requests as follows:

Commissioner Husain: Aye
Commissioner Picha: Aye
Commissioner Robbins: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Hentges: Aye

Commissioner Watson: Aye
The motion passed unanimously with 7 Ayes.

Criteria for Approval:

1. *The use will not create a burden on public facilities and utilities which serve or are proposed to serve the area.*
The proposed operation utilizes State and County Roadways designed for large vehicle traffic.
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 mixing plant will be located on the floor of an existing gravel mine and will be partly screened by a 5-foot-tall screening berm constructed around the mine. Adjacent land is generally undeveloped farmland. The proposed asphalt plant will be setback over 100 feet from existing property lines and will be located over 900 feet from the nearest residence on the property and over ¼ mile from the nearest residence off the property.
3. *If improvements are made, they shall be so designed 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 mixing plant will be screened as much as possible from public view and therefore will not be unsightly in appearance.
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 access has been reviewed by County Highway staff and is the same access approved for the mining operation.
5. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*
Stormwater management has been addressed through the previous IUP for the gravel mine.
6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*
Building permits are not required for a temporary structure located less than 6 months on site.

Conditions of Approval:

1. The permit shall be operated in compliance with the applicant's Interim Use Permit application including Project Description and Exhibits. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of this permit shall control.
2. The portable asphalt mixing plant and operation shall comply with all rules, regulations, requirements, and standards of the Minnesota Pollution Control Agency (MPCA) and other regulations and standards applicable to the asphalt plant operation.
3. Hours of operation for the mine shall be:
 - a. Asphalt plant operations/truck loading/ hauling, 6:00 a.m. to 7:00 p.m. Monday-Friday and Saturday if necessary.
 - b. No work on Sundays
 - c. Hours may be modified if valid complaints are received regarding noise or other impacts associated with the asphalt plant operations or vehicle traffic.
 - d. Service equipment, 24 hours Monday-Saturday
4. Twenty-four hour and night hot mixing operations outside of the specified hours of operation listed in Condition 3 shall be allowed when related to a public road project that requires night hauling/paving. The applicant shall notify Scott County, Belle Plaine Township, the City of Belle Plaine and affected residents within ¼ miles of the mine at least ten days in advance of when the operations will occur.
5. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
6. The property shall be maintained in a neat and orderly manner.
7. The applicant shall comply with the approved Solid Waste Facility License.
8. There shall be no overnight camping of employees of the company on the mine property.
9. The applicant shall water the haul road to minimize dust, as needed.

10. For awarded jobs Valley Paving will direct truck traffic west on CR 66 to US Hwy 169 unless a project is located south or east where no good alternate route exists.
11. The Operator shall monitor for dust and soil tracking onto the County Road. The applicant shall take action to reduce dust and soil tracking onto the County Road.
12. The temporary asphalt plant shall be operated for a maximum of 240 hours unless an extension is approved administratively by the County, City & Township.
13. The plant shall be operated in compliance with Minnesota Noise Standards.
14. The Operator shall identify a person within the company for the residents, the Town Board, the City of Belle Plaine or Scott County to contact regarding their concerns of the IUP.
15. The IUP shall terminate on December 1, 2024.

Motion by Commissioner Robbins to close the consent hearing; second by Commissioner Hentges. The motion carried unanimously.

Motion by Commissioner Watson; second by Commissioner Robbins to approve the Consent Agenda. The motion carried unanimously.

Chair Vonhof called for a vote on the motion to approve the requests as follows:

Commissioner Husain: Aye
Commissioner Picha: Aye
Commissioner Robbins: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Aye

The motion passed unanimously with 7 Ayes.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:55 PM: CONDITIONAL USE PERMIT OF CENTRAL TRAILER SALES (PL#2024-013)

- A. Request for Conditional Use Permit for Trailer (Utility, Recreational, Equipment and Cargo) Sales and Serves Center

Location: Section 9
Township: Sand Creek
Current Zoning: C-1, General Commercial

Greg Wagner presented the staff report for this application. Available for download are the details of the staff report, video recording and minutes are available at the Scott County Website link: [April 8, 2024 Planning Advisory Commission](#). Planning Advisory Commission packets can be found by visiting Scott County website at www.scottcountymn.gov search Government > County Board Agendas & Minutes > select Planning Advisory Commission under the Event Categories or going to meeting date.

Commissioner Comments and Questions:

No Commissioner Comments or Questions.

Chair Vonhof opened the public hearing.

Public Comments and Questions at the Podium:

No one approached the podium.

Chair Vonhof asked for a motion to close the hearing.

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 Conditional Use Permit (CUP) for Central Trailer Sales, Incorporated, to operate a trailer sales and service center. Noting Township recommendation.

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

Commissioner Husain: Aye

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed with 7 Ayes.

Criteria for IUP Approval (Chapter 2-7-1):

1. The proposed use does not create an excessive burden on public facilities.
2. The proposed use is compatible with or separated by a sufficient distance from uses on adjacent lots.
3. The proposed structures will be designed of materials that are not unsightly in appearance.
4. The use is consistent with the purpose of the C-1, General Commercial 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.
7. Adequate water supply, sewage treatment systems, erosion control and storm water facilities have been approved by County Staff.
8. The existing buildings meet all Building Code requirements.

Conditions of Approval:

1. The applicant is to file with the Scott County Planning Office in January of each year a statement stating that they are in compliance with the conditions of the Conditional Use Permit.
2. This Conditional Use Permit (CUP) is for Central Trailer Sales, Inc. to operate a Trailer (Utility, Equipment, Dump, Enclosed, Recreational) Sales & Service Center with outdoor display.
3. If the property is sold or the use changes the new owner/operator shall review said changes with Scott County Zoning Administration, Building Inspections and Environmental Services Departments and the Sand Creek Town Board to determine if the Conditional Use Permit needs to be updated or amended.
4. The Sand Creek Town Board may conduct an annual review of the business to ensure that they are in compliance with the CUP conditions.
5. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
6. The property shall be developed and operated according to the applicant's narrative dated February 26, 2024 and approved plans dated March 4, 2024; any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and by the Sand Creek Town Board.
7. All signage and lighting shall comply with the Scott County Zoning Ordinance.
8. Oils, solvents, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance. A hazardous waste inspection and license shall be obtained as required by Scott County Environmental Services.
9. All outside trailer display shall be located on the existing paved outdoor display areas and shall not be allowed to encroach onto any unpaved area.
10. The property shall be maintained in a neat and orderly manner.
12. Building Permits shall be obtained for any modifications to the building as required by the State Building Code, State Fire Code, and the County Building Official.

13. Only vehicles owned by the applicant and repaired by the applicant's business may be sold from the property.

4.2 PUBLIC HEARING 7:01 PM: PRELIMINARY PLAT AND CONDITIONAL USE PERMIT OF CAMBRIA REAL ESTATE HOLDINGS, LLC (PL#2024-011)

- A. Preliminary Plat Approval For 1 Lot and 2 Outlots on 88.18 Acres.
- B. Conditional Use Permit (CUP) to Construct and Operate a Material Trans Loading & Processing Center in the I-2 District.

Location: Section 33
Township: Louisville
Current Zoning: I-2 Heavy Industrial District

Marty Schmitz presented the staff report for this application. Available for download are the details of the staff report, video recording and minutes are available at the Scott County Website link: [April 8, 2024 Planning Advisory Commission](#). Planning Advisory Commission packets can be found by visiting Scott County website at www.scottcountymn.gov search Government > County Board Agendas & Minutes > select Planning Advisory Commission under the Event Categories or going to meeting date.

Commissioner Comments and Questions:

Commissioner Robbins questioned the timeline for final construction of both the roads and buildings.

Mr. Schmitz responded road construction completion should be 2025 and completion of the buildings will be 2026.

Commissioner Robbins asked the number of employees they intend on having.

Joel Peters, Applicant, responded for 18 months to 2 years they will employee roughly 20 employees working on the site with a total of 5-7 trucks a day. After completion of new buildings, they intend to have 100 employees with both rail and truck traffic and 24/7 operations. Weekends would consist of maintenance.

Commissioner Huber commented that site access will be coming from Hwy. 169 until the road is built.

Mr. Schmitz confirmed.

Commissioner Huber further questioned the frontage road from Bluff to Smith Drive.

Mr. Schmitz explained the Township's and the County wants this frontage road to be continuous between two interchanges.

Commissioner Picha questioned the gravel road and if it will continue to be a gravel road.

Mr. Schmitz explained due to the Reclamation Plan if this property was to be develop, which it is, that if this is going to be a Township Road and requires it to be paved.

Commissioner Picha further commented on if the berm will be taken down.

Mr. Schmitz explained the road plans are not yet complete but will be discussed in near future. These plans may impact the existing berm.

Mr. Peters further commented the plans are for the buildings to be farther away from the road as possible there is a possibility the berm could be removed.

Commissioner Husain commented on the height of the building and the process involved in crushing the rocks.

Mr. Peters explained the 2-inch rock is conveyed on a belt to the highest point on the tower as the crushing process consists of a 3-level mechanism, each being 100 feet in height using gravity as a tool to crush the rock.

Chair Vonhof opened the public hearing.

Public Comments and Questions at the Podium:

Bruce Engen, neighboring property owner, questioned how the frontage road will impact Smith Drive and his property and if this project will take a portion of his land. Mr. Engen further explained safety concerns of Smith Drive and if there will be a new design.

Mr. Schmitz explained that the frontage road will need to be designed to township road standard. Mr. Engen's concerns are valid and will need to be addressed as the road plans are prepared.

Bob Pieper, Louisville Township Supervisor, asked the Board to continue the Application until a further date as there is planning that needs to be finalized before the Application can be approved.

Chair Vonhof made a motion to close the hearing.

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

Commissioner Robbins made comment to table the motion.

Chair Vonhof commented it would be premature to make a motion at this moment.

Commissioner Hentges asked how long this will be tabled.

Mr. Schmitz made comment to one to two months.

Commissioner Watson made comment to table the motion until a future meeting.

Mr. Davis commented the Board can table to a further meeting.

Chair Vonhof made a motion to table the matter until a future meeting.

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

Commissioner Husain: Aye

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed with 7 Ayes.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

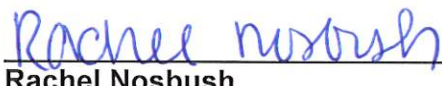
Motion by Commissioner Hentges; second by Commissioner Robbins to adjourn the meeting at 7:42 PM. The motion carried unanimously.



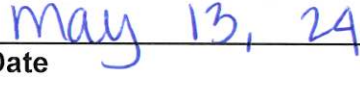
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date