



SCOTT COUNTY
BOARD OF ADJUSTMENT
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 Huber opened the meeting at 6:30 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonnhof, Donna Hentges and Lee Watson.

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 MARCH 11, 2024 BOARD OF ADJUSTMENT MINUTES

Chair Huber called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Vonnhof to approve the minutes of March 11, 2024. The motion carried unanimously.

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:30 PM: CAMBRIA REAL ESTATE HOLDINGS, LLC., VARIANCE (PL#2024-014)

- A. Request for a Variance From the Required 45 Foot Building Height Maintenance in the I-2 District to 103 Feet to Construct a Material Processing Building.

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

Marty Schmitz presented the staff report for this application. The specific details within the staff report and video are available at the Scott County Website link: [April 8, 2024 Board of Adjustment](#) Agenda Packet. The staff report can be found in the full agenda packet located by clicking Board of Adjustment.

The agenda packet can also be found by visiting the official county website at www.scottcountymn.gov and searching under >Government>then County Board Agendas and Minutes>then search Board of Adjustment.

Commissioner Comments and Questions:

Mr. Schmitz asked the Board to continue the meeting until a future date so the Applicant, Township and County can work out frontage road details.

Chair Huber made comment to continue the public hearing and to not make a motion at this time.

Commissioner Robbins asked for explanation of the product being processed within the high tower and the size of the rock.

Joel Peters, Applicant, explained 2-inch rock will be railed into the yard, a conveyor belt will run the rock to the high tower to process and classify the rock and crush it to make ready for production of countertops and slabs.

Commissioner Watson asked the distance between the existing tower and Hwy. 169 and the height of the tower.

Mr. Schmitz responded ¼ of a mile and 110 feet.

Chair Huber asked if the product is quartz.

Mr. Peters confirmed.

Commissioner Picha questioned the elevation of the high tower compared to Hwy. 169.

Mr. Peters responded the existing high tower is on the lowest part of the surrounding property, so it could appear to be.

Commissioner Picha further commented if the berm was not there to obstruct the view from Hwy. 169 it would be the same elevation as the high tower structure.

Commissioner Husain asked if there was another process instead of conveying the rocks up to the high tower to conserve energy or if there was another way to conserve energy if possible.

Mr. Peters explained he is not familiar with any other processes to break the rocks with less energy use.

Commissioner Watson questioned dust issues which may come about.

Mr. Peters explained the dust is collected within the building and used in the production of countertops.

Chair Huber made comment the process used in the high tower is common practice in the field.

Commissioner Picha made comment to the color of the additional 53 feet for the variance, and if it could be possible to have the color blend in more with its surroundings as to not stick out like a sore thumb as these two towers would be the only ones of this height in the surrounding landscape.

Mr. Peters responded he would bring this to the architect's attention and see what their thoughts are regarding this.

Commissioner Watson asked the percentage of the incoming product through truck verse rail and its size and weight.

Mr. Peters explained the majority of the product coming to the site will be by rail.

Chair Huber asked for a motion to open the public hearing. Motion by Commissioner Robbins to open the public hearing; second by Commissioner Watson. The motion carried unanimously.

Public Comments and Questions at the Podium

No one approached the podium.

Chair Huber called for a motion to close the public hearing.

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

Chair Huber made comment Mr. Schmitz had asked the item to be continued.

Motion by Commissioner Robbins; second by Commissioner Hentges, based upon County Staff and Township recommendation this item will be continued until a future date.

Chair Huber called for a vote on the motion to continue 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 unanimously with 7 Ayes.

V. GENERAL & ADJOURN

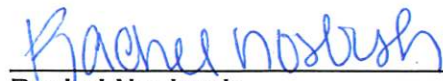
Motion by Commissioner Hentges; second by Commissioner Vonhof to adjourn the meeting at 6:50 PM. The motion carried unanimously.



Ray Huber
Chair, Board of Adjustment



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

