



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, September 9, 2024
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

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

County Staff Present: Brad Davis-Planning Manager; Marty Schmitz-Zoning Administrator; Greg Wagner-Principal Planner; Nathan Hall-Associate Planner; Rachel Nosbush – Deputy Clerk to the Board; Tom Wolf-County Board Commissioner.

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

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Picha to approve the minutes of August 12, 2024, Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

There was no Consent Agenda for this meeting.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:30 PM: COMPREHENSIVE PLAN AMENDMENT OF SPRING LAKE TOWNSHIP (PL#2024-051)

- A. Request to Re-Guide Ten Parcels From Transition Area to Rural Business Reserve in the Lydia Hamlet Area

Location: Section 29 & 30
Township: Spring Lake Township
Current Zoning: Transition Area

Brad Davis 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: [September 9, 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 Hentges questioned what the surrounding area outside of the proposed land use looks like.

Mr. Davis responded there is a church, tavern, residential homes and agricultural uses common to most hamlets. There is also a community solar garden to the north.

Commissioner Robbins commented if the Township's masterplan for the larger area southwest of Lydia is not yet complete, should the Planning Commission even vote on this.

Mr. Davis responded that the Planning Commission could table the matter, or make a recommendation tonight and direct staff to come back to update the Commission as the master plan is completed.

Commissioner Robbins asked how the Commission will be informed if there are changes in the master plan and if this item is approved what is the timeline to when it would go to the County Board.

Mr. Davis stated the Township's master plan will likely be completed in the next few months, and that is the same timeline when this request could go before the County Board for preliminary action.

Commissioner Watson asked if a Township representative could speak on behalf of this project.

Ted Kowalski, Chairman of Spring Lake Township, spoke on the project and the need for industrial development and tax base diversity in Spring Lake Township. Mr. Kowalski further commented the Township spends 51% of its budget on fire protection and the township is looking for a more diverse tax base so costs like this don't keep falling on the residents. The Township wants to create jobs for people who live in Scott County. Spring Lake Township would like a more economic development in the community and found this area would be most beneficial for future development.

Commissioner Watson asked about funding and road improvements for the County Road 10 and Hwy. 13 intersection.

Mr. Kowalski stated that, based on the County's ordinances, the new development will have to pay for any turn lanes that may be required on CR 10.

Chair Vonhof opened the public hearing at 7:02 pm.

Public Comments and Questions at the Podium:

Larry Katsen, Lydia Resident, stated he does not support this amendment for the safety of the wetlands, its wildlife, and the impact the developments would have on the water. He questioned what happens when there is no farmland left in the area. Mr. Katsen further commented he understands the need for tax base diversity but building on top of a wetland is not the place.

Scott Petsch, Lydia Resident, commented he farmed in this area his whole life and he does not support this amendment because this location sits on top of a wetland with a drainage ditch which does not work and has flooded 40+ acres of farmland that cost farmers money. Mr. Petsch further commented the amount of pollution which flows into this ditch from the surrounding fields and questioned what happens when you put in a development and how much worse it could get.

Commissioner Robbins asked about the stagnant water, if the ditch ever worked, and how old is the ditch.

Mr. Petsch responded the water is at a standstill and no, the ditch has never worked as it is drained by peat ground which is too soft and believes the ditch was built in 1971 or prior.

Andy Jensen, Lydia Resident, stated he does not support this amendment. He stated that building on top of a wetland is not the answer to economic development, and questioned where the water goes once it's developed. Mr. Jensen further commented all the surrounding homes already have water in their basement year-round, local businesses with septic tanks are emptied once a week, the City of Prior Lake isn't going to be bringing water and sewer to this area, and if a development is put in, will they be using septic tanks in peat moss ground. Mr. Jensen feels there are other areas in Spring Lake Township more suitable for this type of development, whether it is at the Hwy. 13 and 282 intersection or behind the Scott County Sheriffs Department.

Darla Madsen, Lydia Resident, commented what will happen if her property taxes go up and the value of her home decreases if this development is built.

Mariah Olinger, Lydia Resident, stated she does not support this amendment. Ms. Olinger made further comments to water damage in their basement which need repair, the drainage ditch doesn't work and where would the water from the wetland go, traffic concerns as they live right off Hwy. 13; all with the understanding that the Township needs to grow.

Josh Tuhy, Lydia Resident, commented he purchased 10 acres south of the proposed property, with the intention of enjoying the property with his family and further commented the proposed plan includes a road going right up to his property line; all with the understanding that the Township needs to grow.

Dinnis Vang, Lydia Resident, commented he does not support his amendment, as he moved to a quieter area within a great school district for his family, and has concerns about extra traffic, and what type of waste and pollution the developments would bring.

Dennis Hetsch, Lydia Resident, asked "why wreck Mayberry?" and expressed opposition to the proposal.

Kaitlin Johnson, Lydia Resident, commented this area is a quiet gem and from an ecological standpoint the location doesn't work, and everyone has water in their basements already. Ms. Johnson further noted the amount of Lydia residents who came to speak out against the proposed project.

Aubre Barnd, Lydia Resident, commented on the drainage ditch issue flooded their pasture after a winter of no snow and this is a marsh land and it doesn't matter how much fill you bring in, the water needs to go somewhere.

Kristi Hage, Lydia Resident and Nomadic Shack business owner, made comment that Prior Lake keeps annexing Township land, and the Township needs a place for economic development to bring businesses and jobs back to Spring Lake and she would like to see the Township grow.

Randy Kubes, Kubes Reality, commented that countywide there is a need for this type of rural business development and this would be a great opportunity for Spring Lake Township and people seem to enjoy developmental areas like this after they are built.

Mr. Jensen made comment the only people who want this project are the landowners and realtors, not the people who live there.

Mr. Kowalski, wanted to thank the residents for coming out and making their opinions known, and commented the Township saw this as an opportunity to bring in business into the township to help the community grow.

Blake Conrad, Consulting Engineer made comment the water running off the properties would be cleaner after the farmland was developed because stormwater basins on each lot would be required to filter the water before going to Spring Lake and Prior Lake.

Kari Richardson, Lydia Resident, made comment to the drainage ditch issue and building on marsh land is not suitable for the surrounding residents, and additional traffic concerns this would bring to the area.

John Leverty, Lydia Resident, commented on traffic concerns on County Road 10 and he moved to the area for the quietness.

Chair Vonhof asked for a motion to close the hearing at 7:50 pm.

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

Chair Vonhof asked for discussion.

Commissioner Robbins commented that, from the public hearing testimony from the residents, it is obvious there is a drainage ditch issue, this land is peat ground, and the Township has not finished their master plan for the larger area.

Commissioner Watson commented the focus should be on the amendment and this should not be approved without a final master plan and would like to see more clarity from the Township.

Commissioner Hentges commented she had never seen a "full hamlet of residents" show up opposing a proposal and would like to see more information from the Township.

Commissioner Husain commented he would like to see a completed plan and any alternative sites for economic development in the township.

Chair Vonhof commented on the drainage ditch issues and would like to see more studies and information on water and traffic.

Motion by Commissioner Robbins; second by Commissioner Picha, to table the request until further Township studies have been completed.

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: Absent

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 abstention.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

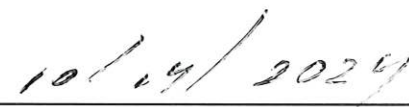
VI. WORKSHOP: Zoning Response to Cannabis Legislation

VII. GENERAL & ADJOURN

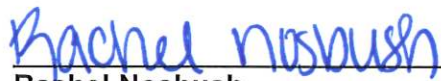
Motion by Commissioner Robbins; second by Commissioner Picha to adjourn the meeting at 8:06 PM. The motion carried unanimously.



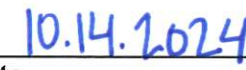
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date