



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, October 14, 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: Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Lee Watson and Donna Hentges; Ammar Husain absent with notice.

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

II. APPROVAL OF SEPTEMBER 9, 2024 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Picha; second by Commissioner Hentges to approve the minutes of September 9, 2024, Planning Advisory meeting. The motion carried unanimously, Commissioner Huber abstaining.

III. CONSENT AGENDA

There was no Consent Agenda for this meeting.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:30 PM: PRELIMINARY PLAT & FINAL PLAT OF HESSIAN ONE (PL#2024-053)

- A. Request for Preliminary Plat of Hessian One Consisting of 1 Lot and 1 Outlot on 77.18 Acres.
- B. Request for Final Plat of Hessian One Consisting of 1 Lot and 1 Outlot on 77.18 Acres.

Location: Section 19
Township: Belle Plaine
Current Zoning: A-3 Agricultural Preservation Density

Nathan Hall presented the staff report for this application. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [October 14, 2024 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Commissioner Robbins asked when the Septic Environmental Review will be concluded. *Mr. Hall responded the septic review has been concluded and provided a Memo from the Environmental Department.*

Chair Vonhof opened the public hearing at 6:34 pm.

Public Comments and Questions at the Podium:

No one approached the podium.

Chair Vonhof asked for a motion to close the hearing at 6:34 pm.

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

Motion by Commissioner Robbins; second by Commissioner Huber, based on the criteria for approval listed in the staff report, I recommend approval of Preliminary & Final Plat of Hessian One consisting of 1 lot and 1 outlot on 77.18 acres noting that this recommendation is subject to the conditions listed that must be satisfactorily addressed prior to County Board consideration.

Chair Vonhof noted Belle Plaine Township approval.

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

Commissioner Husain: Absent

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 abstention.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual well, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – The property has frontage and driveway access on Laredo Avenue, a gravel Belle Plaine Township road.
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 Agricultural Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize an existing township road for access.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposed subdivision does not meet the minimum thresholds for an Environmental Review.
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. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

5.1 CANNABIS ORDINANCE UPDATE

Brad Davis held an informative discussion on the current Cannabis Ordinance. More information is available for download at the Scott County Website link: [October 14, 2024 Planning Advisory Commission](https://www.scottcountymn.gov/pacreports) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Mr. Davis presented the update and stated we are in the 6-week Township comment period and next steps include the Draft Ordinance Public Hearing to be held on the November 12, 2024 at the Planning Advisory Commission meeting and County Board adoption in December 2024, with a roll out date for licenses sometime in early 2025 on a first come first serve basis. Any individual or entity seeking a license to operate must comply with local zoning and state building codes. Mr. Davis further highlighted points pertaining to Scott County and its Townships which included retail registration number limits, land use and cannabis business types, zoning districts where these uses would be allowed, setbacks and performance standards and compliances to be followed.

Commissioner Robbins questioned if temporary events license holders from out of county can host the event in Scott County and if this event requires a retail registration, would this temporary event count toward the number limit? *Mr. Davis responded he did not have an answer at the time and will research the rules further with the State's Office of Cannabis Management.*

Commissioner Robbins requested a map of Scott County which would show those zoning districts that would allow cannabis uses, and the proposed buffer areas around those parcels.

VII. GENERAL & ADJOURN

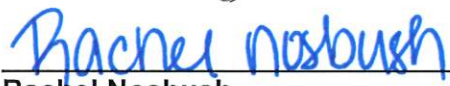
Motion by Commissioner Robbins; second by Commissioner Picha to adjourn the meeting at 7:08 PM. The motion carried unanimously.



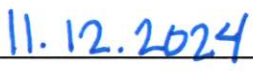
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

