



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, April 14, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:40 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson.

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 MARCH 10, 2025 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Huber; second by Commissioner Robbins to approve the minutes of March 10, 2025, Planning Advisory meeting. The motion carried unanimously, Commissioner Husain and Commissioner Picha abstaining.

III. CONSENT AGENDA

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.

John Weckman from Louisville Township asked Item 3.1 CUP Amendment of Jess Moeding (PL#2025-019) be removed from the Consent Agenda and to be heard as a public hearing.

3.1 PUBLIC HEARING: CONDITIONAL USE PERMIT AMENDMENT OF JESS MOEDING (PL#2025-019)

- A. Request to Amend CUP to Construct an Industrial Accessory Building Over 50% the Size of the Principal Building.

Location: Section 21
Township: Louisville
Current Zoning: I-1, Rural Industrial

Item removed from Consent Agenda for presentation and discussion.

3.2 PUBLIC HEARING 6:40 PM: REZONE OF DAVID & CONNIE O'BRIEN (PL#2025-017)

- A. Request to Rezone of 81.66 Acres From A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.

Location: Section 25

Township: Belle Plaine
Current Zoning: A-3, Agricultural Preservation Density

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

Motion by Commissioner Watson; second by Commissioner Robbins to approve the Consent Agenda Item 3.2.

Chair Vonhof called for a 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 unanimously with 7 Ayes.

Criteria for Approval:

1. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Comprehensive Plan.*
The proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan for land preservation in the Agricultural Area.
2. *The proposed use is or will be compatible with present and future land uses of the area.*
The use is not changing and while the lot size is being reduced the overall density will remain at one unit per 81.66 acres.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The use of the property is not changing; the majority of the property will remain in agricultural production.
4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*
The use is not changing and therefore will not adversely impact public service capacity for local service providers.
5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*
The farmstead has access from 270th Street West, a gravel township road, and has served the property for several decades with no traffic concerns.

IV. PUBLIC HEARING

3.1 PUBLIC HEARING: CONDITIONAL USE PERMIT AMENDMENT OF JESS MOEDING (PL#2025-019)

- A. Request to Amend CUP to Construct an Industrial Accessory Building Over 50% the Size of the Principal Building.

Location: Section 21
Township: Louisville
Current Zoning: I-1, Rural Industrial

Item removed from Consent Agenda for presentation and discussion.

Marty Schmitz 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:

[April 14, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned what the Applicant does for work that he needs this outside storage. What will be stored inside the new proposed building? What is the code compliance issue with the renter.

Mr. Schmitz explained that the Applicant is a home remodeler and contractor and would like a place to keep his company equipment such as trucks and trailers. As to the compliance issue, the County will not approve a building permit until the renter is in compliance with their Certificate of Compliance which includes reducing the number of vehicles stored on the property to 25.

Chair Vonhof opened the public hearing at 6:48 pm.

Public Comments and Questions at the Podium:

John Weckman, Louisville Township, expressed concern over the code compliance issues and stormwater ponding.

Commissioner Hentges asked for clarification that the renter has a compliance issue with having up to 80 vehicles when the limit is 25 and questioned if the Township has issues with the 25 vehicles outside.

Mr. Schmitz confirmed the renters Certificate of Compliance limits the number of vehicles they can store on the property to 25. The County Code Enforcement Officer talked to Deals Auto that day and that they were at 38 cars. The cars are within the fenced area and that there is screening from Hwy. 169 and unless you are in the yard you do not notice them.

Mr. Weckman responded the Township does not have an issue with the 25 vehicles outside.

Chair Vonhof asked for confirmation that the Applicant will not receive a building permit until the code issues have been taken care of and that they are usually looking for a solution as to the compliance issues and if there is something which can be done.

Mr. Schmitz confirmed they will not issue a building permit until the property is in compliance.

Commissioner Watson asked what the job description of the renter is who is out of compliance.

Mr. Schmitz explained they take in damaged high-end vehicles for parts and resell them.

Bob Pieper, Louisville Township, questioned the dirt floor and if there will be issues in the future if Applicant wants to install a concrete slab and made further comment to the possibility there is old equipment buried in the ground from previous landowners and if this poses a threat to the safety of the structure.

Commissioner Huber questioned what the risks are if this structure is built over an old junk yard burial ground.

Mr. Schmitz explained soil testing can determine what is in the ground.

Commissioner Robbins expressed concern if they approve this there will be over 25 vehicles again.

Commissioner Watson questioned the dirt flooring

Mr. Schmitz responded gravel flooring is an approved option for this type of structure.

Commissioner Robbins asked if this project had the Township approval.

Mr. Schmitz explained the Township recommended approval subject to any comments from the Township Engineer and Planner. Staff has not received comments from the Township Engineer or Planner.

Commissioner Picha questioned if this property was an old salvage yard.

Mr. Schmitz confirmed the salvage yard was located further south and that this area of the parcel was part of a lumber yard.

Commissioner Robbins asked for a time frame of the Application.

Mr. Schmitz responded they have 60 days.

Chair Vonhof asked for a motion to close the hearing.

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

Chair Vonhof asked for Commissioner discussion.

Commissioner Robbins made a comment to table the item until they have a chance to speak with the Applicant and/or renter.

Commissioner Hentges made comments to also table the item.

Commissioner Husain agreed to table the item and to not have a dirt surface.

Motion by Commissioner Robbins; second by Commissioner Hentges, to continue the item until the next meeting to meet with the Applicant and renter.

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 unanimously with 7 Ayes.

4.1 PUBLIC HEARING 7:08 PM: AMENDMENT OF SCOTT COUNTY ZONING ORDINANCE NO. 3 CHAPTER 7-4-4 ACCESSORY DWELLING UNITS (ADUs)

- A. Request to Amend Scott County Zoning Ordinance No. 3 – Chapter 7-4-4 Performance Standards to modify language specific to the allowable size and placement of Accessory Dwelling Units (ADUs)

Location: Scott County, Minnesota

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: [April 14, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Hentges asked for clarification on the comment email from Spring Lake Township regarding the “missing middle concern”.

Brad Davis, Planning Manager, explained this is in reference to the proposed legislation over the past few years that promotes affordable housing and “missing middle” housing, which are duplexes, townhomes and in some bills, accessory dwelling units. Mr. Davis said he interprets the township’s comment as asking if the County would ever allow ADUs to be occupied by non-family members, which are typically renters.

Commissioner Hentges stated this current ADU amendment does not propose going to a rental model and that type of change should be discussed at a future time. She does, however, question the Ordinance requirement for removing of the plumbing after the ADU is no longer in use by a caretaker or family member and if there is a possibility to remove that language.

Commissioner Robbins questioned if the ADU can turn into a rental space after the family member has deceased.

Mr. Davis said no, not under the current ADU Ordinance.

Commissioner Watson made comment the Commission should address the ADU amendments as written and any talks on renting the ADU would be for a discussion in the future.

Commissioner Vonhof agreed to addressing the ADU amendments at hand and appreciated the comments from landowners who have the ADUs and how it has helped their families.

Chair Vonhof opened the public hearing at 7:25 pm.

Public Comments and Questions at the Podium:

Bob Pieper, Louisville Township, stated that he has been asked by landowners what they are allowed to do with the ADU after their aging parents pass, or if the ADU can be occupied by a farm hand.

Mr. Davis said the ADU ordinance requires the unit to be no longer occupied if an aging parent passes away and no other family member is or plans to occupy the unit. ADUs cannot be occupied by farm hands.

Cheryl Doucette, Louisville Township, questioned if it would be possible to rent out the properties.

Mr. Davis said there would need to be a lot of research and consultation with townships to evaluate the concept of ADU rentals, and that it could be part of the 2050 comprehensive plan update process.

Chair Vonhof commented those questions would be addressed in the future as they are discussing the ADU as written for today.

Chair Vonhof asked for a motion to close the hearing.

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

Motion by Commissioner Robbins; second by Commissioner Hentges, I recommend approval of the proposed draft amendments to the Zoning Ordinance as presented in the staff report and that these ordinance amendments be forwarded to the County Board for consideration and action.

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 unanimously with 7 Ayes.

4.1 PUBLIC HEARING 7:33 PM: CONDITIONAL USE PERMIT AMENDMENT OF PAUL & CHERYL DOUCETTE (PL#2025-016)

- A. Request to Amend Conditional Use Permit to Add 37 Acres Owned by Doucette Family Holdings, LLC., to the CUP & to Expand the Outside Storage Lot by Approximately 3 Acres.

Location:	Section 23
Township:	Louisville
Current Zoning:	I-1, Rural Industrial & UER, Urban Expansion Reserve Districts

Marty Schmitz 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: [April 14, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Picha made comment that the property is very well maintained and screened.

Chair Vonhof opened the public hearing at 7:42 pm.

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 Robbins, based on the Criteria for Approval and the amended conditions listed in the staff report, I recommend approval of the Conditional Use Permit amendment noting that the Louisville Town Board has recommended approval of this request.

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 unanimously with 7 Ayes.

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.
The proposed operation will not burden existing public facilities. The existing and proposed business utilizes Louisville Road, a paved township road for access.
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 use is in an Industrial zone adjacent to US 169. Adjacent land uses are generally industrial or vacant land. Except for the applicants' homes the nearest home to the use is about 1,200' away. The applicants have installed a berm adjacent to Louisville Road that will substantially screen the additional outside storage from Louisville Road and Highway 169.
3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.
The site development is consistent with industrial development in the area and will not hinder the orderly and harmonious development in the area.
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.
The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.
5. The use is not in conflict with the Comprehensive Plan of Scott County.

The Comprehensive Plan guides this property as Industrial Area, the proposed use is allowed within this area.

6. 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 sufficient on-site parking.
The proposed operation utilizes Louisville Road a paved township road to access US 169.
7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
The proposed business will utilize an individual well and private sewage treatment system, as well as stormwater infiltration areas.
8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.
No additional structures are proposed with this request.

Amended CUP Conditions of Approval: (new conditions are underlined and deletion are shown in ~~strikethrough~~)

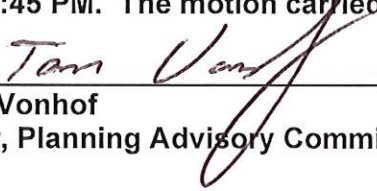
1. The applicant is to file a statement with the Scott County Planning Office in January of each year indicating that they are in compliance with the conditions of the Conditional Use Permit. Failure to do so may be a basis for revocation of the Conditional Use Permit.
2. If ownership of the building changes, the new owner shall contact the Township Board and the County Planning Office to review the conditions of the Conditional Use Permit.
3. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
4. Adequate parking shall be provided on site.
5. Only domestic sewage may be discharged to the septic tank/drainfield. All wastewater from commercial industrial floor drains and non-domestic sink sources shall be pumped to a holding tank unless otherwise approved in writing by the Scott County Environmental Health Office.
6. The property shall be maintained in a neat and orderly manner.
7. Signage shall conform to the Scott County Sign Ordinance.
8. The operation shall be conducted according to the applicants Narrative dated February 16, 2022, revised site plan February 11, 2025, March 4, 2022, Resource Management Plan dated February 2025, March 4, 2022, and Landscaping plan.
9. All solid waste shall be managed according to the Scott County Solid Waste Ordinance.
10. Outside storage shall be screened from Highway 169 and Louisville Road. The site must be maintained to control weeds.
11. All berms shall be graded to a slope of three to one or flatter and will be maintained.
12. All street sweepings must be stored within the area designated on the site plan as street sweepings.
13. No salvage vehicles can be stored on the site and no trailers can be used for storage equipment or other items.
14. Building inspections staff will verify the flammable waste traps are functioning at the time a tenant applies to occupy the building.
15. Estimated additional water use by the prospective tenant will be reviewed by the Environmental Health Department before that tenant would be allowed to occupy the building.
16. If an occupancy category change is proposed by a tenant, building codes in effect at the time which the occupancy category changes will need to be met prior to approval of the occupancy category change.
17. A 60' radius turnaround is required for emergency vehicles and said vehicles must be able to access all sides of the existing buildings.
18. At any time when prospective tenants are applying to occupy the building, the Tenants & Mr. Doucette, will be required to meet with Planning Department, Building Inspections Department, Environmental Health Department and Louisville Township to make sure the proposed use of the building and site by the tenant is compatible with the structure, CUP, service capacity, and zoning requirements applicable to the property.
19. All exterior lighting shall conform to the Scott County lighting standards.
20. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
21. The Louisville Town Board may conduct an annual review of the business to ensure that they are in compliance with the conditions of the CUP.

22. No buildings shall be constructed/located on the Doucette Family Holding parcel unless it is platted.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

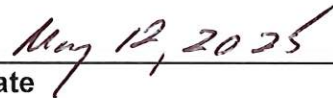
VI. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Hentges to adjourn the meeting at 7:45 PM. The motion carried unanimously.

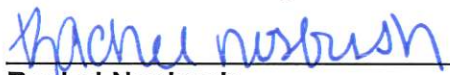


Tom Vonhof
Chair, Planning Advisory Commission

Date

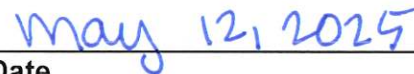


May 12, 2025



Rachel Nosbush
Deputy Clerk to the Board

Date



May 12, 2025