



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, May 12, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:54 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 APRIL 14, 2025 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Hentges; second by Commissioner Huber to approve the minutes of April 14, 2025, Planning Advisory meeting.

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.

No motions were made.

3.1 PUBLIC HEARING: REZONE OF SCHROEDER (PL#2025-031)

- A. Request to Rezone 18.25 Acres from RR-1C, Rural Residential Reserve Cluster District, to RR-1, Rural Residential Reserve District.

Location: Section 28
Township: Cedar Lake
Current Zoning: RR-1C, Rural Residential Reserve Cluster

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

Motion by Commissioner Huber; second by Commissioner Robins; to approve the Consent Agenda.

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 to reserve land for additional rural residential development.
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 increased the overall density will remain at one unit per 18 acres.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The proposed use of the property is not changing, only the placement of the proposed home will be different than allowed in the current zoning district.
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 proposed use is not changing. Only one house can be built 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.*
There will not be a proposed increase in density and access to the County Highway will not change.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:56 PM: 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

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: [May 12, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Hentges asked who is the owner/operator of the auto dealership?
Mr. Schmitz responded Deals Auto is the company.

Commissioner Robbins asked if they recommend approval on this will Deals Auto have the limit down to 25 cars by the time it goes to the Board for final action?
Mr. Schmitz stated this application will be heard by the Board on May 20th and if Deals Auto is still not in compliance after Board action, the applicant will not be issued a building permit until the limit is down to 25 cars.

Commissioner Hentges asked if the Applicant is present.
Mr. Schmitz explained the applicant is out of state on business, but the owner of Deals Auto is present and available for comment.

Commissioner Hentges questioned Louis Ratemo why his auto dealership is not in compliance with the CUP and what are his plans to stay in compliance.

Mr. Ratemo stated his business has had staffing issues throughout the years and there is no need for all of the cars after he has worked on them. He stated that he does understand the severity of the noncompliance issue and will work to keep the number of cars at its limit.

John Weckman, Louisville Supervisor, commented the town board has had ongoing issues with Deals Auto for a number of years and the owner always puts off the compliance issue and the township would like to see some resolution.

Chair Vonhof commented that, under the conditional use permit, the Applicant would not receive his building permit until after Deals Auto is in compliance.

Commissioner Watson made comment to the cold storage building with no concrete or drainage system and he understands the Townships frustrations.

Chair Vonhof opened the public hearing at 7:08 pm.

Public Comments and Questions at the Podium:

Bob Pieper, Louisville Township, asked what the consequences will be for non-compliance issues with Deals Auto.

Mr. Schmitz stated, under the conditional use permit, Deals Auto will need to come into compliance prior to the applicant receiving a building permit for the project. Mr. Schmitz further stated that the Planning Commission could add a statement in one of the conditions that if tenants like Deals Auto do not stay in compliance with its Certificate of Compliance, it could be cause for revocation of the entire CUP.

Commissioner Robbins questioned if this motion is passed, how many years before the County sends out a code compliance officer to view the property to check on compliance.

Mr. Schmitz responded that CUPs like this typically get reviewed every one to two years.

Commissioner Vonhof asked if it is known what will be held in cold storage.

Mr. Schmitz explained at the time of the building permit issuance they will need to disclose that information.

Mr. Pieper questioned which governing unit is in charge of initiating the code compliance issues.

Mr. Schmitz responded that, like all CUPs, the Township can conduct an annual review of this CUP and if the board finds it is not in compliance, they can request the County to initiate appropriate action.

Chair Vonhof asked for a motion to close the hearing at 7:15 pm.

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

Chair Vonhof asked for Commissioner discussion.

Motion by Commissioner Watson; second by Commissioner Robbins, based on the Criteria for Approval listed in the staff report, I recommend approval of the Amended Conditional Use Permit for Jess Moeding, to construct an Industrial accessory building greater than 50% the size of the principal building, with added condition language stating that if a tenant is not in compliance, it can be cause for revocation of the entire CUP.

Commissioner Robbins made comment this motion is with the understanding any future out-of-compliance issues has the possibility of a CUP revocation.

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 (2-6-1):

1. *The proposed use will not create an excessive burden on public facilities.*
The proposed use should not have a negative impact to the public facilities that serve the property. The property has access to Louisville Road a paved township street.
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 compatible with land uses on adjacent properties and in the surrounding area.
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 industrial accessory building has been designed to match the principal building, is consistent with other buildings in the area, and will not hinder the orderly development of the area.
4. *The use is consistent with the purposes of the Ordinance the purpose of the I-1 zoning district in which is proposed to be located.*
The proposed uses are consistent with the I-1, Rural Industrial Zoning District.
5. *The use is not in conflict with the Scott County 2040 Comprehensive Plan.*
The proposal is in conformance with the goals and policies for the Industrial Area identified in the 2040 Comprehensive Plan.
6. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, access to public roads, and provide sufficient on-site parking.*
The property has access to Louisville Road, a paved township street.
7. *Adequate water supply, sewage treatment systems, erosion control and storm water management are provided in accordance with standards.*
The proposal meets the applicable sewage treatment, erosion control and stormwater standards. Any changes to the proposed plans will need to be reviewed and approved by Staff for conformance with applicable standards.
8. *All building/structures meet the intent of the State Building Code and/or fire codes.*
A building permit is required for the industrial accessory structure. All improvements must be in compliance with Minnesota State Building Codes.

Conditions of Approval:

1. 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.
2. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
3. This CUP runs with the property but is issued specifically to the applicant/owner; if ownership changes, the new owner shall contact the Louisville Township Board and the County Planning Office to review the conditions of the CUP, and any proposed operational changes.
4. All businesses that lease space in the buildings or outdoor storage areas must obtain a Certificate of Compliance from the Scott County Planning Department prior to occupancy of the buildings or outdoor storage areas. All business uses and any change in existing uses shall conform to those uses allowed in the I-1, Rural Industrial District. This process involves a review by Scott County Planning, Environmental Health, and Building Departments as well as Louisville Town Board.
5. The property shall be maintained in a neat and orderly manner at all times.
6. Outside storage has been proposed to the south of the building as identified on the site plan. All outdoor storage areas shall be screened from any public roads. The areas must be maintained to control weeds.

7. All signage shall comply with the Scott County Ordinance.
8. All structures utilized for the business shall meet the requirements of the Scott County Building Official and will require necessary permits as required by the State Building Code.
9. Oil, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
10. The proposed landscaping berm with fencing and spruce trees shown on the site plan shall be maintained and replaced when necessary.
11. Prior to issuing a building permit for the industrial accessory building, the two parcels must be combined, and the property shall comply with Deals Auto's Certificate of Compliance.
12. The industrial accessory building proposed to be constructed on the south side of the newly combined parcel shall be solely used for uses that are accessory to the principal uses that occur in the principal building on the north side of the newly combined parcel. The industrial accessory building shall not be leased or otherwise used by anyone that does not have a use located in the principal building. Said accessory uses shall not be of a type that would require the expansion of the septic system on the property.
13. The septic system is sized for 6 employees or 100 gallons per day.
14. A 10-foot-wide vegetated area shall be developed and maintained along the rear (east) and side (south) property lines.

4.2 PUBLIC HEARING 7:18 PM: PRELIMINARY PLAT OF BRINK BUSINESS PARK (PL#2025-022)

A. Request for Preliminary Plat of Brink Business Park consisting of 3 lots on 24.11 acres.

Location:	Section 1
Township:	New Market
Current Zoning:	RBR, Rural Business Reserve

Greg Wagner informed the Commission this item will be presented along with item 4.3 Public Hearing: Preliminary Plat of Brink Business 2nd Addition (PL#2025-023); and the Commission will then be asked to vote on each item separately.

Greg Wagner presented the staff report for Applications PL#2025-022 and PL#2025-023 and introduced Jennifer Haskamp, SHC planning consultant, for further presentation. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [May 12, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins asked if the EAW report has been approved.

Ms. Haskamp confirmed.

Commissioner Robbins asked for an explanation as to what a wetland credit is.

Ms. Haskamp explained because they propose to impact the wetland on the property, they are allowed to purchase wetland credits, which are available from wetland restoration projects completed in the same watershed district to compensate for impacts of wetland. Wetland credits and wetland replacement is typical done at 2:1 so for every 1 unit of wetland impacted it is replaced by 2 units of wetland.

Chair Vonhof opened the public hearing at 7:45 pm for both PL#2025-022 and PL#2025-023.

Public Comments and Questions at the Podium:

Christina Syles, neighboring property owner, commented on her concerns that she was never notified of the EAW open discussion forum, further expressed concerns on the additional traffic that will be in the area and the light pollution and how its effects the neighboring properties.

Mr. Wagner responded that the Minnesota Environmental Quality Board (EQB) oversees EAW review process, and MN State Statute requires only publication of EAW public comment periods in the local newspaper; no direct mailing is required under the EQB or MN Statute.

Peggy Madden, neighboring property owner, commented on the amount of traffic this development will bring to an already congested area, and septic system concerns.

Chair Vonhof questioned the road improvements and septic issues related to this plat.

Mr. Wagner responded that traffic from this project would go both on Scott County roads for west and north bound traffic, but that east bound traffic would utilize Dakota County roads. Dakota County made comment during the EAW and Plat stating that the area Dakota County roads have sufficient capacity to accommodate additional traffic generated from this development.

Mr. Wagner further responded that soils sampling was done to identify preliminary septic locations on each lot of the proposed plat. Once lots are sold and actual users are identified, those landowners will need to apply for septic system permits and provide additional soils testing to determine the type of septic systems that need to be installed. Scott County Environmental Health reviews all septic systems installed in the development.

Chair Vonhof questioned the route most of this traffic will take on County 46 and Hwy. 29.

Mr. Wagner commented that the likely route for majority of traffic would best west bound on County Road 29 to County Road 46 (Pillsbury Avenue). Pillsbury Avenue is a minor county arterial roadway that connects to interchange areas north (Lakeville) and south (Elko New Market) of this area, which connect to Interstate 35.

Commissioner Watson asked for clarification on another Brink project south of this project and its traffic concerns.

Mr. Wagner responded that the Field Stone development was approved in 2021 and has been operating for close to 3 years. No reported traffic concerns have been relayed to Scott County in that time.

Commissioner Watson questioned the representative of Brink Construction to speak about traffic and light pollution.

Justin Bohm, Mesenbrink Construction, responded that industrial uses are required to have lights for security, safety and, as it relates to the other nearby rural industrial park they developed, there was one complaint about a light shining straight into a home and that same day they went out and put in a downward casting hood. He stated that with any development there will be ambient light.

Chair Vonhof asked for a motion to close the hearings for both PL#2025-022 and PI#2025-023.

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

Chair Vonhof called for a motion on item PL#2025-022

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 Preliminary Plat of Brink Business Park consisting of 3 lots on 24.11 acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration of the plat. Including a friendly amendment of Township approval.

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 Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on County Road 29 (255th Street East) and Lyndale Avenue, a gravel township road. Access to the proposed lots must be taken off of Lyndale Avenue.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Rural Business Reserve area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposed plat was included in an Environmental Assessment Worksheet (EAW) for adjacent agency and public review and comment. No significant environmental impacts were identified so a negative declaration for an Environmental Impact Statement (EIS) was issued by the County Board.
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.

4.3 PUBLIC HEARING 7:18 PM: PRELIMINARY PLAT OF BRINK BUSINESS PARK 2ND ADDITION (PL#2025-023)

- A. Request for Preliminary Plat of Brink Business Park 2nd Addition consisting of 18 lots and 1 outlot on 79.69 acres.

Location:	Section 1
Township:	New Market
Current Zoning:	RBR, Rural Business Reserve

Greg Wagner presented the staff report for this Application and introduced Jennifer Haskamp, SHC planning consultant, for further presentation. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [May 12, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

This item was introduced with item 4.2 Preliminary Plat of Brink Business Park (PL#2025-022) and voted on separately.

Chair Vonhof called for motion on item 4.3 Preliminary Plat of Brink Business Park 2nd Addition (PL#2025-023).

Motion by Commissioner Robbins; second by Commissioner Huber, based on the Criteria for Approval and the amended conditions listed in the staff report, I recommend approval of the Preliminary Plat of Brink Business Park 2nd Addition consisting of 18 lots and 1 outlot on 79.69 acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration of the plat. Friendly Amendment of 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 unanimously with 7 Ayes.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing a community well, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on County Road 29 (255th Street East) and Lyndale Avenue. Lyndale Avenue is being improved to a paved roadway and the new internal road is being constructed to a paved township standard to serve the lots within the subdivision.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Rural Business Reserve area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*– the pro-posed plat was included in an Environmental Assessment Worksheet (EAW) for adjacent agency and public review and comment. No significant environmental impacts were identified so a negative declaration for an Environmental Impact Statement (EIS) was issued by the County Board.
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. The developer will be installing a right-turn and a bypass lane on County Road 29.

4.4 PUBLIC HEARING 8:07 PM: INTERIM USE PERMIT AMENDMENT OF SEVERS FESTIVAL (PL#2025-026)

- A. Request to Amend IUP for Sever's Festivals to Operate a Private Day Park with Private Events and Annual Cannabis Event.

Location: Section 33 & 34
Township: Louisville
Current Zoning: RBR, Rural Business Reserve & TR Transition Reserve

Greg Wagner presented the staff report for this Application and introduced Mitch Michaelson of Severs Festivals for additional presentation. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [May 12, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins asked for clarification that this amendment could include private events throughout the year.

Mr. Michaelson confirmed that they are hoping they can add language in their amendment to have the opportunity to host off season events.

Commissioner Hentges questioned the traffic and consumer safeties set in place for a temporary cannabis event.

Mr. Michaelson commented that they will need to follow state laws set in place for temporary cannabis events like this as part of their cannabis licensing. This requires also a permit from Scott County, which would include traffic management and coordination with the Scott County Sheriff's Office.

Commissioner Robbins asked if there is a limit on the amount of cannabis a person can purchase at a temporary cannabis event?

Mr. Michaelson stated under state law there is a certain amount vendors would be allowed to sell, but any sales would be regulated by state law and not by the event.

Commissioner Watson made comment to that this event seems like more of a wine-tasting event and attendees are allowed to walk around and sample items at different tents.

Mr. Michaelson confirmed that it is similar to beer and wine festivals in terms of products available to sampling and sales.

Matt Kenoven, Event Planner associated with MN Dabbler Festivals, made comment that there is security set in place, along with Scott County Sheriffs, they also have transport options to and from Mystic Lake. Mr. Kenoven further explained they also have food trucks and vendors selling clothes and other items and it is more like a celebration of cannabis and the attendees are not walking around inebriated.

Commissioner Vonhof commented that if this is going to be an annual cannabis event, it is still a new style of event. The Planning Commission wants to make sure they have answers before recommending approval, and from last year's event it sounds as though it was a positive event for the community.

Commissioner Husain asked what the plan is for enforcement if Sever's does not follow them.

Mr. Wagner responded that the County would review and monitor each event and its process as per the IUP review process, which would include Certificates of Compliance similar to Large Assembly Permits for events over 250 people.

Commissioner Picha commented that he lives near the festival site and that he does not notice traffic or noise impacts.

Public Comments and Questions at the Podium:

Sue Murphy, neighboring property owner, commented that she has no issues with the Sever's festivals but would like to have a confirmed notification from Sever's indicating if and when they plan to have an off-season event, and hopes this operation does not turn into hosting an event every weekend as these events are full day constant noise.

Commissioner Husain questioned how the County can monitor these off-season private events.

Mr. Wagner responded the County could require them to file for a certificate of compliance/large assembly application.

Bob Pieper, Louisville Township, made comment that last year's cannabis event was a very well-planned event, and Mr. Michaelson was quick to respond to any complaints whether it was traffic slowdowns or noise complaints and that it was a positive experience for the Township.

Chair Vonhof asked for a motion to close the hearing.

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

Motion by Commissioner Picha; second by Commissioner Robbins, 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.

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 day park use is a seasonal fall and winter festival day park that otherwise is largely agricultural most of the year.
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 100-acre site is largely agricultural adjacent to US Highway 169 and Industrial zoned property to the north, west and south. The applicants use the agricultural fields to provide distance separation from seasonal festival events to residential properties on the east side, as well as the agricultural corn rows and tree buffers to help provide some visual buffer to residential properties located in the wooded bluff area.
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 applicants will be using temporary tents and other removable structures during the festival days but there will be no permanent structures on the property that would hinder development.
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.
A day park is an interim use in both the UBR and UTR zoning districts.
5. The use is not in conflict with the Comprehensive Plan of Scott County.
The Comprehensive Plan guides this property as Rural Business Reserve, and the proposed use is allowed within this area as well as more intensive site business uses.
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.
Severs participated in funding turn land improvements on County Road 14 during the 2019 frontage road project and Severs has been responsive to traffic management suggestions from the county and township, including modifications to their festival operations to provide on-site circulation to help eliminate vehicle stacking on the township and county roads.
7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
The seasonal day park will not have any permanent structures or buildings that utilize water or restroom facilities. Any wells used for agricultural purposes are permitted by the MN Department of Health. No site grading is proposed as the site will be planted in agricultural crops and high traffic grass/alfalfa for seasonal parking areas.
8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.
Building permits for the temporary tents and other temporary structures will be obtained as required by the State Building Code and Scott County Building Official. The structures and property shall also be reviewed by the City of Shakopee Fire Marshal to verify that the site complies with all applicable regulations of the Fire Code.

Conditions of Approval: (New language in Underline; eliminated in ~~strikethrough~~)

1. This Interim Use Permit (IUP) is issued to ~~Sever Peterson & Family~~ Severs Festivals (Severs) as a private day park for the operations described in their June 24, 2019 application narrative to include corn mazes, jumping pillows, corn pits, live music, obstacle course, petting zoo, entertainment shows (such as magic shows, wildlife shows and jugglers), pig races, pumpkin/snow ball blasters, zip lines, gourd walk, spider web, straw bale maze, parakeet landing, tire mountain, ropes course, picture boards and photo opportunities, kiddie train, play structures, hayrides, giant slide, arcade, pony rides, camel rides, antique tractor and fire truck displays. All of these activities included in the festival admissions and shall occur in the locations designated on the site plan dated February 1, 2019 during festival hours.

2. The applicant is to notify Scott County Zoning Administration in June of each year, stating they are in compliance with the conditions of the IUP. Any operational changes or site improvements shall be presented to the Louisville Township Board and Scott County before/during June of each year to determine compliance with the IUP, with the ability to add or modify the conditions of the IUP.
3. Any permanent structure shall require platting of the property as required by the Scott County Zoning Ordinance.
4. The seasonal duration of the day park uses are Fall Festival (mid-August through the first weekend in November), Winter Festival (January to March), and holiday light display (mid-November through December). The Holiday Lights Display shall be limited to the main parking area (Parking Area 1 on the parking plan) north of the drainage way.
5. The temporary cannabis event "The Doobie Dabbler", shall meet all requirements of the State of Minnesota Office of Cannabis Management (OCM) and Scott County Zoning Ordinance regulations for a Temporary Cannabis Event. The event shall be limited to 2 days annually and held during the allotted fall festival season and within the hours of day park operations specified under this IUP. Severs shall provide the County and Township with annual evidence of State Licensure from the OCM.
6. Renting the site for private events shall be in accordance with Sever's Private Events application narrative and shall be hosted and operated by Sever's entity and staff and shall at all times be in compliance with conditions of this IUP. Notice and information for private events shall be provided to the Township, County Zoning Administration, and Scott County Sheriff's Office for any event that would have 250 or more individuals, consistent with Zoning Ordinance regulations for Large Assembly Permits, to determine if a Certificate of Compliance permit is required.
7. Hours of day park operations shall be from 8:30am to 10:00 pm, which are hours defined by the State of Minnesota as daytime hours.
8. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection to determine compliance with this interim use permit.
9. The IUP holder shall pay an annual IUP inspection fee, if and when Scott County adopts an inspection fee ordinance.
10. The property shall be developed in substantial compliance with the approved project narrative dated June 24, 2019 and site plans dated February 1, 2019, and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the Louisville Town Board. To the extent there are conflicts between either the plans or the narrative and this permit, the conditions of the permit shall control.
11. The applicant shall obtain a permit for installation of the drainage way crossing culvert and shall maintain drainage through this culvert as approved by Scott County Water Resources Engineer.
12. A Hazardous Waste Inspection shall be scheduled with Scott County Environmental Services to determine if a Hazardous Waste License is required.
13. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, and all other nonessential or nonfunctional materials from the property.
14. All landscaping trees planted to provide a buffer and screening shall be maintained, including removal of any diseased or dead trees and replacement as required by the County Zoning Ordinance.
15. All parking shall be provided on site and in accordance with the parking locations on the site plans. No parking for activities on the site shall be allowed on any public or private roads. Signage and parking personnel shall be stationed to direct customers to the festival access entrance and to the extent possible facilitate traffic flow off of County Road 14 and allow vehicle stacking within the festival grounds. At no time shall any parking be allowed on MN Valley Bluff Drive, and if necessary, parking personnel shall be stationed at this entrance to direct traffic to the main site entrance.
16. The applicant shall comply with the area traffic management plan developed in conjunction with the MN Renaissance Festival, MnDOT, County Transportation, Louisville Township, and the Scott County Sheriff's Office. In the event of traffic issues, the Scott County Sheriff's Office shall be the final authority for safe routing of event traffic and/or stationing of law enforcement personnel to aid in traffic management. Any costs borne by the Scott County Sheriff's Office specific to the Severs IUP day park events shall be the responsibility of the applicant.

17. Building permits are required for any temporary tents or structures used for the day park festival events and shall meet all requirements of the State Building Code, Fire Code, and all applicable codes as determined by the Scott County Building Official and/or the City of Shakopee Fire Marshal.
18. All signage shall comply with the Scott County Sign Ordinance. Directional signage is allowed at the discretion of Scott County Transportation and the Scott County Sheriff's Office to allow for traffic management.
19. All lighting shall comply with the Scott County Zoning Ordinance and shall be hooded so as not to be directed at any adjacent residential use.
20. Amplified noise or other noise generation shall be in compliance with the State of Minnesota Noise Rules established by the MPCA. Scott County may require the permit holder to prepare a noise control plan as described and required in Section 4-6 of the Zoning Ordinance if there are valid complaints.
21. Issuance of the IUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and road permits.
22. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.
23. ~~A right turn lane and center left turn lane shall be installed on County Road 14 (150th Street West) at the intersection with the main entrance of the day park. The applicant shall enter into an agreement with Scott County Transportation to participate in the funding of these safety improvements.~~ **(Turn lanes installed)**
24. This IUP shall terminate if/when the property is further subdivided by the applicant/landowner or upon the sale of the property or business.
25. Severs shall at all times be in compliance with the conditions of this IUP. Upon written notice of any violation the IUP holder shall promptly remedy the violation within the time period specified. Any violation not remedied or addressed shall be subject to IUP review and may be basis for IUP termination.

4.5 PUBLIC HEARING 9:02 PM: ZONING ORDINANCE AMENDMENTS TO SCOTT COUNTY CANNABIS LAND USES CHAPTER 17 & GENERAL ZONING DISTRICT PROVISIONS CHAPTER 20

- A. Amend Scott County Zoning Ordinance No. 3 – Chapter 17 to include two new uses “Cannabis Grower/Outdoor” and “Lower-Potency Hemp Edibles Retailer”.
- B. Amend Scott County Zoning Ordinance No 3- Section 20-4 Table to include “Cannabis Grower/Outdoor” and “Lower-Potency Hemp Edibles Retailer”.

Location: Scott County

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: [May 12, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Chair Vonhof questioned the rules on potency in Minn. Stat. 342.017 Subd. 50

Mr. Schmitz stated its 10 mg.

Commissioner Robbins questioned if this newly proposed Outdoor Cultivation use means a person could grow cannabis on their property but not sell cannabis on their property.

Mr. Schmitz confirmed yes.

Commissioner Hentges asked how much produce can be grown on a half-acre.

John Bergis, MN Cannabis Grower, said a half-acre plot with 1,000 plants can yield anywhere from 850-900 pounds of product.

Chair Vonhof asked how to keep the seeds from the plant from spreading.

Mr. Bergis responded he personally would only grow female plants and to keep the male plants away.

Chair Vonhof questioned Mr. Bergis on his plans for THC amounts in the products he would grow.
Mr. Bergis explained that he would try to get his THC amount as much as the state would allow.

Commissioner Watson questioned how Mr. Bergis would protect his product and if there would be any irrigation concerns when watering.

Mr. Bergis responded he would use a well pump to water his product and has no interest in using any chemicals on his products so there would be no issue of contaminated water runoff.

Commissioner Robbins questioned if there is a limit on the potency of the product being produced.
Mr. Schmitz commented there is no potency limit established in the county ordinance at this time.

Chair Vonhof opened the public hearing at 9:20 pm.

Public Comments and Questions at the Podium:

Cheryl Doucette, Louisville Township, asked how local taverns would be able to sell the product and if they would need a special license to sell cannabis products.

Chair Vonhof commented that taverns would need an OMC License through the state to sell low-potency cannabis products.

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 Huber, 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.

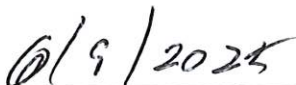
V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

Motion by Commissioner Hentges; second by Commissioner Robbins to adjourn the meeting at 9:25 PM. The motion carried unanimously.



Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

