



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, June 9, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 7:07 PM with the following members present: Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson. Ammar Husain 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 MAY 12, 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 May 12, 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: CONDITIONAL USE PERMIT OF GRINAGER (PL#2025-035)

- A. Request for a Conditional Use Permit to Construct a Private Indoor Horse Riding Arena.

Location: Section 24
Township: Cedar Lake
Current Zoning: RR-1, Rural Residential

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

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

Chair Vonhof called for a 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 Approval:

1. *The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.*
The proposed use will not have any impact on public facilities that serve the property.
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.*
As proposed, the location of the indoor riding arena meets or exceeds the required property line setbacks. The arena will be 30' from the nearest property to the north but will be more than 350' from any residence outside of the subject parcel.
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 indoor riding arena is designed of materials that are not unsightly in appearance, and will be typical of a rural accessory building.
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 proposed indoor riding arena is consistent with the intentions of Chapter 9 of the Zoning Ordinance and with uses allowed on 10 acre parcels in the RR-1 zoning district.
5. *The use is not in conflict with the Scott County 2040 Comprehensive Plan.*
The proposal is in conformance with the 2040 Comprehensive Plan and the keeping and enjoyment of animals such as horses.
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. quate measures have been taken to provide ingress and egress, access to public roads and on-site parking.*
Access will be via the existing residential driveway access to Zachary Avenue. Adequate parking can be accommodated within the property.
7. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*
Any water would be obtained via a private well; wells are permitted by the MN Department of Health. No restroom is proposed in the building. Erosion and sediment control will be reviewed with the building permit for the arena.
8. *All building/structures meet the intent of the State Building Code and/or fire codes.*
A building permit will be required for the indoor riding arena. County Staff will review the building permit application to verify that the structure meets the intent of the State Building and/or fire codes.

Conditions of Approval:

1. The applicant is to file with the Scott County Planning Office in January of each year a statement indicating that they are in compliance with the conditions of the Conditional Use Permit (CUP).
2. The Cedar Lake Town Board may conduct an annual review of the CUP to ensure that the applicants are in compliance with the conditions of the CUP.
3. The applicants shall pay an annual CUP inspection fee, if and when the County adopts an inspection fee ordinance.
4. If ownership changes, the new owner shall contact the Cedar Lake Town Board and Scott County Zoning Administration to review the conditions of the CUP.
5. The maximum number of animal units shall be limited to six (6). The Scott SWCD may conduct an annual review to verify that the pasture management and manure management are in compliance with the approved plan.
6. Any future improvements to the proposed private riding arena shall meet all requirements of the State Building Code and all applicable codes as required by the Scott County Building Official.
7. The riding arena shall be used only as a private horse riding arena; no commercial boarding shall be allowed. Any other use of the structure is a violation of the CUP and the Scott County Zoning Ordinance.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 7:10 PM: CONDITIONAL USE PERMIT OF BURGESS (PL#2025-044)

- A. Request for a Conditional Use Permit for the Outdoor Growing of a ½ Acre of Cannabis in the A-1, Agricultural Preservation Zoning District.

Location:	Section 32
Township:	Blakeley
Current Zoning:	A-1, Agricultural Preservation Zoning District

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: [June 9, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned how many pounds and/or plants would be grown on the property.

Mr. Schmitz responded the ordinance only allows for up to a ½ acre canopy area.

John Burgess, Applicant, explained he is planting 1,000 plants, and he estimates from anywhere from ¾ to 1 pound per plant, and with a harvest estimate of 800 lbs.

Commissioner Huber asked if the Applicant intends to stake the plants as they can grow to a significant height and could topple over.

Mr. Burgess responded he will be staking the plants.

Commissioner Hentges commented the original plans did not have a fully fenced in area and is appreciative of the updated plans showing fence enclosure.

Mr. Burgess responded the State Office of Cannabis Management is requiring him to have a fully fenced area and he responded quickly with a redraft of his fencing plans.

Commissioner Watson questioned where security cameras would be installed.

Mr. Burgess commented he will have multiple cameras in use for surveillance of the comings and going of any in and out traffic and this system also has easy access to share with any law enforcement if any issues arise.

Chair Vonhof asked if he is following ordinances and conditions.

Mr. Burgess commented he will follow all ordinances and conditions set by the County in granting a CUP while simultaneously obtaining a license from the State.

Chair Vonhof opened the public hearing at 7:30 pm.

Public Comments and Questions at the Podium:

Melissa Schwarts, neighboring property owner, made comment that she does not oppose this application, but she is requesting the Applicant plant additional vegetation to shield the cannabis canopy area from the north. She also notified the Applicant and asked that he works with the Department of Agriculture regarding the organic buffers.

Mr. Burgess responded he will add more arborvitae for screening in the location suggested and will work with the Department of Ag on any organic buffers needed for certification.

Commissioner Watson commented the additional arborvitae planting coverage should be included in the motion.

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, based on the Criteria for Approval listed in the staff report, I recommend approval of the Conditional Use Permit for John Bergess to operate a ½ acre outdoor cannabis growing operation in the A-1 zoning district. Friendly amendment for Applicant to plant additional coverage to shield the ½ acre canopy area from the property to the north.

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 Approval:

1. The use does not create a burden on public facilities and utilities which serve or are proposed to serve the area.
2. The use is sufficiently compatible and screened from adjacent land uses so as not to deter use or development of adjacent parcels.
3. The use will not impact the appearance of the property and thus is not unsightly in appearance.
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.
5. The use is not in conflict with the Scott County Comprehensive Plan.
6. The property has an existing driveway access to Lehnert Lane, a Blakeley Township Road.
7. Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.
8. All buildings/structures used for the growing operation meet the intent of the State Building Code and/or fire codes.

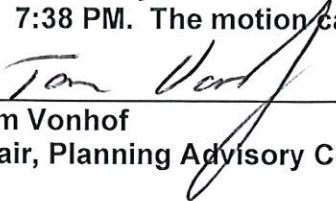
Conditions of Approval:

1. The applicant is to file with Scott County Zoning Administration in January of each year a letter stating that he is in compliance with the Conditional Use Permit.
2. This Conditional Use Permit may be annually reviewed by the Township at a time and in a manner as prescribed by the Blakeley Town Board.
3. The applicant shall pay an annual inspection/licenses fee for the Conditional Use Permit, if and when the Scott County Board of Commissioners adopts an inspection/licenses fee ordinance.
4. This Conditional Use Permit is issued for use of the subject property for the outdoor growing of up to ½ acre (canopy area) of cannabis. No retail sales of cannabis products are permitted from this property. Any change or expansion of the outdoor cannabis grow operations shall require this Conditional Use Permit to be reviewed by the Blakeley Town Board and Scott County Zoning Administration.
5. The outdoor cannabis grow operation shall be operated according to the applicant's narrative and site plan. If at any time the conditions of this permit vary from the narrative or site plan, the permit conditions control and shall be followed.
6. Prior to operations commencing on the property, a compliance inspection shall be completed on the septic system for the home as required by Scott County Environmental Services.
7. The outdoor cannabis grow operations shall at all times be in compliance with the Office of Cannabis Management license requirements and rules. This includes items such as setbacks, visibility, screening, fencing, waste disposal, water runoff, security, and lighting. Any violations of the state license or rules may result in revocation of this permit.

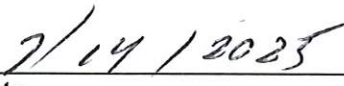
V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

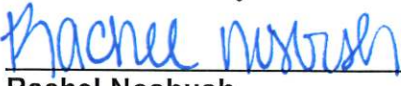
Motion by Commissioner Hentges; second by Commissioner Robbins to adjourn the meeting at 7:38 PM. The motion carried unanimously.



Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

