



SCOTT COUNTY  
PLANNING ADVISORY COMMISSION  
MEETING MINUTES

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

Monday, July 14, 2025  
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, 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 JUNE 9, 2025 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 June 9, 2025, Planning Advisory meeting. The motion carried unanimously.

## III. CONSENT AGENDA

Chair Vonhof presented the Consent Agenda and asked Commissioners and members of the audience if anyone wished to remove an item from the Consent Agenda and be heard as a Public Hearing item.

No motions were made.

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

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

### 3.1 PUBLIC HEARING: 6:30 PM DRIEMEYER REZONING (PL#2025-049)

- A. Request for Rezoning of 40.9 acres from Agricultural Preservation District, A-1, to Agricultural Preservation Density District, A-3.

Location: Section 17  
Township: Helena  
Current Zoning: Agricultural Preservation District, A-1

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 agricultural preservation in the Transition Area.
2. *The proposed use is or will be compatible with present and future land uses.*  
The use is not changing and while the lot size is being reduced the overall density will remain at one unit per forty (40) acres.
3. *The proposed use conforms to all Zoning Ordinance district performance standards.*  
The use of the property is not changing; half of the property will remain in agricultural production with the adjacent agricultural parcel.
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 road capabilities serving the property.*  
The homestead has access from CSAH 11, a county collector roadway, and no increase in traffic generation is anticipated since the use is not changing.

### **3.2 PUBLIC HEARING: 6:30 PM INTERIM USE PERMIT OF WAGNER ADU (PL#2025-050)**

- A. Request for Interim Use Permit for Randal & Lou Ann Wagner to construct a detached Accessory Dwelling Unit (ADU) for family members.

Location: Section 29  
Township: New Market  
Current Zoning: Urban Expansion Reserve, UER

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 use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*  
The proposed use will not have a significant impact to the public facilities that serve the property and the surrounding area as it will be part of an existing farmstead.
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 ADU will be to the north side of the existing farm home, which is largely screened by mature evergreen trees from Texas Avenue.

3. *If improvements are made, they shall be so designated and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The proposed ADU is designed to look like a small residence and would not be unsightly.

4. *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 on-site parking.*

The property will continue to use the existing driveway to Texas Avenue.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

The ADU will be connected to private well and septic. The existing farmstead septic system will be replaced with a compliant septic system to serve both homes.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

The structure will require a building permit and will be reviewed by the County Building Department for conformance to all applicable State Building Code requirements.

#### Conditions of Approval:

1. This IUP is issued to Randall & Lou Ann Wagner for a detached Accessory Dwelling Unit (ADU) to be added to their farmstead parcel.
2. 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 this Interim Use Permit. This shall include an annual verification that the persons living in the ADU are related to the property owner.
3. This IUP may be annually reviewed by the Township at a time and in a manner as prescribed by the New Market Township Board.
4. The applicants shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The ADU shall be connected to a compliant septic drain field system as required by County Ordinance and Scott County Environmental Services.
6. The structure utilized for the ADU shall meet the requirements of the Scott County Building Official and the State Building Code.
7. The IUP shall be reviewed for termination when the property is sold, further subdivided, rezoned, or upon notification that the ADU is no longer occupied by family members.
8. Upon termination of the IUP, the ADU shall be removed from the property or modified in such a way that it can no longer be described as a dwelling unit.

## **IV. PUBLIC HEARING**

### **4.1 PUBLIC HEARING 6:32 PM: REZONE AND PRELIMINARY PLAT OF LAKEVIEW ESTATES (PL#2025-048)**

- A. Request for Rezoning 63.3 acres from RR-1, Rural Residential Reserve, District to RR-2, Rural Residential Single Family, District.
- B. Preliminary Plat of Lakeview Estates consisting of 8 lots on 63.3 acres.
- C. Final Plat of Lakeview Estates consisting of 8 lots on 63.3 acres.

|                 |                                 |
|-----------------|---------------------------------|
| Location:       | Section 33                      |
| Township:       | Spring Lake                     |
| Current Zoning: | Rural Residential Reserve, RR-1 |

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

### Commissioner Comments and Questions

Commissioner Robbins questioned if the revised plans for the primary and alternate septic sites have been approved.

*Mr. Hall states the new sites are still under review by Environmental Services staff, but they will need to be approved before the plat goes to the County Board for final approval.*

Commissioner Husain questioned who will be maintaining the roadways and stormwater utilities associated with the plat.

*Mr. Hall responded that a three-way developer agreement between the applicant, township and county will delegate who will be responsible for what.*

Chair Vonhof opened the public hearing at 6:40 pm.

### Public Comments and Questions at the Podium:

Shirley Hennen, neighboring property owner, questioned what will happen to the wooded area located on the northeast corner of the property. This wooded area provides desired screening.

*Jeff Prasch, representing the developer (Creative Cash Partners), said that ultimately it is up to the individual landowner on each lot as to what will happen to the woods, but the developer's intentions are to have the home site locations in the middle of the proposed lots, which should keep tree-clearing down as minimal as possible.*

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 Watson; second by Commissioner Robbins, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Rezoning of 63.3 acres from Rural Residential Reserve (RR-1) to Rural Residential Single Family (RR-2), and Preliminary and Final Plat of Lakeview Estates consisting of eight lots on 63.3 acres noting that this recommendation is subject to approval of the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project.

Friendly Amendment noting 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.

### Conditions to be Satisfied Prior to County Board Consideration:

1. Any condition of the Spring Lake Town Board recommendation.
2. Any conditions stated in the Scott County Environmental Services review of the plat.
3. Any conditions stated in the Natural Resources Department review of the plat.
4. Submission of up-to-date title insurance or opinion as required for review by the County Attorney's Office.
5. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.
6. Payment of all Spring Lake Township and Scott County Final Plat fees.
7. Three-way development agreement is drafted for stormwater and street improvements.

8. Draft of Conservation Easements is provided.

Criteria for 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 individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the proposed lots have frontage on Vergus Avenue, a gravel 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 Rural Residential Growth Staged Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as it is adding one additional lot.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality 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.

**4.2 PUBLIC HEARING 6:48 PM: AMENDMENT TO A CONDITIONAL USE PERMIT OF MID AMERICA FESTIVALS CORPORATION (PL#2025-047)**

- A. Request to Amend CUP #616-C-8 issued to Mid America Festivals Corporation to modify conditions related to on-site parking numbers, reselling parking passes and overflow parking lot.

|                 |                         |
|-----------------|-------------------------|
| Location:       | Section 16, 21, 28 & 29 |
| Township:       | Louisville              |
| Current Zoning: | I-2, Heavy Industrial   |

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

Commissioner Comments and Questions

Commissioner Robbins asked for confirmation that, based on what the applicant stated in their application materials, during last year's Festival season there was a day when there was ample parking space, but because of the stipulation in the current permit that they could not backfill parking stalls until 1:30 pm, they were unable to allow participants to park there.

*Mr. Davis confirmed yes, that was what was stated in the application.*

Commissioner Husain asked who pays for the transit buses.

*Mr. Davis responded the Applicant pays.*

Commissioner Robbins made comment that it is his understanding that staff is not supporting the proposed amendment due to traffic congestion concerns.

*Mr. Davis confirmed yes, that is correct. Staff view these amendments as counter to the goal of having more patrons arrive by bus or transit then parking their own vehicles.*

Commissioner Picha asked what the expected completion date for road construction at Highway 169 and Bluff Drive.

*Mr. Davis responded the completion of this project is late summer or fall, but uncertain if it will be before, during or after the 2025 Festival season.*

Commissioner Huber questioned if staff is concerned of getting too close to the 8,000 limit that was modeled in the 2023 traffic study, and that getting too close would cause traffic congestion from the north.

*Mr. Davis stated that County staff has that concern. Increasing the number of daily parking passes by 700 gets closer to the tipping point, but there are differing opinions on this between the county and township.*

Commissioner Robbins asked how many patrons used the transit system during the 2024 season.

*Mr. Davis responded 65,000 plus individuals used the transit system instead of driving and parking themselves. This equates to 25% of all patrons.*

Commissioner Husain asked for clarification that staff does not support any increase in parking.

*Mr. Davis confirmed yes, staff does not support.*

Commissioner Picha questioned if anyone has had conversations with the UP railroad as it relates to periodic blockage of roadways coming into the festival grounds.

*Jesse Schwartz, Interstate Parking, made comment that they work closely with Mid-America Festivals to help mitigate traffic congestion caused by the railroad. They use drones to keep an eye on when trains are coming so they are able to determine which entrance is going to be blocked and for how long of a period. They are unable to stop the trains from passing through the area.*

Chair Vonhof opened the public hearing at 7:18 pm.

#### Public Comments and Questions at the Podium:

John Maczko, SRF Consulting, commented they based their 2024 traffic management plan off of the 2023 modeling study and they received no complaints last year regarding traffic congestion. Mr. Maczko stated there were only two times last season when cars temporarily backed up on local roads and US Highway 169. The first was when a train blocked the entrance for a period of time. The second was the day they reached the 7,000 vehicle maximum by 11:30 am and were not able to backfill empty parking spaces until 1:30 pm.

Commissioner Huber asked Mr. Maczko, as a registered engineer, if in his professional opinion the 10% daily parking pass increase and backfill at any time allowance will alleviate potential traffic congestion issues.

*Mr. Maczko said yes, and that he had no qualms SRF, Interstate Parking, and Mid America Festivals would not be able to handle the situation.*

Commissioner Husain questioned where the 7,000 daily parking pass maximum originally came from and what is the relationship between the 2023 modeling study that was done and the actual 2023 and 2024 numbers.

*Mr. Maczko replied the 7,000 maximum was set by the County, based on the 2023 traffic study. He further commented that the study modeled 8,000 and even 10,000 daily parking passes, and with the actual numbers collected in 2023 and 2024, they would be able to handle the 10% increase.*

Commissioner Robbins asked for clarification that the 7,000 number also includes workers and vendors.

*Mr. Maczko confirmed yes.*

Bob Pieper, Louisville Township, said he feels all aspects of event traffic ran smoothly in the 2024 season. The park and rides lots and transit service were extremely efficient and hopes they are able to continue to grow.

Commissioner Watson questioned if the Township is in favor of the 10% increase and to allow backfill at any time during an event day.

*Mr. Pieper confirmed yes.*

Paul Doucette, Louisville Township, commented that the 2024 season traffic was improved immensely from previous years. He said allowing for one-year a 10% increase to see how traffic flows could be beneficial for future modeling, and considering there might be another land use up and operational at the south entrance roadways by next year, it might be smart to look at this issue from year to year. He supported any efforts to push more bussing to the event.

Bo Beller, Applicant, stated he was proud of all the transit improvements they have made, and are adding additional busses for the 2025 season. Mr. Beller further commented he is supportive of Louisville township's recommendation, allowing for a one-year trial period of a 10% parking increase and backfill at any time during the event day. Mr. Beller stated this is likely the last request MAF will make concerning parking changes for the Festival.

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.

Chair Vonhof asked for discussion.

Commissioner Robbins commented he originally came into this meeting with the intention of not approving the amendment, but after all the work being done on traffic management as presented this evening, he has changed his intentions.

Commissioner Huber felt approving this application for one year could be beneficial along with the fact the Township approves this amendment.

Commissioner Husain commented that he does not support the amendment and further commented there should be more of an incentive for patrons to take the bus.

Commissioner Picha noted that the Township supports these amendments.

Commissioner Watson stated he is inclined to agree with the Township proposal.

Motion by Commissioner Robbins; second by Commissioner Picha, I recommend approval for the 2025 season only that daily parking passes can increase to 7,700, a professional parking company can resell or replenish parking passes any time throughout the day with continuous monitoring, but at no time can on-site parking exceed 7,700 and in the event County Staff determines at its sole discretion there is congestion of cars on the public road system caused in whole or part by the Renaissance Festival, County Staff may revoke this 2025 exception and MAF shall revert to the maximum of 7,000 vehicles.

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

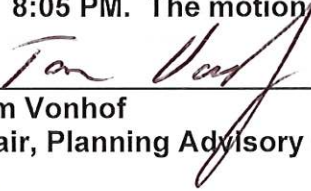
Commissioner Husain: Nay  
Commissioner Picha: Aye  
Commissioner Robbins: Aye  
Commissioner Huber: Aye  
Commissioner Vonhof: Aye  
Commissioner Hentges: Aye  
Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Nay.

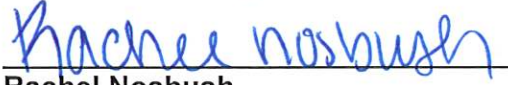
## **V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS**

## **VI. GENERAL & ADJOURN**

Motion by Commissioner Robbins; second by Commissioner Hentges to adjourn the meeting at 8:05 PM. The motion carried unanimously.

  
\_\_\_\_\_  
Tom Vonhof  
Chair, Planning Advisory Commission

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Rachel Nosbush  
Deputy Clerk to the Board

  
\_\_\_\_\_  
Date