



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, August 11, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:42 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Tom Vonhof, and Donna Hentges. Ray Huber and Lee Watson absent with notice.

County Staff Present: Greg Wagner - Principal Planner, Nathan Hall - Associate Planner; Tom Wolf – County Board Commissioner.

II. APPROVAL OF JULY 14, 2025 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Hentges; second by Commissioner Robbins to approve the minutes of July 14, 2025, Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

There were no consent items for this meeting.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:43 PM: REZONE AND PRELIMINARY PLAT OF STOCKER ACRES (PL#2025-051)

- A. Request for Rezoning 69.84 acres from TR, Transition Reserve, District to TR-C, Transition Reserve Cluster, District.
- B. Preliminary Plat of Stocker Acres consisting of one lot and one outlot on 69.84 acres.
- C. Final Plat of Stocker Acres consisting of one lot and one outlot on 69.84 acres.

Location:	Section 3
Township:	Helena
Current Zoning:	TR, Transition Reserve

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: [August 11, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned the Township has recommended approval on this project. Mr. Hall responded the Township did recommend approval with conditions listed in the staff report.

Commissioner Robbins asked if the Applicant has agreed to the conditions and will be following through with them prior to County Board approval.

Mr. Hall commented the Applicant has received the staff report and would be better to answer that they understand the conditions.

Commissioner Husain questioned the difference between the lot and outlot.

Mr. Hall explained a lot is a buildable property and applicants need to find septic sites and proper soils, and an outlot is considered non-buildable property which can be used for recreation and in this case agricultural.

Chair Vonhof opened the public hearing at 6:45 pm.

Public Comments and Questions at the Podium:

John Wermerskirchen, Helena Township Supervisor, commented that the Township does approve this and this plan does align with the 2040 Comprehensive Plan.

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.

Commissioner Robbins commented his support on this project as the Applicant's have worked hard on this.

Motion by Commissioner Picha; second by Commissioner Robbins, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the rezoning of 69.84 acres from the Transition Reserve District to the Transition Reserve Cluster District, and the preliminary plat and final plat of Stocker Acres, consisting of 1 lot and 1 outlot on 69.84 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.

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: Absent
Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Absent

The motion passed unanimously with 5 Ayes, 2 Abstention.

Criteria for Approval:

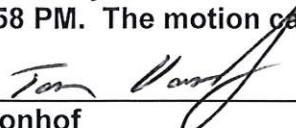
1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the proposed lot has frontage and driveway access to County Highway No. 8. The proposed outlot has access through the newly dedicated Township road right-of-way.
4. *Adequate Waste Disposal Systems* – the proposed lot meets 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 the development in the Transition 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.

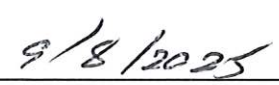
V. PLANNING MANAGER UPDATE PRESENTED BY GREG WAGNER

VI. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Hentges to adjourn the meeting at 6:58 PM. The motion carried unanimously.



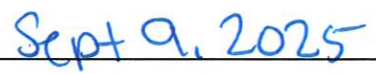
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date