



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, September 8, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 7:12 PM with the following members present: Ammar Husain, Jay Picha, Ken Robbins, Tom Vonhof, Donna Hentges and Lee Watson. Ray Huber 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, Tom Wolf – County Board Commissioner

II. APPROVAL OF AUGUST 13, 2025 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Picha; second by Commissioner Robbins to approve the minutes of August 13, 2025, Planning Advisory meeting. The motion carried unanimously. Commissioner Watson abstaining.

III. CONSENT AGENDA

There were no consent items for this meeting.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 7:13 PM: REZONE AND PRELIMINARY PLAT OF ANTHONY KUECHLE ADDITION (PL#2025-058)

- A. Request for Rezoning 40 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.
- B. Request for Preliminary Plat of Anthony Kuechle Addition consisting of 2 lots on 71.85 acres.
- C. Request for Final Plat of Anthony Kuechle Addition consisting of 2 lots on 71.85 acres.

Location:	Section 23
Township:	Sand Creek
Current Zoning:	A-3, Agricultural Preservation Density

Greg Wagner 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: [September 8, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

No comments or questions were received.

Chair Vonhof opened the public hearing at 7:17 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 Hentges. The motion carried unanimously.

Motion by Commissioner Robbins; second by Commissioner Watson, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Rezoning of 40 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District, and Preliminary & Final Plat of Anthony Kuechle Addition consisting of 2 lots on 71.85 acres. Including a 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: Absent

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes.

Criteria for Approval:

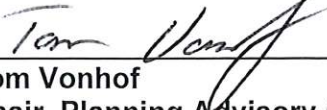
1. *Adequate Drainage – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.*
2. *Adequate Potable Water Supply – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.*
3. *Adequate Roads or Highways to Serve the Subdivision – The proposed lots have frontage and access off Harlow Avenue, County Road 71, a gravel local county road.*
4. *Adequate Waste Disposal Systems – the proposed lots 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 the Transition 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 subdivision does not meet the minimum thresholds for an Environmental Review.*
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 BRAD DAVIS

VI. WORKSHOP: CODE ENFORCEMENT

VI. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Hentges to adjourn the meeting at 7:22 PM. The motion carried unanimously.



Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

