



SCOTT COUNTY  
PLANNING ADVISORY COMMISSION  
MEETING MINUTES

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

Monday, October 13, 2025  
County Board Room at 6:30 PM

## I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:40 PM with the following members present: Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, and Donna Hentges. Ammar Husain and Lee Watson absent with notice.

**County Staff Present:** Brad Davis – Planning Manager, Marty Schmitz – Zoning Administrator, Nathan Hall - Associate Planner; Rachel Nosbush – Deputy Clerk, Tom Wolf – County Board Commissioner

## II. APPROVAL OF SEPTEMBER 8, 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 September 8, 2025, Planning Advisory meeting. Commissioner Robbins noting correct spelling of name. The motion carried unanimously. Commissioner Huber abstaining.

## III. CONSENT AGENDA

There were no consent items for this meeting.

## IV. PUBLIC HEARING

### 4.1 PUBLIC HEARING 6:42 PM: REZONE AND PRELIMINARY PLAT OF PORTER VIEW (PL#2025-070)

- A. Request for Rezoning of 120.54 acres from TR, Transition Reserve, District to TR-C, Transition Reserve Cluster, District.
- B. Request for Preliminary Plat of Porter View consisting of 2 lots and 1 outlot on 120.54 acres.
- C. Request for Final Plat of Porter View consisting of 2 lots and 1 outlot on 120.54 acres.

|                 |                        |
|-----------------|------------------------|
| Location:       | Section 35             |
| Township:       | Sand Creek             |
| 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: [October 13, 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 the differences between Transition Reserve (TR) District and Transition Reserve Cluster (TR-C) District.

*Mr. Hall explained the TR District allows a density of 1 unit per 40 acres, while the TR-C District allows a density of 1 unit per 10 acres, with smaller clustered lots and preservation requirements. In order for the property owner to create these two smaller lots, the applicant needs to rezone to the TRC District.*

Chair Vonhof opened the public hearing at 6:50 pm.

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

Brin Rafferty, neighboring property owner, asked for clarification on what the cluster rezone development will look like. Where will the new house go on the property?

*Mr. Hall stated that the applicant needs to rezone the property to TR-C in order to create the 8-acre lot on the north side of the parcel where the new house would be located. The rezoning and plat will also create a 5-acre lot around the existing farmstead, with the remainder of the property platted as an outlot. The outlot will continue to be farmed or used as open space*

Chris Kubes, applicant, stated that the property owners still intend to farm this land and only the north 8 acres will be sold off to a potential buyer to purchase the lot and build a home. Because the County's ordinance does not allow a residence on an outlot, the plat is also creating a 5-acre lot around the existing farmstead.

Molly Warmka, neighboring property owner, asked if there will be an impact to the property with this rezone if the owner at some point in the future no longer farms the outlot.

*Mr. Hall stated that for the foreseeable future the outlot will be farmland. If the property is further developed in the future it will need to be platted which will require a public hearing, so adjacent landowners will be made aware of the creation of any additional lots.*

Commissioner Hentges asked what could be the full build-out of this property under the rezone.

*Mr. Davis stated that rezoning this 120-acre parcel to TR-C, which allows a maximum density of 1 home per 10 acres clustered, the full build-out would be 12 lots. This current plat is creating 2 of those 12 maximum lots. However, it may be difficult to achieve the full build-out of 12 lots given required road frontage, hydric soil limitations for septic systems, and wetlands.*

Eric Newman, neighboring property owner, questioned what will happen with the wooded portion of the property where the new 8-acre lot is proposed.

*Mr. Kubes responded the potential buyer will not be removing the trees as it provides valuable seclusion.*

Nyles Schwart, neighboring property owner, made comment on concerns on construction equipment and increased traffic generated from this development creating dust and if there is anything that can be done about it.

Chad Sandey, Sand Creek Supervisor, stated that the Township has a dust coating policy and is willing to work with the property owner if they request to have any coating done.

Commissioner Huber asked the Township how often can a property owner participate in this dust coating program.

*Mr. Sandey commented once a year.*

Commissioner Picha questioned the cost of dust coating.

*Mr. Sandey responded that prices go up and down, but it could average \$300 and the township would cover 50% of the cost.*

Chair Vonhof asked for a motion to close the hearing.

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

Motion by Commissioner Robbins; second by Commissioner Huber, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the rezoning of 120.54 acres from the Transition Reserve District to the Transition Reserve Cluster District, and the preliminary plat and final plat of Porter View, consisting of 2 lots and 1 outlot on 120.54 acres, noting that the township board recommended approval of the request and 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: Absent  
Commissioner Picha: Aye  
Commissioner Robbins: Aye  
Commissioner Huber: Aye  
Commissioner Vonhof: Aye  
Commissioner Hentges: Aye  
Commissioner Watson: Absent

The motion passed unanimously with 5 Ayes, 2 Abstentions.

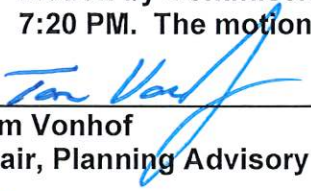
Criteria for Approval:

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 driveway access to Redwing Avenue, a gravel Township roadway.
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 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.

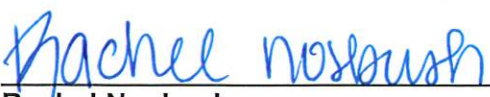
**V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS**

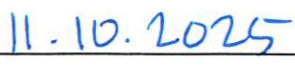
**VI. GENERAL & ADJOURN**

Motion by Commissioner Robbins; second by Commissioner Hentges to adjourn the meeting at 7:20 PM. The motion carried unanimously.

  
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Tom Vonhof  
Chair, Planning Advisory Commission

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

