



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, January 12, 2026
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:53 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; Craig Jenson – Transportation Planning Manager; Rachel Nosbush – Deputy Clerk, Tom Wolf – County Board Commissioner.

II. APPROVAL OF NOVEMBER 10, 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 November 10, 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 6:54 PM: REZONE, PRELIMINARY PLAT & FINAL PLAT OF WEST VIEW ACRES (PL#2024-071)

- A. Request to Rezone 24.31 acres from Rural Residential Reserve District, RR-1, to Rural Residential Single-Family District, RR-2.
- B. Preliminary Plat of West View Acres consisting of 3 lots and 2 outlots on 114.05 acres.
- C. Final Plat of West View Acres consisting of 3 lots and 2 outlots on 114.05 acres

Location:	Section 29
Township:	Spring Lake
Current Zoning:	RR-1, Rural Residential Reserve

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: [January 12, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned the Applicant if there are any buyers yet for the proposed lots. Chris Kubes, Applicant, explained no lots have been sold yet, but there is a demand in the area.

Commissioner Husain questioned Staff if it is appropriate to rezone a property simultaneously with a plat. *Mr. Wagner confirmed that it is common to run the rezoning concurrently with platting a property, and that review of the plat for lot standards, setbacks and septic requirements allows the two requests to run at the same time.*

Chair Vonhof opened the public hearing at 7:04 pm.

Public Comments and Questions at the Podium:

Bob Pieper, Louisville Township, questioned since the lots have the proposed 5,000 sq. ft. building site would this leave enough room at each lot for an accessory building.

Mr. Wagner responded the county reviews proposed lots for a 5,000 square foot principal building site and two septic sites on each lot, which is what county ordinance requires. The ordinance does not require review to determine if there is space for accessory buildings as part of platting a property.

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.

Motion by Commissioner Robbins; second by Commissioner Hentges, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Rezoning, Preliminary & Final Plat of West View Acres consisting of 3 lots and 2 outlots on 114.05 acres, noting that this recommendation is subject to the conditions listed that must be satisfactorily addressed prior to County Board consideration.

Chair Vonhof adding a friendly amendment of the Township recommendation for 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 conditions listed in the Scott Soil & Water Conservation District review of the wetland delineation and plat plans. This includes dedication of conservation easements over the delineated wetlands and buffer areas to the PLSLWD.
2. Any conditions listed in the Spring Lake Township recommendation and any required agreements with the township.
3. The County Surveyor, Attorney and Recorder review the submitted title and sign the plat.
4. Payment of all Spring Lake Township and Scott County Final Plat fees.

Criteria for Rezoning 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 development in the Rural Residential Area.
2. *The proposed use is or will be compatible with present and future land uses of the area.* - The future land use in this area is guided for single-family rural residential lots, but interim is continued agricultural uses, so this development proposal is consistent with present and future land uses.

3. *The proposed use conforms to all performance standards contained in this Ordinance.* - The single-family residential lots meet the performance standards of the RR-2 zoning district, and the majority of the property will remain in agricultural production, which is allowed in the RR-1 zoning district.
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 lots will utilize an existing township road and therefore will not adversely impact public service capacity for local service providers.
5. *Traffic generation by the proposed use is within capabilities of streets serving the property.* - Spring Lake Township met with the applicants and county staff at a Development Review Team (DRT) meeting and indicated no concerns with the proposed lots on Vergus Avenue.

Criteria for Plat 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 of Vergus Avenue, a gravel Spring Lake Township 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 development in the Rural Residential Growth 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. 2026 ELECTION OF PLANNING ADVISORY COMMISSION OFFICERS

Chair Vonhof opened the meeting for nominations for Chair of the Planning Advisory Commission.

Commissioner Robbins nominated Commissioner Tom Vonhof, seconded by Commissioner Hentges.

Chair Vonhof called for any further nominations 3 times.

Motion by Commissioner Watson; second by Commissioner Huber to close the nominations. The motion carried unanimously.

Chair Vonhof called for a vote on Chair nomination of Tom Vonhof. The vote carried unanimously for Tom Vonhof as noted below.

Chair Vonhof opened the meeting for nominations for Vice Chair of the Planning Commission.

Commissioner Robbins nominated Commissioner Watson, seconded by Commissioner Hentges.

Chair Vonhof called for any further nominations 3 times.

Motion by Commissioner Robbins; second by Commissioner Picha to close the nominations. The motion carried unanimously.

Chair Vonhof called for a vote on Vice Chair nomination of Commissioner Watson. The vote carried unanimously for Lee Watson as noted below.

Chair Vonhof opened the meeting for nominations for Secretary of the Planning Commission.

Commissioner Huber nominated Commissioner Robbins; second by Commissioner Hentges.

Chair Vonhof called for any further nominations 3 times.

Motion by Commissioner Huber; second by Commissioner Watson to close the nominations. The motion carried unanimously.

Chair Vonhof called for a vote on the Secretary nomination of Commissioner Robbins. The vote carried unanimously for Commissioner Robbins as noted below.

Chair Vonhof called for a roll call vote on all 3 nominations with results as follows:

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

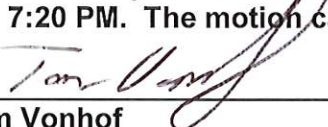
The motion passed unanimously with 7 Ayes.

VI. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VII. RECOGNITION OF COMMISSIONER JAY PICHA

VIII. GENERAL & ADJOURN

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



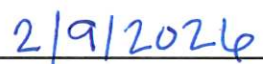
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date