



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, February 9, 2026
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: Ed Holden, Ammar Husain, 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.

II. APPROVAL OF JANUARY 12, 2026 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 January 12, 2025 Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

There were no Consent Items for this Meeting.

Chair Vonhof made note the public hearings have been reversed and introduced Item 4.2 IUP Revocation of Andrew Peterson PL#2023-003 as the first public hearing item.

IV. PUBLIC HEARING

4.2 PUBLIC HEARING 6:32 PM: REQUEST FOR IUP REVOCATION OF ANDREW PETERSON (PL#2036-003)

- A. Request to consider the revocation of the Interim Use Permit (IUP) approved to operate a trucking company as a Home Extended Business located at 17766 Langford Avenue.

Location:	Section 9
Township:	Spring Lake
Current Zoning:	UER, Urban Expansion Reserve

Marty Schmitz 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: [February 9, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned if the Applicants break-in was verified with local police and what type of trucking business Mr. Peterson has.

Mr. Schmitz commented he was not sure when the break-in occurred or when it was reported to the Sheriff's Office. Mr. Schmitz further commented that because the trucks did not have current insurance that he did not think the trucking company was operating.

Commissioner Huber asked if all the extra vehicles were loaded on the flat beds.

Mr. Schmitz explained while there are some vehicles on the flat beds he does not believe all the vehicles are able to fit on the flat beds.

Commissioner Hentges questioned where Mr. Peterson was.

Mr. Schmitz explained he was not sure, Mr. Schmitz explained that Mr. Peterson had been given ample notice of this meeting.

Chair Vonhof opened the topic for public discussion.

Ted Kowalski, Spring Lake Township Supervisor, made comment that he was on the Prior Lake, Spring Lake Orderly Annexation Board when this permit was granted and that he had originally helped Mr. Peterson obtain the IUP as he felt his location was a good fit for the operation; unfortunately, there has been numerous violations which have led to this meeting.

Chair Vonhof asked for commissioner discussion.

Commissioner Watson said he drove past the property site and indicated the amount of inoperable vehicles and the condition of the property and the amount of time Mr. Peterson has had to correct these violations has been pushed past limits.

Chair Vonhof agreed with the site conditions.

Motion by Commissioner Watson; second by Commissioner Robbins, that the Scott County Planning Commission forward a recommendation and request for action on to the County Board of Commissioners to revoke IUP 2023-003 for Mr. Andrew Peterson to operate a trucking business as a Home Extended Business at 17766 Langford Blvd, based on the three violations identified and described in the Staff Report.

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

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

The motion passed unanimously with 7 Ayes.

4.1 PUBLIC HEARING 6:49 PM: REZONE OF MEYER (PL#2025-001)

- A. Request to Rezone 42.8 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.

Location:	Section 31
Township:	Helena
Current Zoning:	A-1, Agricultural Preservation District

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:

[February 9, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

No comments were made.

Chair Vonhof opened the public hearing at 6:53 pm.

Public Comments and Questions at the Podium:

John Rosemier, representative for neighboring property owner, questioned what the current and future intention is of the woods located on the property in question.

Doug Meyer, Applicant, responded that the intention for the woods is to be kept for recreational uses and there are no future intentions of developing the property any time soon.

Commissioner Robbins asked for clarification the applicant is not selling the additional wooded property. *Mr. Meyer confirmed they will not be selling the wooded property anytime soon.*

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 Huber, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the rezoning of 42.8 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.

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

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

The motion passed unanimously with 7 Ayes.

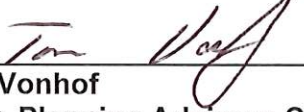
Criteria for Rezoning Approval:

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 preservation of land for future urban expansion and development.
2. *The proposed use is or will be compatible with present and future land uses of the area.*
The use is not changing and while the lot size is being reduced the overall density will remain less than one unit per 40 acres.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The use of the property is not changing, the majority of the property will remain in agricultural production.
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 capabilities of streets serving the property.*
The existing house has access to Delmar Avenue and the access point will not be altered.

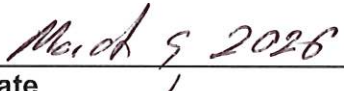
IV. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

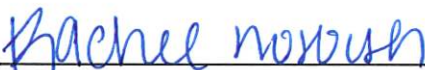
Motion by Commissioner Robbins; second by Commissioner Hentges, to adjourn the meeting at 7:08 PM. The motion carried unanimously.



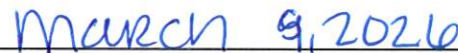
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date