



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, March 9, 2026
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 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, Craig Jenson – Transportation Planning Manager, Marty Schmitz – Zoning Administrator, Greg Wagner, Principal Planner, Nathan Hall - Associate Planner; Rachel Nosbush – Deputy Clerk.

II. APPROVAL OF FEBRUARY 9, 2026 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Hentges to approve the minutes of February 9, 2026 Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

Chair Vonhof opened the public hearing and read the Consent Agenda and asked Commissioners and members of the audience if anyone wished to remove this item from the Consent Agenda and be heard as a Public Hearing item.

No motions were made.

Motion by Commissioner Watson to close the consent hearing; second by Commissioner Robbins. The motion carried unanimously.

Motion by Commissioner Huber; second by Commissioner Robbins to approve the Consent Agenda.

3.1 CONSENT HEARING 6:31 PM: REQUEST FOR IUP OF VALLEY PAVING, INC (PL#2026-004)

- A. Request for Interim Use Permit for Valley Paving, Inc., to Operate a Portable Asphalt Mixing Plant for the 2026 Construction Season.

Location: Sections 4 & 5 of Belle Plaine Township
Sections 32 & 33 of St. Lawrence Township
Current Zoning: UER, Urban Expansion Reserve

Chair Vonhof called for a 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 Approval (2-7-1):

1. *The use will not create a burden on public facilities and utilities which serve or are proposed to serve the area.* The proposed operation utilizes state and county roadways designed for large vehicle traffic.
2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.* The mixing plant will be located on the floor of an existing gravel mine and will be partly screened by a 5-foot-tall screening berm constructed around the mine. Adjacent land is generally undeveloped farmland. The proposed asphalt plant will be setback over 100 feet from property lines and will be located over 900 feet from the nearest residence on the property and over ¼ mile from the nearest residence off the property.
3. *If improvements are made, they shall be so designed and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.* The mixing plant will be screened as much as possible from public view and therefore will not be unsightly in appearance.
4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.* The access has been reviewed by County Highway staff and is the same access approved for the mining operation.
5. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.* Stormwater management has been addressed through the IUP for the gravel mine.
6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.* Building permits are not required for a temporary structure located less than 6 months on site.

Conditions of Approval:

1. The permit shall be operated in compliance with the applicant's Interim Use Permit application including Project Description and Exhibits. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of this permit shall control.
2. The portable asphalt mixing plant and operation shall comply with all rules, regulations, requirements, and standards of the Minnesota Pollution Control Agency (MPCA) and other regulations and standards applicable to the asphalt plant operation.
3. Hours of operation for the mine shall be:
 - a. Asphalt plant operations/truck loading/ hauling, 6:00 a.m. to 7:00 p.m. Monday-Friday and Saturday if necessary.
 - b. No work on Sundays.
 - c. Hours may be modified if valid complaints are received regarding noise or other impacts associated with the asphalt plant operations or vehicle traffic.
 - d. Service equipment, 24 hours a day Monday-Saturday
4. Twenty-four hour and night hot mixing operations outside of the specified hours of operation listed in Condition 3 shall be allowed when related to a public road project that requires night hauling/paving. The applicant shall notify Scott County, Belle Plaine Township, the City of Belle Plaine and affected residents within ¼ miles of the mine at least ten days in advance of when the operations will occur.
5. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
6. The property shall be maintained in a neat and orderly manner.
7. The applicant shall comply with the approved Solid Waste Facility License.
8. There shall be no overnight camping of employees of the company on the mine property.
9. The applicant shall water the haul road to minimize dust, as needed.
10. For awarded jobs, Valley Paving will direct truck traffic west on CR 66 to US Hwy 169 unless a project is located south or east where no good alternate route exists.

11. The Operator shall monitor for dust and soil tracking onto the County Road. The applicant shall take action to reduce dust and soil tracking onto the County Road.
12. The temporary asphalt plant shall be operated for a maximum of 240 hours unless an extension is approved administratively by the County & Township.
13. The plant shall be operated in compliance with Minnesota Noise Standards.
14. The Operator shall identify a person within the company for the residents, the Town Board, the City of Belle Plaine or Scott County to contact regarding their concerns of the IUP.
15. The IUP shall terminate on December 1, 2026.

3.2 CONSENT HEARING 6:32 PM: REQUEST FOR AMENDMENT TO SCOTT COUNTY ZONING ORDINANCE NO. 3

- A. Request for Amendment to the Scott County Zoning Ordinance No. 3 – Chapter 1 Title & Application and Chapter 8 Home Occupations and Home Extended Businesses to improve enforcement of the Ordinance

Location: Scott County, Minnesota

Chair Vonhof called for a 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 Granting the Zoning Amendment

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.
2. The proposed changes are compatible with present and future land uses.
3. The proposed language makes the Ordinance more enforceable and do not affect the performance standards contained in this Ordinance.
4. The proposed language makes the Ordinance more enforceable and do not affect existing and planned public services and will not overburden the County or Township's service capacity.
5. The proposed language makes the Ordinance more enforceable and do not affect Traffic generation.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:33 PM: REQUEST FOR REZONING, PRELIMINARY PLAT & FINAL PLAT OF WARNER FARMS (PL#2026-007)

- A. Request to Rezone 30 acres from Agricultural Preservation District, A-1, to Agricultural Preservation Density District, A-3.
- B. Request for Preliminary Plat of Warner Farm consisting of 2 lots and 1 outlot on 105.5 acres.
- C. Request for Final Plat of Warner Farm consisting of 2 lots and 1 outlot on 105.5 acres.

Location: Section 25
Township: Belle Plaine
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:

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

Commissioner Comments and Questions

Commissioner Robbins questioned what the outlot will be used as.

Mr. Wagner responded the outlot will continue to be used for agricultural purposes.

Commissioner Husain questioned the property located north of 270th St and outside the outlot.

Mr. Wagner explained that property is the original farmstead, which was rezoned and split off last year, and is not a part of this application.

Chair Vonhof opened the Public Hearing at 6:44 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 Huber, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Rezoning, Preliminary & Final Plat of Warner Farm consisting of 2 lots and 1 outlot on 105.5 acres, noting that this recommendation is subject to the conditions listed that must be satisfactorily addressed prior to County Board consideration.

Friendly Amendment made to include Township recommendation.

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.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions listed in the Belle Plaine Township recommendation.
2. Any conditions in the Scott County Environmental Services review memo specific to labeling soil observation locations, drain tile, and septic site labeling.
3. Any conditions in the Scott County Transportation review memo specific to dedication of county road right-of-way and requiring a shared access on the preliminary plat.
4. The County Surveyor, Attorney and Recorder review the submitted title work and sign the plat.
5. Payment of all Belle Plaine 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 Agricultural Area.
2. *The proposed use is or will be compatible with present and future land uses of the area.* - The current and future land use for the area is agricultural. The proposed rezoning will continue to allow agricultural use as the primary use of the property.

3. *The proposed use conforms to all performance standards contained in this Ordinance.* - The single-family residential lots meet the performance standards of the A-3 zoning district, and 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 lots will share a driveway access, meeting access spacing requirements, onto a county 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.* Church Avenue, which is County Road 7, is a paved minor arterial roadway that can accommodate 5,000+ trips per day, and at 2020 traffic levels had 1300 trips per day.

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 Church Avenue, a paved Scott County Road.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the land use in the Agricultural 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.

4.2 PUBLIC HEARING 6:46 PM: REQUEST FOR AMENDMENT OF JMH VALLEY VIEW INDUSTRIAL PARK, LLC (PL#2026-008)

- A. Request to Amend Scott County Zoning Ordinance No. 3 - Chapter 20-4 Use Table to permit "Indoor Commercial Recreation" as an Administrative Use in the RBR, Rural Business Reserve District.

Location: Scott County, Minnesota

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

Commissioner Comments and Questions

Commissioner Robbins questioned the storage condos, traffic concerns and exactly what type of indoor recreational businesses would be interested in this space.

Mr. Schmitz explained this would be space for uses such as indoor pickleball courts, dance studios, and sports training facilities. Mr. Schmitz further explained there is concern that the storage condo building currently under construction may lack adequate parking or traffic management for these types of uses as this site was not designed with these uses in mind

Commissioner Watson asked the Applicant what businesses have approached him about this space, and what size space these uses might occupy.

Mark Sonstegard, JMH Representative, explained he has spoken with a martial arts and a dance studio business. Mr. Sonstegard further explained there would be no ball games or competitions held at this location, this would be training space only.

Commissioner Robbins asked if the parking lot space concern has been addressed.

Mr. Sonstegard explained he has drafted up some designs for an additional 24 parking spaces. He noted these designs had not been reviewed by the County or Township.

Commissioner Husain made comment if the amendment language needs to address tobacco, cannabis and liquor use in the type of businesses that could be opened in this area.

Mr. Schmitz explained a company would need to obtain a tobacco and/or liquor license prior to having those types of businesses in this location and if a potential business owner would want to have a cannabis dispensary they would not be allowed as the Scott County Zoning does not allow cannabis sales in the RBR zoning district.

Chair Vonhof opened the public hearing at 6:53 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 Watson; second by Commissioner Robbins, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the proposed amendments to the Zoning Ordinance as presented in the staff report and that this ordinance amendment be forwarded to the County Board for consideration and action.

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 Amendment 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.
2. Including Indoor Commercial Recreation as an Administrative Use in the RBR district is compatible with present and future land uses of the RBR district.
3. Including Indoor Commercial Recreation as an Administrative Use in the RBR district conforms to all performance standards contained in this Ordinance.
4. Including Indoor Commercial Recreation as an Administrative Use in the RBR district can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.
5. Traffic generation by Indoor Commercial Recreation uses is within capabilities of streets serving RBR developments.

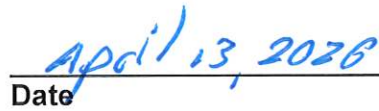
IV. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

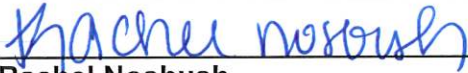
Motion by Commissioner Robbins; second by Commissioner Hubber, to adjourn the meeting at 7:12 PM. The motion carried unanimously.



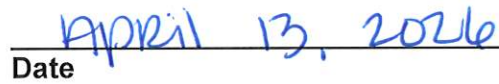
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date