



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, April 13, 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, and Lee Watson. Donna Hentges absent with notice.

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. Tom Wolf – County Board Commissioner.

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

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Huber to approve the minutes of March 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 Robbins to close the consent hearing; second by Commissioner Huber. The motion carried unanimously.

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

3.1 CONSENT HEARING 6:31 PM: REQUEST TO AMEND SCOTT COUNTY ZONING ORDINANCE NO. 3 – CHAPTER 2 DEFINING REVOCATION PROCESS

- A. Request to amend Scott County Zoning Ordinance No. 3 – Chapter 2, Administration to define the process for revoking Land Use Permits including Conditional and Interim Use Permits

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: Absent
Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Abstention.

3.2 CONSENT HEARING 6:32 PM: REZONING AND PRELIMINARY PLAT OF OPEN SKY PRAIRIE (PL#2026-010)

- A. Request for rezoning of 38.82 acres from A-1, Agricultural Preservation, District to A-3, Agricultural Preservation Density, District.
- B. Request for Preliminary Plat of Open Sky Prairie consisting of 1 lot and 1 outlot on 38.82 acres.
- C. Request for Final Plat of Open Sky Prairie consisting of 1 lot and 1 outlot on 38.82 acres.

Location: Section 29
Township: Belle Plaine
Current Zoning: A-1, Agricultural Preservation District

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: Absent
Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Abstention.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any condition of the Belle Plaine Town Board recommendation.
2. Completion of all Natural Resources Department requirements including the creation of conservation easements.
3. Submission of up-to-date title insurance or opinion as required for review by the County Attorney's Office.
4. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.
5. Payment of all Belle Plaine Township and Scott County Final Plat fees.

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 lot has frontage and driveway access to a Township Road right-of-way, that has access onto a paved County Highway.
4. *Adequate Waste Disposal Systems* – the proposed lot meets 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 Agricultural Preservation 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.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:34 PM: REQUEST FOR INTERIM USE PERMIT OF RIVER VALLEY PARTNERS, LLC. (PL#2026-012)

- A. Request for Interim Use Permit for River Valley Partners LLP for Outdoor Cannabis Cultivation under a State of Minnesota Mezzobusiness License.

Location:	Sections 33 & 34
Township:	Louisville
Current Zoning:	RBR, Rural Business Reserve

Greg Wagner presented the staff report for this Application and introduced Mitch Michelson, applicant, for further explanation of the proposal. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [April 13, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Watson questioned water usage and how the Applicant intends to irrigate the crop and if the applicant is comfortable with the 5-year expiration date.

Mitch Michelson, Applicant, responded there is no intention for irrigation as it is an outdoor crop that can grow under natural rain patterns. Mr. Michelson said he is reluctantly open to accepting the 5 year expiration date in an effort to move the application forward, but has reservations on setting this as a precedent for other cannabis grow operations given the investment needed to start up this type of business.

Commissioner Robbins questioned the Township's non-recommendation and sought classification that the mezzobusiness license issued from the State of Minnesota is for outdoor cannabis cultivation only.

Mr. Michelson stated it was his impression that there was uncertainty among township supervisors involving cannabis, which lead to the non-recommendation. He made further comment the license is for outdoor farming and nothing with indoor cultivating.

Commissioner Robbins asked about the crop harvesting process.

Mr. Michaelson explained he will grow the whole plant, cut the plant down to the stalks, load up into a trailer and sell to a processing company who then turns the cut crop into an oil which then can be produced into either drinks, lotions or other products, which is sold to the public.

Commissioner Hussain questioned how the growing timeline correlates between the fall festival and the cannabis harvesting, and how far the proposed cannabis grow plot is from the fall festival grounds.

Mr. Michaelson responded the fall festival begins mid-September and they plan to harvest any final cannabis crop prior to the fall festival date and hoping for two harvests in the future. Mr. Michaelson further explained the crop location will be fenced in with a 6-foot high screened fenced, followed by an estimated 20-foot-wide corn crop buffer around the outdoor grow area.

Commissioner Holden stated concerns of odor.

Mr. Michelson explained the strain they plan to grow does not have a strong odor; it doesn't contain the flower typically associated with the strong odor.

Commissioner Holden asked if the second crop will be harvested prior to the start of the fall festival and if the crop can grow in the sandy soils.

Mr. Michaelson responded there was an old creek bed that dries up in the summer which does appear as sandy soil, yet the rest of the location is good growing soil and they plan to harvest before the festival.

Commissioner Robbins questioned security plans at this proposed location and how it relates to security in regards to the Eden Prairie location.

Mr. Michaelson confirmed there will be cameras that detect motion and send an alarm and notifications, this is set up that if any of the applicants are unreachable, the security company sends dispatch to the location and the Eden Prairie location has had no issues and the cameras being used to monitor the property are high grade cameras.

Commissioner Robbins questioned the timeline.

Mr. Michaelson said they are hoping to have at least one crop this year as they still need to install a fence, security, etc. before they can plant anything.

Commissioner Hussain asked how many cameras will be installed.

Mr. Michaelson explained there are 4 posts which will have multiple cameras on them.

Commissioner Hussain questioned the 5-year expiration date and if there were concerns with this.

Mr. Michaelson commented there could be a checks and balance system instead of having a termination date and a whole new application process required.

Chair Vonhof asked if there were any unexpected issues he learned from the Eden Prairie location that will give them the knowledge of handling setbacks better with this new location.

Mr. Michaelson explained there were setbacks with the indoor cultivation with the Eden Prairie location, and they have found a way of having the process run smoothly.

Chair Vonhof opened the Public Hearing at 7:20 pm.

Public Comments and Questions at the Podium

A signed petition of support from the 5 nearest neighbors was entered into the public record.

Mike Thuening, neighboring property owner, made comments that the Applicant has always been transparent and upfront about upcoming projects and is quick to solve problems with any of the neighbors. Mr. Thuening further commented the location site is unnoticeable and the only way people will know it is there is because of talking about it and feels if cannabis is going to be a part of Scott County this would be a good place to start.

Don Regnier, neighboring property owner, made comments to the location has high visibility from the neighboring driveways, how the traffic kicks up dust if there is a plan for dust control, along with making solutions as to parking on the road itself which causes other issues. Mr. Regnier further stated he is disappointed with the County in regard to traffic problems with RenFest, and how they plan to make traffic work with Severs.

John Weckman, Louisville Township, commented as to the differing opinions between township officials as there are concerns on cannabis, safety and the already high demand of the Sheriff's Office to address issues that might arise from this proposed use.

Bob Pieper, Louisville Township, commented he agreed with a few things Mr. Weckman said, yet its his impression that farming it is always a gamble it is ok to allow property owners to diversify. He further commented with the space and area around the outdoor crop, there is a good chance you won't even notice the odor.

Cheryl Doucette, Louisville Township, asked how the property will be taxed as the festival site is commercial and this location is agricultural.

Brad Davis, Planning Manager, and Mr. Wagner responded they will confirm with Taxation what this location will be classified as and inform Ms. Doucette.

Chair Vonhof asked for a motion to close the hearing.

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

Chair Vonhof asked for discussion.

Commissioner Robbins commented he sees all sides of the concerns and issues, but is impressed with all of the work the Applicants have put into this project and making sure everything is safe and being taken seriously.

Commissioner Watson made comment this is a complicated issue and agrees this project was done with extreme consideration.

Commissioner Hussain commented on the willingness and cautious approach the Applicant took with this project.

Chair Vonhof commented the Applicants do not wish to impede on their neighbors and with the many changing laws and additional conditions from the Township they are willing to work with the County and Township to make this project work.

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 Interim Use Permit for River Valley Partners LLP for Outdoor Cannabis Cultivation, noting that this recommendation is subject to the conditions that must be satisfactorily addressed prior to County Board consideration of the IUP.

Commissioner VonHolf noted a friendly amendment to include the additional conditions recommended from Louisville Township and presented by County staff as Amended Conditions of Approval.

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

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

The motion passed with 5 Ayes, 1 Nay, 1 Abstention.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions listed in the Louisville Township review of the Interim Use Permit.

Criteria for Approval:

1. The use does not create a burden on public facilities and utilities which serve or are proposed to serve the area. No public facilities or utilities will be used for the outdoor crop cultivation.
2. The use is sufficiently compatible and screened from adjacent land uses so as not to deter use or development of adjacent parcels. The proposed outdoor cultivation meets all required cannabis setback requirements. The area is currently used as an alfalfa field, so the site will continue to be used for agricultural crop production.
3. The use will not impact the appearance of the property and thus is not unsightly in appearance. Per state regulations, the outdoor cultivation must be fenced (min 6-foot high) and obscure or have a cover that obscures the fenced area from being readily viewed from outside the fenced area.
4. Adequate measures have been taken to provide ingress & egress to minimize traffic congestion, access to public roads, and on-site parking. The property has driveway access to 150th Street West, County Road 14. The cannabis crop is planted and harvested during the growing season, which will occur prior to the fall festival.
5. Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards. No septic or stormwater facilities are proposed for the agricultural use.

6. All buildings/structures used for the growing operation meet the intent of the State Building Code and/or fire codes. No structures are proposed for the outdoor grow.

Amended Conditions for Approval:

1. The applicant is to file with Scott County Zoning Administration in January of each year a letter stating that he is in compliance with the Conditional Use Permit.
2. This Interim Use Permit may be annually reviewed by the Township at a time and in a manner as prescribed by the Louisville Town Board.
3. Applicants shall pay an annual inspection/licenses fee for the Interim Use Permit, if and when, the Scott County Board of Commissioners and/or the Louisville Township Board of Supervisors adopt an inspection or license fee ordinance.
4. This Interim Use Permit is issued for use of the subject property for the outdoor cannabis cultivation of 6-acres as outlined in their narrative and site plan, attached as Exhibits A and B, respectively. No retail sales of cannabis products are permitted from this property. Any modification or expansion of the outdoor cannabis cultivation will require this Interim Use Permit to be reviewed by the Louisville Town Board and Scott County Zoning Administration.
5. The outdoor cannabis cultivation shall be operated according to the applicant's narrative and site plan attached hereto as Exhibits A and B, respectively. If at any time the conditions of this permit vary from the narrative or site plan, the permit conditions control and shall be followed.
6. The outdoor cannabis cultivation operation shall at all times be in compliance with all requirements of Minnesota Statutes Chapter 342 and all applicable Office of Cannabis Management license requirements and administrative rules. This includes items such as setbacks, visibility, screening, fencing, waste disposal, water runoff, security, and lighting. Any violations of the statute; state license or administrative rules, may result in revocation of this Interim Use Permit.
7. The cultivation area on the property must be located exactly as shown on the approved site plan. There shall be no expansion of the cultivation footprint, fencing, or operational area. Any modification or expansion of the cultivation footprint, fencing, or operational area will require Applicant to seek and obtain an amendment to this Interim Use Permit.
8. Applicant shall not change the nature of their use from outdoor cultivation to indoor cultivation or outdoor-mixed light facility cultivation absent Applicant seeking and obtaining an amendment to this Interim Use Permit.
9. All access points to the cultivation area must be locked and limited to authorized personnel.
10. Security lighting on the property must be down shielded to prevent glare onto neighboring properties.
11. There shall be no nighttime field lighting or any use of lighting for cultivation between sunrise and sunset except for down-shielded security lighting as approved in the site plan.
12. Harvesting, loading, and transport activities must occur between 7:00 a.m. and 8:00 p.m. unless otherwise approved in writing by both Scott County and Louisville Township.
13. No storage of product and/or inventory that has been harvested shall remain on the property for longer than 24 hours.
14. Cannabis waste must be rendered unusable and unrecognizable and removed from the property by a licensed hauler or disposed of pursuant to state requirements.
15. There shall be no open burning of cannabis or cannabis waste at the property.
16. Delivery and pickup vehicles must use a designated access route as shown on the approved site plan.
17. There shall be no public access to the cultivation site. Applicant shall cause the property and/or equipment located on the property to be secured from unauthorized entry. Locked gates and fencing with legally required signage shall be installed and locked appropriately to prevent entry onto the property according to the Applicant's narrative and site plan attached hereto as Exhibit A and B which are incorporated herein by reference.
18. Electrical services used for cultivation at the property must meet state code and be sized appropriately for lighting, pumps, security systems, and drying operations, etc.
19. Applicants shall provide access to the property at all reasonable times to Scott County and/or Louisville Township or its representatives for purposes of inspection to insurance compliance with the terms of this Interim Use Permit. The property and operations shall be available for inspections by the authorized Scott County and/or Louisville Township inspectors within normal company working hours upon reasonable advance notice to the Applicant. Any inspectors must identify themselves to an employee of the Applicant

before entering onto the property and must be escorted by an employee of the Applicant at all times to ensure the safety of the inspectors.

20. Applicants shall report 60 days prior to the expiration date of their Interim Use Permit the acreage cultivated, amount of water used, pesticide/fertilizer application logs, security incidents, resident complaints and responses during the life of the active permit. The report with the required information shall be submitted to both Scott County and Louisville Township.
21. The Subject Property shall be in compliance with ALL Federal, State, County, and Town regulations, including but not limited to Minnesota Statutes Chapter 342.
22. This Interim Use Permit shall terminate on the occurrence of any of the following events, whichever occurs first:
 - a. This Interim Use Permit shall expire on December 31, 2031. The property owner may apply for a new Interim Use Permit prior to the expiration of this permit to allow for an extension of time if the use is permitted at the time of application for a new interim use permit in the Zoning Ordinance.
 - b. Upon lapse or termination of the issued OCM mezzobusiness permit.
 - c. Upon change in ownership of the Subject Property.
 - d. Upon a change in ownership of the company holding a mezzobusiness permit for cannabis cultivation.
23. Applicant its successor and assigns, shall reimburse both Scott County and Louisville Township for all administrative, legal, planning, engineering and professional costs incurred in the creation, administration, execution or consideration of this Interim Use Permit Request.
24. Applicant, its successor and assigns, shall reimburse both Scott County and Louisville Township for all administrative, legal, planning, engineering, and professional costs incurred in the enforcement of conditions including, but not limited to, revocation of this Interim Use Permit.
25. Applicant, its successor and assigns, agree to pay all such costs within thirty (30) days of billing by Scott County and/or Louisville Township. Bills not paid within thirty (30) days of billing by Scott County and/or Louisville Township shall accrue interest at the rate of 6% per year. Further, if the Applicant, its successor and assigns, fail to pay said amounts, then Scott County and/or Louisville Township may specially assess the costs thereof against the property legally described in this Interim Use Permit or any other property owned by Applicant, its successor and assigns within the Township and/or bring legal action against the applicant, its successor and assigns, to collect any sums due to Scott County and/or Louisville Township pursuant to this Interim Use Permit, plus all costs and attorney's fees incurred in enforcing this Interim Use Permit. Should Scott County and/or Louisville Township assess the Applicant's property for said costs, Applicant, its successor or assigns, agrees not to contest or appeal such assessment and waives all statutory rights of appeal under Minnesota Statutes, including Minnesota Statutes § 366.012 or any other relevant statutes.

4.2 PUBLIC HEARING 7:50 PM: REQUEST FOR CONDITIONAL USE PERMIT OF DAVID MARTIN (PL#2026-011)

- A. Request for a Conditional Use Permit for David & Jodi Martin to construct a Private Indoor Riding Aren.

Location:	Section 24
Township:	Spring Lake
Current Zoning:	RR-1, Rural Residential 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: [April 13, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

David & Jodi Martin, Applicants, made comments explaining that instead of boarding their horses they would want them located on their property and they have spoken with neighboring property owners who are

supportive. Mrs. Martin stated they agree with all proposed conditions from staff and Spring Lake Township but expressed concerns with proposed condition No. 11 concerning screening and No. 12 concerning outdoor storage.

Commissioner Robbins questioned how many horses will be on the property.

Mrs. Martin commented no more than 4 will be onsite, to stay within compliance.

Commissioner Watson commented on his appreciation of extremely thorough CUP written explanation.

Chair Vonhof asked if the horses would be pastured.

Mrs. Martin explained 2 of her horses will need to be "dry lot" only while the other two could use pastureland from southern property owner.

Commissioner Robbins asked what "dry lot" entails.

Mrs. Martin explained the horses need to be on dry lot, as an indoor sand area, and not outside with grass and only feed on certain hay and grains.

Chair Vonhof opened the public hearing at 8:07 pm.

Public Comments and Questions at the Podium:

Ted Kowalski, Spring Lake Township, made comment on conditions No. 10 and No. 11. No 10 dealing with screening was recommended by the Town board to protect the neighbors view of this very large enclosed barn. Mr. Kowalski acknowledged that the Township has not heard any comments from these neighbors and because of that, maybe this condition can be reexamined before the permit goes to County Board for final approval. He said No 11 was intended as to keep equipment out of sight of the public view. Mr. Kowalski further commented on concerns about future landowner uses as this is a large barn and if it were not to be used by the next owners as a horse riding arena, it would need to be taken down to conforming sizes.

Commissioner Robbins addressed the Applicants that they understood that the next owners would need to keep this as a private riding arena or the building will need to be taken down to conforming size.

Mrs. Martin stated she understood, but believes there is a market for this type of property with a riding arena and any future owner will use it as such.

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 Watson based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Conditional Use Permit for David and Jodi Martin to construct a private indoor riding arena.

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: Absent

Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Abstention.

Conditions of Approval:

1. The applicant is to file with the Scott County Planning Office in January of each year a statement indicating that they are in compliance with the conditions of the Conditional Use Permit (CUP).
2. The Spring Lake Town Board may conduct an annual review of the CUP to ensure that the applicants are in compliance with the conditions of the CUP.
3. The applicants shall pay an annual CUP inspection fee, if and when the County adopts an inspection fee ordinance.
4. If ownership changes, the new owner shall contact the Spring Lake Town Board and Scott County Zoning Administration to review the conditions of the CUP.
5. The maximum number of animal units shall be limited by the livestock management plan. The Scott SWCD may conduct an annual review to verify that the pasture management and manure management are in compliance with the approved plan.
6. Any future improvements to the proposed private riding arena shall meet all requirements of the State Building Code and all applicable codes as required by the Scott County Building Official.
7. The riding arena shall be used only as a private horse-riding arena. Any other use of the structure, including but not limited to personal storage, commercial boarding, commercial horse training, commercial riding lessons, agricultural tourism, or any other associated business use or public event is a violation of the CUP and the Scott County Zoning Ordinance.
8. The footing material in the horse-riding arena shall be sand, wood chips, or stone-dust and not concrete or other material not suitable for equestrian use.
9. No outside employees who are not household members that reside on the property, may work on or at the riding arena.
10. A tall vegetative buffer shall be installed between the riding arena and adjacent properties (East and South) consistent with the screening standards noted in Section 4-4-1 of the Scott County Zoning Ordinance.
11. No outdoor storage of equipment or materials shall be visible from the public road.
12. Manure storage shall be out of public view.
13. No signage or advertising for the riding arena.
14. Complaints from adjacent property owners may trigger reviews by the County.
15. If the property owners stop using the riding arena for 12 consecutive months, the CUP is void and automatically terminated without need for hearing or action by the County. If the property owners violate any of the conditions of the CUP, the CUP shall be revoked or terminated. Upon any termination, revocation or surrender of the CUP, the property owners will have a 1-year period from termination or revocation etc., to reduce the size of the building to a conforming size for a 10-acre residential homesite after which the property owner agrees and will pay to the county/township \$200 per day from that day forward that the riding arena remains nonconforming. These amounts are assessable to the property taxes.
16. Upon sale seller shall disclose that the property has a "conditional use permit which runs with the land and any subsequent buyer is bound by the permit, its limitations, and the remedies including potential revocation and building removal, for violation. "
17. Failure to comply with the conditions of the CUP may result in revocation of the CUP.

Criteria for Approval (2-6-1):

1. *The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.*
The proposed use will not have any impact on public facilities that serve the property.
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.*
As proposed, the location of the indoor riding arena exceeds the required property line setbacks. The arena will be 50 feet from the nearest property to the east but will be more than 250 feet from any residence outside of the subject parcel.
3. *Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The indoor riding arena is designed of materials that are not unsightly in appearance and will be typical of a rural accessory building.

4. *The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.*

The proposed indoor riding arena is consistent with the intentions of Chapter 9 of the Zoning Ordinance and with uses allowed on 10-acre parcels in the RR-1 zoning district.

5. *The use is not in conflict with the Scott County 2040 Comprehensive Plan.*

The proposal is in conformance with the 2040 Comprehensive Plan and the keeping and enjoyment of animals such as horses.

6. *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 sufficient on-site parking. Adequate measures have been taken to provide ingress and egress, access to public roads and on-site parking.*

Access will be via the existing residential driveway access to Starview Lane.

7. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*

Any water would be obtained via a private well; wells are permitted by the MN Department of Health. No restroom is proposed in the building. Erosion and sediment control will be reviewed with the building permit for the arena.

8. *All building/structures meet the intent of the State Building Code and/or fire codes.*

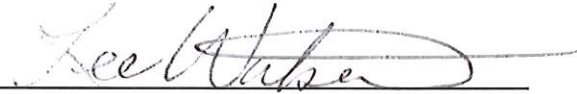
A building permit will be required for the indoor riding arena. County Staff will review the building permit application to verify that the structure meets the intent of the State Building and/or fire codes.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

IV. WORKSHOP: 2050 COMPREHENSIVE PLAN OVERVIEW

VI. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Huber, to adjourn the meeting at 8:23 PM. The motion carried unanimously.



Lee Watson
Vice Chair, Planning Advisory Commission

5/11/2026

Date



Rachel Nosbush
Deputy Clerk to the Board

5/11/2026

Date