



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, June 8, 2026
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:42 PM with the following members present: Ed Holden, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson. Ammar Husain absent with notice.

County Staff Present: 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 MAY 11, 2026 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Huber; second by Commissioner Holden to approve the minutes of May 11, 2026 Planning Advisory meeting. The motion carried unanimously. Commissioners Robbins and Vonhof abstained.

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 any 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 Robbins second by Commissioner Watson to approve the Consent Agenda.

3.1 CONSENT HEARING 6:43 PM: REQUEST PRELIMINARY PLAT AND FINAL PLAT OF KLEHR THIRD ADDITION (PL#2026-023)

- A. Request for Preliminary Plat of Klehr Third Addition consisting of 1 lot and 1 outlot on 67.06 acres.
- B. Request for Final Plat of Klehr Third Addition consisting of 1 lot and 1 outlot on 67.06 acres.

Location: Section 13
Township: Sand Creek
Current Zoning: A-3, Agricultural Preservation Density District

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions listed in the Sand Creek Township recommendation.
2. The County Surveyor, Attorney and Recorder review and sign the plat.
3. Payment of all Sand Creek 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* – both the residential lot and outlot have frontage and access to Redwing Trail, a gravel Sand Creek Twp Road.
4. *Adequate Waste Disposal Systems* – the proposed new septic sites 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 Transition 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.

3.2 CONSENT HEARING 6:44 PM: REQUEST FOR REZONE, PRELIMINARY PLAT AND FINAL PLAT OF JOOS ADDITION (PL#2026-027)

- A) Request for Rezone 40 acres from UER, Urban Expansion Reserve, District to UER-C, Urban Expansion Reserve Cluster, District.
- B) Request for Preliminary Plat of Joos Addition consisting of 1 lot and 1 outlot on 40 acres.
- C) Request for Final Plat of Joos Addition consisting of 1 lot and 1 outlot on 40 acres.

Location: Section 35
Township: St. Lawrence
Current Zoning: UER, Urban Expansion Reserve

Conditions to be Satisfied Prior to County Board Consideration:

1. Any condition listed in the Natural Resources Department review of the request.
2. Any condition listed in the Highway Department review of the request.

Conditions to be Satisfied Prior to Recording of Final Plat:

1. Submission of up-to-date title insurance or opinion as required for review by the County Attorney's Office.
2. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.
3. Payment of all St. Lawrence Township and Scott County Final Plat fees.
4. Shared access easement for benefit of lot and outlot to be recorded with Final Plat.

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 Urban Expansion areas.
2. *The proposed use is or will be compatible with present and future land uses of the area.*
Single-family dwellings are a permitted use and consistent with the growth patterns in the area.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The proposed residential use of the property is permitted. All performance standards will be followed.

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 additional housing units 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.*
Access to the lot and outlot will be from an existing driveway off of a collector roadway.

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 lot has frontage and driveway access to County Highway No. 59. The proposed lot and outlot will have shared access to an existing driveway approach.
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 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.

3.3 CONSENT HEARING 6:45 PM: REQUEST FOR REZONE, PRELIMINARY PLAT AND FINAL PLAT OF FOUR ROOTS HILLTOP (PL#2026-029)

- A) Request for Rezoning of 39.05 acres from TR, Transition Reserve, District to TR-C, Transition Reserve Cluster, District.
- B) Request for Preliminary Plat of Four Roots Hilltop consisting of 1 lot and 1 outlot on 39.05 acres.
- C) Request for Final Plat of Four Roots Hilltop consisting of 1 lot and 1 outlot on 39.05 acres.

Location: Section 35
Township: St. Lawrence
Current Zoning: TR, Transition Reserve

Conditions to be Satisfied Prior to Recording of Final Plat:

1. Submission of up-to-date title insurance or opinion as required for review by the County Attorney's Office.
2. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.
3. Payment of all Helena 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 Transition areas.
2. *The proposed use is or will be compatible with present and future land uses of the area.*
Single-family dwellings are a permitted use and consistent with the growth patterns in the area.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The proposed residential use of the property is permitted. All performance standards will be followed.
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 additional housing unit 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 lot and outlot will have access to a paved County highway directly across the highway from an existing residential access point.

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 lot and outlot both have frontage and driveway access to County Highway No. 15 directly across the Highway from an existing access point.
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 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.

3.4 CONSENT HEARING 6:45 PM: REQUEST FOR CONDITIONAL USE PERMIT OF ZIMMERMAN (PL#2026-033)

A) Request for a Conditional Use Permit (CUP) to Construct a Private Indoor Horse-Riding Arena.

Location: Section 32
Township: New Market
Current Zoning: UER, Urban Expansion Reserve

Conditions to be Satisfied Prior to County Board Consideration of the CUP:

1. Any conditions stated in the New Market Town Board recommendation.

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 New Market 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 New Market Town Board and Scott County Zoning Administration to review the conditions of the CUP.
5. The maximum number of horses shall be limited to four (4). Any additional increase in the number of horses would need to be reviewed by Zoning Administration and the Scott SWCD determine if a pasture management and manure management plan are required.
6. Construction and 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.

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 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 160 feet to the nearest property line.
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 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 UER 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.*
Access will be via the existing residential driveway access to Dakota Avenue.
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.

3.5 CONSENT HEARING 6:45 PM: REQUEST FOR INTERIM USE PERMIT FOR ISAAC (PL#2026-034)

- A) Request for an Interim Use Permit for Christine Isaac & James Toomey for a detached Accessory Dwelling Unit (ADU) for a family member.

Location: Section 3
Township: Sand Creek
Current Zoning: TR, Transition Reserve

Criteria for Approval:

1. *The use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*
The proposed use will not have a significant impact to the public facilities that serve the property and the surrounding area as it will be part of an existing farmstead.
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 ADU will be largely screened by woodlands along Bluff Drive north of the ADU and by other existing detached agricultural buildings on the property.
3. *If improvements are made, they shall be so designated 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 proposed ADU is designed to look like a residence and would not be unsightly.

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 property will continue to use the existing driveway to Bluff Drive.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

The ADU will be connected to private well and septic. The existing farmstead septic system can be expanded to accommodate the additional wastewater.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

The structure will require a building permit and will be reviewed by the County Building Department for conformance to all applicable State Building Code requirements.

Conditions of Approval:

1. This IUP is issued to Christine Isaac & James Toomey for a detached Accessory Dwelling Unit (ADU) to be added to their farmstead parcel.
2. 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 this Interim Use Permit. This shall include an annual verification that the persons living in the ADU are related to the property owner.
3. This IUP may be annually reviewed by the Township at a time and in a manner as prescribed by the Sand Creek Township Board.
4. The applicants shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The ADU shall be connected to a compliant septic drain field system as required by County Ordinance and Scott County Environmental Services.
6. The structure utilized for the ADU shall meet the requirements of the Scott County Building Official and the State Building Code.
7. The IUP shall be reviewed for termination when the property is sold, further subdivided, rezoned, or upon notification that the ADU is no longer occupied by family members.
8. Upon termination of the IUP, the ADU shall be removed from the property.

Chair Vonhof called for a vote on the motion to approve the Consent Agenda as follows:

Commissioner Holden: Aye

Commissioner Husain: Absent

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Abstention.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:46 PM: REQUEST FOR PRELIMINARY PLAT, FINAL PLAT AND CONDITIONAL USE PERMIT AMENDMENT OF ROCKLAND SECOND ADDITION (PL#2026-020)

- A. Request for Preliminary Plat of Rockland Second Addition consisting of 1 lot on 10.5 acres.
- B. Request for Final Plat of Rockland Second Addition consisting of 1 lot on 10.5 acres.
- C. Request for Conditional Use Permit amendment for Ace Auto to expand outdoor storage and parking.

Location:	Section 4
Township:	Sand Creek
Current Zoning:	I-1, Rural Industrial

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: [June 8, 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 6:56 pm.

Public Comments and Questions at the Podium

No one approached the podium.

Chair Vonhof asked for motion to close the public hearing.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Huber. 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 preliminary and final plat of Rockland Second Addition consisting of 1 lot on 10.5 acres, and Conditional Use Permit amendment noting that this recommendation is subject to the outstanding conditions that must be satisfactorily addressed prior to County Board consideration.

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

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

The motion passed unanimously with 6 Ayes, 1 Abstention.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in the Scott County Natural Resources Department review memorandum related to the plat and wetland delineation.
2. Any conditions stated in the Scott County Environmental Health Department review memorandum, including providing requested information on business operations and water meter readings.
3. Approval of the wetland delineation and any requirements listed in the Scott SWCD review of the delineation report.
4. Any requirements listed in the Sand Creek Town Board recommendation.
5. Existing drainage and utility easements shall be vacated by Sand Creek Township in favor of new easements dedicated on the Rockland Second Addition final plat.
6. The applicant shall enter into an updated Stormwater Maintenance Agreement with Sand Creek Township for stormwater management facilities.
7. Scott County Recorder and Surveyor review the plat and sign the plat Mylars.
8. A complete and updated (within 3 months) Title Commitment shall be submitted for review by the Scott County Attorney's Office prior to signing the plat Mylars.
9. Payment of all Sand Creek Township and Scott County Final Plat fees.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.

2. *Adequate Potable Water Supply* – the site, served by an individual well, meets requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on Jordan Avenue; road improvements and driveway access will be regulated by the Sand Creek Township Board.
4. *Adequate Waste Disposal Systems* – the site will meet all requirements of the Scott County Individual Sewage Treatment Systems 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 development in the Industrial 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 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.

Criteria for CUP Approval (Chapter 2-6-1):

1. The proposed use does not create an excessive burden on public facilities. *The site will be served by private on-site sewer and water, and access Jordan Avenue, a paved Sand Creek Township Road.*
2. The proposed use is compatible with or separated by a sufficient distance from uses on adjacent lots. *The proposed use is industrial, which is similar to industrial uses on adjacent lots to the south and east.*
3. The proposed structures will be designed of materials that are not unsightly in appearance. *No new structure is proposed.*
4. The use is consistent with the purpose of the I-1, Rural Industrial Zoning District. *Auto Repair & Sales is allowed in the I-1 zoning district.*
5. The use is not in conflict with the Scott County 2040 Comprehensive Plan. *The property is guided Industrial Area in the Plan, which allows industrial uses.*
6. Adequate measures have been taken to provide ingress and egress access to public roads and on-site parking. *The additional parking lot is to allow space for the vehicle sales lot, customer parking and employee parking to alleviate issues caused due to the company growth.*
7. Adequate water supply, sewage treatment systems, erosion control and storm water facilities have been approved by County Staff. *The site has an existing septic drain field and stormwater facilities. Additional stormwater facilities are being installed to accommodate the additional impervious surface being added.*
8. The proposed buildings will need to meet all Building Code requirements. *No new buildings are being proposed.*

Conditions of Approval:

1. The applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are compliant with the conditions of the Conditional Use Permit (CUP).
2. This CUP is issued to Ace Auto LLC (Eduard Tabakov), applicant and property owner, for the operation of an Auto, Truck Major Repair Body Shop, to include sales of repaired vehicles and outdoor storage as allowed by the Scott County Zoning Ordinance. No other uses may be conducted on the property without review by Sand Creek Township and Scott County, as allowed by the Ordinance.
3. The Sand Creek Town Board may conduct an annual review of the CUP to ensure compliance.
4. The CUP holder shall pay an annual inspection fee for the CUP, if and when Scott County adopts an inspection fee ordinance.
5. If property ownership changes or a new applicant/operator is proposed, the applicant/operator shall contact the Sand Creek Township Board and the County Zoning Administration Department to review the conditions of the CUP, and any proposed operation changes. The applicant/owner shall notify the Zoning Administration Department of any possible operation changes and obtain a Certificate of Compliance from Scott County Zoning Administration.
6. The property shall be developed in substantial compliance with the approved project plans (to be amended prior to County Board consideration) and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the Sand Creek Town Board.

7. Oil, solvents and other hazardous waste shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance. A Hazardous Waste License shall be obtained from Scott County Environmental Services and shall include provisions for proper removal (draining) of fluids from salvage vehicles to avoid leaks, spills, or other potential contamination of the site or surrounding properties and adjacent water resources.
8. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, construction waste, debris, concrete rubble and all other nonessential or nonfunctional materials from the Property.
9. This is a priority condition: Outdoor storage is permitted only as an accessory use to the primary business and must occupy a space other than a required front yard setback (no storage of vehicles is allowed in front/forward/east of the building). All outdoor storage of vehicles brought to the site must be in a side or rear yard and shall at all times be screened by fencing or a greenbelt planting strip. Violation of this condition will result in the termination of the CUP.
10. No vehicles shall be parked or stored along or on any Township Road or Township Road right-of-way.
11. Landscaping and Screening shall be installed per plans dated April 12, 2018 (As maybe amended prior to County Board action). All plant material required as part of the Landscaping/Screening Plan shall be maintained and kept alive. Any dead or damaged plants shall be replaced. All plants shall be warranted for a full growing season. Fencing used for screening shall be maintained and replaced if damaged or otherwise removed.
12. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this conditional use permit.
13. All necessary building/electrical permits shall be obtained for construction of all structures on the property. The buildings shall comply with the State Building Code and other applicable codes.
14. A septic permit is required for installation of the sewage treatment system. The septic sites identified on the project plans shall be protected from any disturbance, grading, or compaction, and shall be fenced prior to construction.
15. All signage shall comply with the Scott County Sign Ordinance.
16. All lighting shall comply with the Scott County Zoning Ordinance.
17. Site grading and construction shall be consistent with the approved Resource Management Plan and approved project plans (to be amended prior to County Board action).
18. Issuance of the CUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and driveway permits.
19. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.

4.2 PUBLIC HEARING 6:58 PM: REQUEST FOR REZONE & PRELIMINARY PLAT OF LYDIA PRIME CENTRAL DEVELOPMENT (PL#2025-094)

- A) Request for Rezone (7) parcels from "Transition Reserve" to "Rural Business Reserve" at the southeast corner of the intersection of State Highway 13 and County Road 10.
- B) Request for Preliminary Plat of Lydia Prime Central Development consisting of 15 lots on 79.05 acres.

Location:	Section 29
Township:	Spring Lake
Current Zoning:	TR, Transition 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: [June 8, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned what type of business will be in this development and further questioned a timeframe for the platting process.

Mr. Schmitz explained typical uses would include rural commercial and rural industrial businesses including light industrial and commercial uses that may have outdoor storage of supplies or equipment, such as contractor yards, lumber yards, landscape supply and services. Mr. Schmitz further responded the Applicant can come forth with their floodplain fill Conditional Use Permit at the July Planning Commission meeting and that County Board action could take place on the floodplain fill CUP, Rezoning, and Plat at the end of July or early August.

Commissioner Holden questioned the County Ditch 13 assessment.

Mr. Schmitz explained this will be in the hands of the ditch authority which is currently the Scott County Ditch Board. There has been discussion of the Prior Lake Spring Lake Watershed District taking over County Ditch 13.

Commissioner Holden asked if each lot would hold their own well or if the lots would be sharing wells.

Mr. Schmitz commented Applicants typically hold their own wells as maintenance responsibilities and usage between two separate property owners can cause problems.

Commissioner Watson questioned a traffic study and turning lanes.

Mr. Schmitz explained the applicant completed a traffic memorandum, the memorandum concluded that no traffic improvements were needed to the HWY 13/CR 10 intersection as turn lanes were already in place on Hwy 13.

Commissioner Waston further questioned any landscape screening or a berm along Highway 13.

Mr. Schmitz responded once applicants come into possession of the property and come forth with Administrative and Conditional Use Permits that screen, landscaping and lighting requirements will be addressed. Mr. Schmitz stressed the importance of screening and landscaping in the northeast corner of the plat where homes are located close to the development and along Hwy 13 due to the high traffic volume.

Chair Vonhof opened the Public Hearing at 7:17 pm.

Public Comments and Questions at the Podium

No one approached the podium.

Chair Vonhof asked for motion to close the meeting.

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

Chair Vonhof asked for a discussion.

Commissioner Robbins made comment his appreciation to the Applicant and Staff for the hard work put into this project as it is a complicated project.

Motion by Commissioner Watson; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval of the Rezoning of 79.05 Acres from TR, Transition Reserve to RBR, Rural Business Reserve and Preliminary Plat of Lydia Prime Central Development consisting of 15 Lots on 79.05 Acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration or the plat.

And including a friendly amendment for Spring Lake Township recommendation.

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

Commissioner Holden: Aye

Commissioner Husain: Absent

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Aye

The motion passed unanimously with 6 Ayes, 1 Abstention.

Conditions to be Satisfied Prior to County Board Consideration of Preliminary Plat:

1. Any conditions stated in the Scott County Natural Resources Department review of the Resource Management Plan and project development plans.
2. Any conditions stated in the Transportation Services review of the proposed plat.
3. Any conditions stated in the Scott County Environmental Services review memo.
4. Any requirements of the PLSL Watershed District review of the proposed plat including the preparation of a Developers Agreement with the Watershed District for establishment of and record Conservation Easements over buffer strips.
5. Any conditions/comments listed in the Scott County Floodplain Administration review of the proposed plat, including the approval of the floodplain fill CUP.
6. Any comment/Condition listed in the Spring Lake Township Recommendation.
7. A Three-way (County, Township, Developer) Development Agreement is drafted to ensure all required site improvements are constructed and installed according to the approved plans. This agreement will be between the Developer, Township, and County.

Criteria for Rezoning Approval:

1. *The proposed action has been considered in relation to the specific policies and provisions of and have 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 Rural Business Reserve land.
2. *The proposed use is or will be compatible with present and future land uses of the area.*
The proposed rural business use of the property is compatible with nearby properties and consistent with the 2040 Comprehensive Plan.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The proposed lot sizes and dimensions conform to the performance standards for RBR property.
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 uses of the RBR properties will not adversely impact public service capacity for local service providers. To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access will be permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.
5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*
The property has access to County Road 10, where improvements are proposed to increase the capabilities of the street. To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access will be permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access

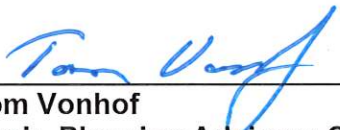
will be permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.

4. *Adequate Waste Disposal Systems* – Prior to approval by the County Board all 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 development in the Rural Business Reserve 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 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.

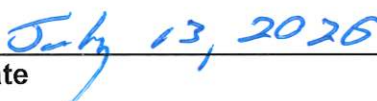
V. PLANNING MANAGER UPDATE PRESENTED BY CRAIG JENSON

VI. GENERAL & ADJOURN

Motion by Commissioner Hentges; second by Commissioner Watson, to adjourn the meeting at 7:21 PM. The motion carried unanimously.



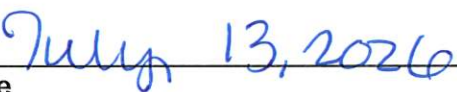
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date