



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, July 13, 2026
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:37 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: 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 JUNE 8, 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 June 8, 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 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 Hentges. The motion carried unanimously.

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

3.1 CONSENT HEARING 6:39 PM: REQUEST FOR REZONE OF SUTTON WEST (PL#2026-038)

- A. Request for Rezone of 30.66 acres from Transition Reserve Cluster, TR-C, to Agricultural Preservation Density District, A-3.

Location: Section 26
Township: Sand Creek
Current Zoning: A-3, Agricultural Preservation Density District

Criteria for 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 agricultural land preservation in the Transition Area.
2. *The proposed use is or will be compatible with present and future area land uses.*
The existing use is for agricultural crop land and anticipated future addition of a wireless communications tower is compatible with existing and future land uses.
3. *The proposed use conforms to all performance standards contained in this Ordinance.*
The use of the property is not changing; the majority of the property will remain in agricultural production.
4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*
The use is not changing and therefore will not adversely impact public service capacity for local service providers.
5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*
The property will continue to be used for agricultural purposes and therefore will be limited to agricultural vehicle access to the property.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:40 PM: REQUEST FOR REZONE & PRELIMINARY PLAT OF MEADOW OAKS (PL#2026-024)

- A) Rezoning of 65.05 acres from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single-Family District.
- B) Preliminary Plat of Meadow Oaks consisting of 14 lots on 65.05 acres.
- C) Final Plat of Meadow Oaks First Addition consisting of 7 lots and 2 outlots on 65.05 acres.

Location:	Section 21
Township:	Spring Lake
Current Zoning:	RR-1, Rural Residential Single Family

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: [July 13, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned the amount of items that need to be finalized prior to County Board approval and if the Applicant is working with the respective agencies to work through the criteria and conditions.

Mr. Wagner explained the Applicant has previously worked through many of the items needed and the majority of the more complex items have been finalized and the remaining items are minor corrections.

Commissioner Hentges made comment the Applicant has done their due diligence and is cooperating with the local agencies to finalize their plans.

Chair Vonhof opened the Public Hearing at 6:54 pm.

Public Comments and Questions at the Podium

Michelle Finley, neighboring property owner, questioned if 195th Street will be paved as part of this residential development.

Mr. Wagner said that is a Spring Lake Township decision and the Township recommendation indicates that no infrastructure improvements are required as part of this development

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 Huber; second by Commissioner Robbins, based on the Conditions and Criteria for Approval listed in the staff report, I recommend approval of the Rezoning of 65.05 acres from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single Family District, the Preliminary Plat of Meadow Oaks consisting of 14 lots on 65.05 acres, and Final Plat of Meadow Oaks First Addition consisting of 7 lots and 2 outlots on 65.05 acres noting that this recommendation is subject to the conditions listed 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 Environmental Services Department review of the plat and the proposed septic drain field sites.
2. Any conditions stated in the Scott County Natural Resources Department review of the preliminary plat and Resource Management Plan.
3. Any conditions listed in the Scott Soil & Water Conservation District review of the wetland delineation and plat, including comments on behalf of the Prior Lake – Spring Lake Watershed District. This includes entering into a development agreement with the Watershed District for dedication of required Conservation Easements.
4. A Three-Way (Developer, Township, County) Development Agreement is drafted by the township attorney incorporating the approved project plans and all improvements required by the Township and County. The agreement will also include phasing the plat up to 5 years as allowed by the County Subdivision Ordinance.

Conditions to be Satisfied Prior to Plat Recording

1. The County Surveyor, Attorney and Recorder review and sign the plat.
2. Payment of all Spring Lake Township and Scott County Final Plat fees.

Criteria for Rezoning Approval:

1. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Comprehensive Plan.* The proposed rezoning conforms to goals and policies contained in the 2040 Comprehensive Plan for Rural Residential Growth Area development.
2. *The proposed use is or will be compatible with present and future area land uses.* The proposed plat is consistent with residential developments on adjacent properties.
3. *The proposed use conforms to all performance standards contained in this Ordinance.* The development is consistent with the lot sizes of other Rural Residential Single-Family platted subdivisions in this area of Spring Lake Township.
4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.* There are no planned public services to this area so all lots will utilize individual wells and septic and will utilize existing township roads for access.

5. *Traffic generation by the proposed use is within capabilities of streets serving the property.* As noted, the site will utilize existing township roads for driveway access. Spring Lake Township has reviewed the plat and has recommended approval of the rezoning with the lots having direct driveway access to the public roadways.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all storm water 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 individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – The proposed lots will have frontage and access on Vergus Avenue, a paved Spring Lake township road, and 195th Street East, a gravel Spring Lake township 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 development in the Rural Residential Growth Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize local Township roads for access.
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 6:58 PM: REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A PRIVATE AIRPORT (PL#2025-039)

A) Request for a Conditional Use Permit to establish and operate a private airport

Location:	Section 23
Township:	Blakeley
Current Zoning:	Agricultural Preservation

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: [July 13, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins questioned if the Applicant has all the proper state and federal licensing for having an airport runway along with a pilot's license.

Mr. Hall responded the Applicant will need to be licensed with MnDOT Aeronautics and be registered with the FFA.

Commissioner Robbins questioned the Applicant has a license to fly.

Wayne Nagel, Applicant, confirmed he has had his pilot's license for 20 years.

Commissioner Hentges asked the number of planes he intends to store inside the hanger and who will be checking in with the Applicant in the future to monitor any regulations.

Mr. Nagel responded the hanger can hold two aircrafts and, in the future, having a possible third aircraft at an adjacent family members residence; and further responded the state will visit the site initially to monitor compliance with regulations but it does not include an annual inspection.

Commissioner Watson commented the location is quite spacious and there appears to be no obstructions along the runway.

Chair Vonhof opened the Public Hearing at 7:09 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.

Motion by Commissioner Watson; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit for Wayne Nagel to operate a private airport on the south half of the northwest quarter of Section 23, Blakeley Township.

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 of Approval:

1. The applicant is to file with the Scott County Planning Office in January of each year a letter stating that they are in compliance with the conditions of the Conditional Use Permit as issued.
2. This Conditional Use Permit shall be annually reviewed by the Township at a time and in a manner as prescribed by the Blakeley Township Board.
3. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
4. This Conditional Use Permit is issued for the specific use of the subject property for a private airport in compliance with the plans, narratives and information submitted by the applicant. Any changes to the CUP shall be reviewed by the County and any expansion of the use shall require the Conditional Use Permit to be amended.
5. If the property is sold, the new owner shall contact the Scott County Planning Department to review the conditions of the CUP and officially transfer the permit. If a new property owner does not utilize the private airport within one (1) year of the date of sale, this CUP shall expire.
6. The airport shall be limited to 3 small planes for private use by the applicant and their immediate family only. No other planes shall use the airport.
7. The airport can only be used during daylight hours. Daylight hours for this permit shall consist of ½ hour before sunrise and one ½ hour after sunset. If in the future, lights are installed on the runway, the hours may be extended. Prior to the installation of lighting, the County and Township will review the lighting plan to determine if the permit needs to be reopened.
8. The airport use shall comply with all MPCA noise standards. If the County receives multiple valid complaints on noise within a calendar year the applicant at his expense shall have a noise consultant provide a report to the County showing MPCA standards are being met. If exceedances are occurring the noise consultant shall provide mitigations measures to resolve the exceedance.
9. Prior to operation of the airport the applicant shall receive MnDOT approval and a license to operate. A copy of the license shall be provided to the County.

10. The applicant shall follow all FAA requirements for a private airport. In addition to limit the impact on residences the applicant shall follow FAA recommended approach/departure paths to limit overflight of neighboring homes to the extent feasible.
11. The applicant shall schedule inspections and if necessary, obtain a Hazardous Waste License as required from Scott County Environmental Services Department.

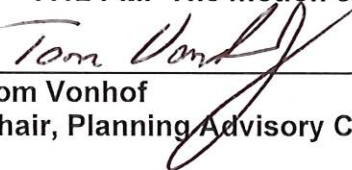
Criteria for Approval:

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 create an excessive burden on existing or proposed public facilities serving the surrounding area.
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 proposed use is separated by a sufficient distance from adjacent agricultural and residential land uses. The draft conditions include language limiting the airport use to immediate family, meeting MPCA noise standards, and requiring to be licensed by MnDOT as a private airport.
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 airplane hangar already exists on the property. The structure is similar to other personal storage and agricultural buildings in the area.
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 use is consistent with the intent and standards identified in the A-1 Zoning District.
5. *The use is not in conflict with the Comprehensive Plan of Scott County.*
The proposed airport is in the same area of a previous private airport that is identified in the 2040 Comprehensive Plan.
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.*
The private use of the airport will generate minimal additional traffic between the applicant's home and airplane hangar.
7. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*
The proposed airport will not require additional water supply or sewage treatment. The hangar has already been constructed, and the runway will be built in an existing field with minimal grading.
8. *All buildings/structures must meet the intent of the State Building Code and/or Fire Codes.*
The airplane hangar has already been purpose built and is not being modified.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

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



Tom Vonhof
Chair, Planning Advisory Commission

8-10-2026

Date



Rachel Nosbush
Deputy Clerk to the Board

Aug. 10. 2026

Date