

# **Empire Township Planning Commission, Meeting Minutes**

**December 7, 2021**

The Empire Township Planning Commission was called to order by Tom Kaldunski at 8:00 PM.

Present were: Tom Kaldunski, Trent Larson, Jared Sachs, Doug Clark, Jane Kansier, Charles Seipel-Teng, and liaison Jamie Elvestad.

Representatives from Summergate Companies, including Jim Atkinson, expressed interest in developing the Siewart property, south of Highway 66, west of Biscayne Ave. and asked the Planning Commission if there would be any appetite in the Township for new residential development.

The Planning Commission noted that there is currently a very small inventory of available residential lots in Empire Township. There is demand for more residential development, however there is concern about how much longer this active housing market will continue. The Planning Commission noted that they feel 15,000 sq. ft. lots will sell well. Mr. Atkinson asked about the possibility of including townhomes in the development. It was noted that townhomes are permitted in the MXR District, and the Planning Commission would be receptive to working with the developer on a PUD.

It was noted that prior to development, the property would need to be rezoned from AG to MXR and that would also trigger an amendment to the 2040 Comprehensive Plan.

Water hookup is available from the north side of Highway 66, however sanitary sewer would need to be extended south, across the Vermillion River.

The Township would need to work with the developer, the City of Farmington, and the Met Council to see what sizing would be needed for a sewer line extension, if an extension would be granted by the Met Council, and how the extension would be paid for.

The developer has reached out to Dakota County regarding any future realignments at the Highway 66, Biscayne Ave. intersection.

Mr. Atkinson thanked the Commission for their time and he and his team will review Township ordinances prior to developing a concept plan for the site.

It was reported that a letter regarding a possible IUP violation was sent to American Motors.

Tom Schmit with Aggregate Industries presented a proposed parcel split for the south 120 acres of two existing parcels owned by Don Peterson. It is anticipated that the new parcel will become part of a future aggregate mining operation. The Planning Commission reviewed a

survey showing the proposed new parcel. It was noted that the new parcel needs to have road access, either through an easement or combining the new parcel with an existing parcel that has road access.

Jared Sachs made a motion to recommend approval of the parcel split, contingent upon the Township receiving a revised survey that shows road access in the form of an easement or combining the new parcel with a parcel that has road access, prior to formal approval by the Town Board. Trent Larson seconded. Motion passed 4-0.

It was reported that the Town Board has recommended that the Planning Commission further review proposed Ordinance No. 250-B, an ordinance regulating parking in the public right of way, to consider how to account for the parking of large commercial vehicles on streets in the MXR District.

After discussion, it was recommended that the Town Board consider including language in the draft ordinance that prohibits the parking of commercial vehicles in the public right of way and how commercial vehicle is to be defined. The Planning Commission recommended that commercial vehicle be defined as any vehicle that is used for commercial purposes, or any vehicle that is used for commercial purposes and over 12,000 pounds.

The Planning Commission reviewed a proposed comprehensive plan amendment from the City of Lakeville for the Ebenezer Estoria project. The Planning Commission had no comment on the proposed amendment.

It was recommended that the Town Board determine if the Planning Commission should meet on January 4th.

The Planning Commission Meeting adjourned at 9:00 PM.