

Empire Township Planning Commission Minutes

May 3, 2022

The Empire Township Planning Commission meeting was called to order by Trent Larson at 8:00 PM.

Present were: Trent Larson, Jared Sachs, Doug Clark, Marla Vagts, Jane Kansier, Brad Fisher, Charles Seipel-Teng, and liaison Jamie Elvestad. Tom Kaldunski was absent.

The meeting was opened to a public hearing on a proposed amendment to Ordinance No. 275 (Food Truck Ordinance).

It was reported that no comment on the public hearing notice was received.

The proposed ordinance, Ordinance No. 275-A, amends Section 4; Item B-9, from a maximum vehicle size of 10' in height and 25' in length to 13' 6" in height and 34' in length.

No comment was received from the public and the Planning Commission had no questions or concerns on the proposed amendment.

Jared Sachs made a motion to close the public hearing. Doug Clark seconded. Motion passed 4-0.

Jared Sachs made a motion to recommend the adoption of Ordinance No. 275-A, an Ordinance Amending Ordinance No. 275 (Food Truck Ordinance). Doug Clark seconded. Motion passed 4-0.

Representatives from DNH Empire presented a proposed concept plan for the platting of their property in the northeast section of the Township.

The proposed plat re-routes Clayton Ave to connect to County Road 46 at ¼ mile west of the Highway 52 cloverleaf, per recommendations from Dakota County.

Plans call for the plat to include space for a waste transfer facility for Nitti Sanitation and a parcel for Dahn Construction.

The remaining parcels are proposed to become commercial lots, which will request a re-zoning of those lots for commercial.

The Planning Commission had questions about the future alignment of Clayton Ave. (a County Road) and the plat having the necessary space for required septic and well.

DNH said that the plans for the alignment of Clayton Ave are subject to change. They are conducting research into the requirements for the septic and wells and believe the proposed lots are large enough.

DNH plans to submit a Sketch Plan Application for the proposed project. The Planning Commission recommended that the Sketch Plan Application be submitted. Rezoning of some of the parcels to Commercial will require a Comprehensive Plan amendment.

Hugh Fischer presented a proposal to subdivide the Helen Fischer Trust Property, west of Chippendale Ave. and east of the railroad tracks. To the east of the creek, he would like to combine Parcel 2 with newly created Parcel 1 and sell to a developer.

The parcel to the west of the creek would be newly created Parcel 7. This parcel will potentially be combined with a parcel to the south. It was noted that Parcel 7 would need to be combined to the parcel to the south to provide Parcel 7 with the required road access.

Parcel 2 is zoned MXR while Parcel 1 is Ag. These parcels could be combined with their current zoning classifications, however before they are to be developed, proposed Parcel 1 will need to be rezoned to MXR. This rezoning follows proposed land uses in the 2040 Comprehensive Plan. The Planning Commission will wait for an update from Mr. Fischer before considering the proposed parcel subdivision.

The Planning Commission reviewed information from John Mertens, Dakota County Planner, on future alignment options for the proposed Vermillion Highlands Greenway. The Planning Commission indicated that they would be interested in participating in a brainstorming session with Mr. Mertens and his staff to discuss possible alignments for the proposed greenway.

It was noted that staff will be meeting with Dakota County Transportation tomorrow at 1:00 PM to discuss future road alignment of Highway 66 at Biscayne Ave.

It was reported that Dakota County Transportation staff will be attending the June 7th Planning Commission Meeting to present information on proposed plans for Highway 66, west of Highway 52 and seek comment from the Township. Jerod Sachs noted that he has concerns with some of the proposals for this project, as well as with other projects outlined in the corridor studies.

It was reported that the hearing date for incorporation has been set for Thursday, June 2nd. Testimony will be given during the day and a public comment period will take place that evening.

Meeting adjourned at 9:25 PM.