

Empire Township Planning Commission Minutes

August 16, 2022

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

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

John Anderson and Bart Winkler, with Winkler Land Co., presented a revised concept plan for the proposed Deer Creek development. The revised plan calls for 10,000 sq. ft. minimum lots, at 80' wide, south of 197th street and 8,400 sq. ft. minimum lots, at 70' wide, north of 197th Street. The concept plan moved the proposed playground to the north side of the property and an additional street and cul-de-sac on the south side. Because of the additional street, 6 more lots were added from the previous concept plan. The new plan included contour lines and ponding locations.

The Planning Commission asked how many lots south of 197th were at the 10,000 sq. ft. minimum. They would prefer to see most lots south of 197th Street at a minimum of 12,000 sq. ft. Mr. Anderson and Winkler stated that reducing the number of lots south of 197th Street may not be feasible because of the expense related to the additional street.

It was the consensus of the Planning Commission that the revised concept looked like a good plan, however they would like more information on the lot sizes for the parcels south of 197th Street and would like to see most of the lots at 12,000 sq. ft.

Luke Siewert and Bryan Tucker requested additional feedback on the proposed Summergate Development. The Planning Commission indicated that they would like to see larger lot sizes and dedicated park space in the proposed subdivision. The Planning Commission stated that they believe that larger lots are still in demand in this market and that developers should still be able to sell these lots at a premium.

Mr. Siewert stated that the market has changed substantially in the past ten to five years, and larger lot sizes are more difficult due to increased development costs and changes in customer demand.

The Planning Commission discussed the need to map areas of the Township where PUD's for smaller lot sizes might make the most sense.

The Planning Commission reviewed a mining permit renewal application for the Mineral Extraction IUP for Fischer Sand and Aggregate. Jane Kansier pointed out that the original IUP called for the construction of a ready-mix plant, but that plant has yet to be constructed. The

new application provides a location for the proposed ready-mix plant, which will be located on and area that has been reclaimed. Nick Oster indicated that much of the area south of 170th Street has been reclaimed and the revised plan shows the five-year phasing plan for the parcel north of 170th Street. It was indicated that the ready-mix plant will be a new, portable plant. The Planning Commission had no concerns regarding the application for renewal of the IUP for Fischer Sand and Aggregate. The draft IUP will be brought to the Town Board at their next meeting, for review and consideration.

The Planning Commission reviewed a draft letter that is proposed to be sent to Dakota County Transportation Project Manager, Doug Abere, regarding the Township's ranking of the four alternatives for the Highway 52 and 66 intersection. The letter would be sent from Town Chair, Terry Holmes. The letter ranks the alternatives from most desirable to least desirable and asks for additional information for the key elements of each alternative as it becomes available. Tom Kaldunski noted that Marla Vagts should be added to the letter as a member of the Planning Commission that attended the open house. It was the consensus of the Planning Commission that the letter looked good.

The Planning Commission reviewed a plan showing the proposed placement of rooftop solar panels on various buildings at the Dakota County Transportation Campus at 160th Street. Jane Kansier noted that the panels meet zoning ordinance requirements as they are to be placed at least 6' from the roof line and at a maximum height of 13". The Planning Commission had no other questions or concerns regarding the placement of the rooftop solar panels at the Dakota County Transportation Campus.

Meeting adjourned at 9:10 PM.