

# **Empire Township Planning Commission Minutes**

**August 2, 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. Commission member Tom Kaldunski was absent.

John Anderson with Winkler Land Co. presented a revised concept plan for the proposed Deer Creek development. The proposed plan calls for a 91-lot development that would be located on both sides of 197th Street. 100' wide, 15,000 sq. ft. lots and a park in the Outlot would be south of 197th Street. 65' wide, 7,500 sq. ft lots would be north of 197th Street. Biscayne Ave. would be paved at the existing width to the north end of the developed property. The concept plan showed proposed trail routes and connections.

All lots would be single family residential. The northern most lots would have a below grade walkout. Sidewalks would be constructed on one side of most of the streets.

Mr. Anderson noted that they would propose to submit the whole plan as a single PUD so that it could go through the platting process at one time.

The Planning Commission discussed the possibility of having a 5' side yard setback on one side of the north property lots and a 10' setback on the other side. There may be issues with making sure everyone builds at a setback that would provide for 15' between each house.

The option of reducing the lot size on the south property lots and increasing the size of the north property lots was discussed. The Planning Commission indicated that they would be comfortable with 80' wide lots on the south and 75' wide lots on the north. The park would likely be needed on the north side of the development instead of the south side, as there is existing playground equipment near the south Outlot.

The project would not be feasible if the developer widened the box culvert bridge on Biscayne Ave.

Brad Fisher indicated that the proposed street alignment looks good. He has some concern about a trail going north, next to the box culvert on Biscayne. The trail could be stubbed to that area for a future connection.

Mr. Anderson indicated that he would work to see if he can revise the concept plan to adjust the lot widths. The Planning Commission indicated that they look forward to seeing the plan move forward.

Jane Kansier presented an update on proposed revisions to the Township's Right of Way (ROW) Ordinance to permit small cell wireless facilities. Jane will plan on doing more research on performance and locational criteria. The ordinance will reference MPCA erosion control standards for restoration. Brad Fisher recommended limiting dates for permits to a two-month period, unless otherwise approved. The Township currently has contractors applying for long permit periods and not notifying the Township when the project starts and commences.

It was noted that the Empire Celebration will be taking place on Thursday, from 6:00 to 8:00 PM at Town Hall Park.

It was reported that Dakota County Transportation has presented updated concept plans for the proposed Highway 52 and 66 interchange realignment. The proposed concepts have been narrowed down to four plans. Residents and users of the highways can leave comments for the County on the project home page. It was also recommended that the Planning Commission and Town Board rank the proposals and submit comment to the County in writing, justifying their rankings. The Township engineers can provide a matrix for each proposal to be considered in the ranking. The Planning Commission recommended that the request for the matrix and ranking be brought to the Town Board for consideration.

Meeting adjourned at 9:15 PM.