

Empire Planning Commission Meeting Minutes

April 20, 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, Bob Bjerke, Doug Clark, Jane Kansier, Brad Fisher, Charles Seipel-Teng, and liaison Jamie Elvestad.

Hugh Fischer presented information on a proposal to reconfigure the five parcels owned by the Fischer Estate along Highway 3. There is a proposal to sell a section and subdivide it off on the northeast section of the Fischer owned property. A new parcel between the creek and the railroad would have access to Highway 3 with the sectioning off a 66' wide area on the south side of the southern most parcel along Highway 3. This has an existing driveway access.

Mr. Fischer noted that there is a perpetual easement on the south side of the properties for use by the pipeline and the railroad. The County has also expressed interest in purchasing land along the creek for a future bike path, but a letter of intent has not yet been submitted. The Commission reviewed a flood hazard map of the area. It was noted that this land is currently in the AG District but is proposed to be developed as residential in the 2040 Comprehensive Plan. Currently, subdivided parcels would need to meet the minimum lot size in the Ag District. The parcels would also need some kind of right-of-way access.

It was recommended that Mr. Fischer connect with MN DOT regarding access to Highway 3 and also submit an application for sketch plan review so that staff can review and comment on the proposal.

Madhu Kolan and Tom Cogan were present to discuss a proposal for a storage condo concept on the north end of the Fischer parcel on Highway 3. After reviewing the floodplain map for this property, Mr. Cogan indicated that this parcel will likely not be an appropriate fit for this type of project. The Planning Commission reviewed information on the storage condo unit concept. Each storage condo is separately owned and assigned its own PID. The units are not residential dwellings. The Planning Commission recommended that the developer consider looking at the property near the intersection of Clayton Ave and Hwy. 46 as it was recently rezoned for light industrial.

It was reported that a public hearing has been scheduled for the May 4th Planning Commission Meeting to consider Ordinance 275 relating to Food Trucks and Ordinance 515-F, Empire Township Fee Schedule. The Planning Commission reviewed food truck license fees from other cities in Minnesota.

The Planning Commission reviewed a proposed comprehensive plan amendment from the City of Farmington for the rezoning of a 68-acre parcel west of County Road 31 to Medium Density

Residential. This is being done to accommodate the development of 289 townhome units on the site. Trent Larson made a motion to recommend “no comment’ on the proposed comprehensive plan amendment from the City of Farmington. Jared Sachs seconded. Motion passed 5-0.

The Planning Commission reviewed a proposed comprehensive plan amendment from the City of Rosemount to change future land use designation of approximately 500 acres of the U More property, south of Highway 42 to Mixed Use Residential. The proposed designation would not impact unit counts for future development. It was recommended that the Township comment to ask the City of Rosemount to ensure that the amendment is consistent with the AUAR. Tom Kaldunski made a motion to comment on the proposed comprehensive plan amendment from the City of Rosemount to ensure that the amendment is consistent with the AUAR. Bob Bjerke seconded. Motion passed 5-0.

Meeting adjourned at 9:10 PM.