ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:30 pm with the following members present, Gary Hartmann, Donna Hentges, Ed Hrabe, Lee Watson, Barbara Johnson and Ray Huber.

County Staff Present: Brad Davis, Planning Manager; Marty Schmitz, Zoning Administrator; Greg Wagner, Principal Planner; Nathan Hall, Associate Planner, Deb Brazil, Administration; Tom Wolf, County Board Commissioner; and Barb Simonson, Deputy Clerk to the Board.

APPROVAL OF MARCH 11, 2019 MINUTES

Motion by Commissioner Johnson; second by Commissioner Watson to approve the minutes of March 11, 2019 Planning Advisory meeting. The motion carried on 6 ayes. Commissioner Vonhof abstained from voting due to absence from the March 2019 meeting.

CONSENT AGENDA

3.1 PUBLIC HEARING 6:30 PM: TARA FARMS (PL#2017-114)

A. Request to Approve Final Plat for 26 lots and 3 outlots on 251.02 (PL#2017-114)

Location: Section 29
Township: Credit River
Current Zoning: RR-2

Motion by Commissioner Huber; second by Commissioner Hrabe to approve the consent agenda. The motion carried unanimously.

Criteria for Approval (Chapters 42 & 70):

1. Adequate Drainage – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.

2. Adequate Potable Water Supply – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.

3. Adequate Roads or Highways to Serve the Subdivision – The proposed lots will have frontage and access off of the new Township roads, specifically a northern extension of Nevada Avenue, and future township roads as shown on the project plans.
4. Adequate Waste Disposal Systems – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.

5. Consistency with the Comprehensive Plan – the proposed plat conforms to the goals and policies contained in the 2030 Comprehensive Plan for the development in the Rural Residential Growth Stage Area.

6. Public Service Capacity – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize the existing Township road for access. The Township and Developer are discussing improvements to Nevada Avenue and 210th Street East.

7. Consistency with the Minnesota Environmental Quality Board’s Policies – the property is part of the Credit River Alternative Urban Areawide Review (AUAR). The AUAR covered developable parcels in the southern area of Credit River Township for analysis of development impacts (roads, stormwater, environmental). The County updated the AUAR in 2010 following adoption of the 2030 Comprehensive Plan but has not updated the AUAR due to the lack of development since that time. Updates to the AUAR would include compliance with any updated transportation plans and County Ordinances, which would include the aspects of the development reviewed as part of the plat.

8. Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County’s capital improvement plan.

And noting that Credit River Township recommended approval of this request at their April 2019 monthly meeting.

IV. PUBLIC HEARING 6:30 PM HICKORY HILLS 3RD ADDITION (PL#2019-013)

A. Request for Rezoning of 13.07 Acres From RR-1, Rural Residential Reserve, to RR-2, Rural Residential Single Family

B. Request for Approval of Preliminary Plat and Final Plat of Hickory Hills 3rd Addition Consisting of 3 Lots on 13.07 Acres.

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<tr>
<th>Location:</th>
<th>Section 35</th>
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<tr>
<td>Township:</td>
<td>Spring Lake</td>
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<tr>
<td>Current Zoning:</td>
<td>RR-1</td>
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Staff Nathan Hall presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website link, April 8, 2019 Planning Advisory Commission Agenda Packet.

For the Staff report please click on the download arrow and click on Agenda, then Save and then Open. Please open the bookmark at the top of the page and click on the specific project name.

Commissioner Comments and Questions:

Commissioner Huber asked about the location of the hoop building on the west side of the property and whether it will be removed due to the easement. In addition, asked for clarification of the driveway access and related easement. Mr. Hall reported that owners will be removing the hoop building and they have provided an easement document for the driveway access.

Commissioner Watson asked if Spring Lake Township has approved the 2 new driveways that will access the township road as it relates to safety issues and the number of accesses on to the roads. Mr. Hall reported that the Township will be addressing this matter once the building permits applications have been submitted for the 2 new properties.
Commissioner Johnson further clarified the Township, as the road authority, has several requirements that will need to be met through the driveway permit process by the future builder such as need and payment for a culvert. She noted the road in front of the subject property is an interior u-shaped road with lower traffic levels.

Commissioner Hartmann asked if a shared driveway with one access was an option. Mr. Hall replied that the Township would need to make this determination.

The public hearing was opened for public comment; however no one approached the podium to comment.

Motion by Commissioner Watson to close the public hearing; second by Commissioner Hartmann to close the public hearing. The motion carried unanimously.

Motion by Commissioner Watson; second by Commissioner Hrabe based on the criteria for approval listed in the staff report, to recommend approval of the rezoning, preliminary plat and final plat of Hickory Hills Third Addition, consisting of 3 lots on 13.07 acres, noting that this recommendation is subject to approval of the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project. The motion carried unanimously.

Conditions to be Satisfied Prior to County Board Consideration:

1. Approval of the wetland delineation by Scott Soil and Water Conservation District, and dedication of a conservation easement over the delineated wetland.

2. Any conditions stated in the Scott County Natural Resources Department review of the preliminary plat and resource management plan. Conservation Easements shall be dedicated in conjunction with the Final Plat.

3. Any conditions stated in the Scott County Environmental Services Department review of the plat and the proposed septic drain field sites.

4. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.

5. Payment of all Spring Lake Township and Scott County Final Plat fees.

Criteria for Approval (Chapter 42):

1. Adequate Drainage – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.

2. Adequate Potable Water Supply – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.

3. Adequate Roads or Highways to Serve the Subdivision – the proposed lots have frontage and driveway access to Hickory Hills Trail, a paved Township Road.

Adequate Waste Disposal Systems – the proposed lots meet all requirements of the individual sewage treatment system ordinance.
5. Consistency with the Comprehensive Plan – the proposed plat conforms to the goals and policies contained in the 2030 Comprehensive Plan for the development in the Rural Residential Growth Staged Area.

6. Public Service Capacity – the proposed development does not adversely impact the public service capacity of local service providers as it is adding two additional lots.

7. Consistency with the Minnesota Environmental Quality Board's Policies - the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.

8. Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County’s capital improvement plan.

Noting Spring Lake Town Board has recommended approval of this request.

V. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

VI. WORKSHOP-Presented by Brad Davis

VII. GENERAL & ADJOURN

Motion by Commissioner Hartmann; second by Commissioner Hrabe to adjourn the meeting at 7:45 PM. The motion carried unanimously.

Tom Vonhoff
Chair, Planning Advisory Commission

Barbara Simonson
Deputy Clerk to the Board

May 13, 2019
Date