



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Spring Lake Town Hall
20381 Fairlawn Ave
Prior Lake, Minnesota

Monday, August 9, 2021
Conference Room at 6:48 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:54 PM with the following members present: Donna Hentges, Gary Hartmann, Ray Huber, Ed Hrabe, Lee Watson, Barbara Johnson and Tom Vonhof.

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

II. APPROVAL OF JULY 12, 2021 PLANNING ADVISORY COMMISSION MINUTES

Motion by Commissioner Huber; second by Commissioner Hentges to approve the minutes of July 12, 2021 Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

3.1 PUBLIC HEARING 6:39 PM: KNOPLOH ADDITION (PL#2021-063)

- A. Request for Approval of Preliminary and Final Plat of Knoploh Addition Consisting of 2 Lots on 20 Acres

Location: Section 16
Township: New Market
Current Zoning: RR-1

Criteria for Approval:

1. Adequate Drainage – the proposed plat meets all stormwater 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 property has frontage on 240th Street East (County Road 62) and will share a driveway access.
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 2040 Comprehensive Plan for the development in the Rural Residential Reserve Area.

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 2040 Comprehensive Plan for the development in the Rural Residential Growth Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
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.

Motion by Commissioner Watson; second by Commissioner Hrabec to approve the consent agenda. The motion carried unanimously.

IV. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

V. GENERAL & ADJOURN

Motion by Commissioner Johnson; second by Commissioner Hartmann to adjourn the meeting at 6:48 PM. The motion carried unanimously.

VI. WORKSHOP FOR COMMISSIONERS FOLLOWING ADJOURNMENT



**Tom Vonhof
Chair, Planning Advisory Commission**

9/13/2021

Date



**Barbara Simonson
Deputy Clerk to the Board**

9/13/21

Date