



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Scott County Government Center
200 Fourth Avenue West
Shakopee, Minnesota

Monday, July 8, 2019
County Board Room at 6:30 PM

I. 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.

II. APPROVAL OF JUNE 10, 2019 MINUTES

Motion by Commissioner Johnson; second by Commissioner Huber to approve the minutes of June 10, 2019 Planning Advisory Meeting. The motion carried unanimously.

III. CONSENT AGENDA

3.1 PUBLIC HEARING 6:30 PM: KUBES REZONING (PL#2019-041)

- A. Request to Rezone 80 Acres from UER-Urban Expansion Reserve District to UER-C Urban Expansion Reserve Cluster District.

Location: Section 25
Township: Helena
Current Zoning: UER

Criteria for Approval (Chapter 31):

- The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Comprehensive Plan.*
The proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan for preservation of land in those areas that may be compatibly integrated with future urban development.
- The proposed use is or will be compatible with present and future land uses of the area.*
The use is not changing and while the lot size is being reduced the overall density will remain at one unit per 80 acres (One unit per 40 acres per UER-C District).
- The proposed use conforms to all performance standards contained in this Ordinance.*
The use of the property is not changing, the majority of the property will remain in agricultural production.
- The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*

The use is not changing and therefore will not adversely impact public service capacity for local service providers.

5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*
The existing residence has frontage on County Road 89 and the access point will not be altered. The remaining parcel will share the same access.

Conditions of Approval:

1. Dedication of additional roadway easement as part of the administrative subdivision as required by the Scott County Highway Department.

And noting that Helena Township recommended approval of the request at their June 6, 2019 monthly meeting with the condition that taxes are current.

3.2 PUBLIC HEARING 6:30 PM: BRINKMAN KENNEL (PL#2019-040)

- A. Request for a Conditional Use Permit to Operate a Commercial Kennel for Boarding up to 8 Dogs.

Location:	Section 34
Township:	St. Lawrence
Current Zoning:	UER

Criteria for Approval (2 & 30):

1. *The use will not create a burden on public facilities and utilities which serve or are proposed to serve the area.*
The proposed use will not have any significant impact on public facilities that serve the property.
2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*
As proposed, the location of the dog kennel facilities exceeds the required property line setbacks, is surrounded by mature trees and will be more than 1300' from any residence outside of the subject parcel.
3. *If improvements are made, they shall be so designed and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*
The kennel structure is designed with the same materials that currently exist on the site and are typical of rural accessory buildings.
4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*
It is not anticipated that the proposed use will create traffic congestion. Access will be via the existing residential driveway to Goshen Trail. Minimal onsite parking is required.
5. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*
The Environmental Services Department has reviewed the request and is recommending approval of the request. Erosion control and stormwater management will be addressed through the building permit process.
6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*
The applicant will be required to apply for a building permit and follow State Building Code.

Conditions of Approval:

1. The applicant is to file with Scott County Zoning Administration in January of each year a letter stating that they are in compliance with the conditions of the Interim Use Permit.
2. This Interim Use Permit shall be annually reviewed by the Township at a time and in a manner as prescribed by the St. Lawrence Town Board.
3. The applicant shall pay an annual inspection fee for the IUP, if and when the Scott County Board of Commissioners adopts an inspection fee ordinance.
4. This Interim Use Permit is issued for use of the subject property for a boarding kennel for eight dogs. Any change or expansion of the use shall require this Interim Use Permit to be reviewed by the St. Lawrence Town Board and Scott County Zoning Administration.
5. The dog boarding kennel shall be operated according to the applicants' narrative.
6. The applicant shall comply with all requirements of the Environmental Health Office regarding sewage treatment systems and proper disposal of animal waste. Animal waste shall be disposed of through a licensed waste management company.
7. The property shall be kept in a neat and orderly manner.
8. If there are multiple valid complaints on noise or other compatibility issues in one calendar year, the IUP shall immediately be brought before the Planning Commission for review as part of a public hearing. At that time the Commission may maintain, revoke, or amend the IUP to address the issue.
9. The Interim Use Permit shall terminate when the current property owners sell the property, when the property is further subdivided or when the property is annexed, whichever occurs first.
10. All fencing shall meet setbacks and other requirements of the Scott County Zoning Ordinance and is approved up to eight feet in height.

And noting that St. Lawrence Township will make a recommendation regarding the request at their July 11, 2019 monthly meeting.

Motion by Commissioner Huber; second by Commissioner Watson to approve both consent agenda items. The motion carried unanimously.

IV. PUBLIC HEARING 6:35 PM THOMPSON ACRES (PL#2019-042)

- A. Request for Approval of Preliminary Plat and Final Plat of Thompson Acres Consisting of 3 Lots on 60.93 Acres.

Location:	Section 14
Township:	New Market
Current Zoning:	RR-1

Staff Marty Schmitz, Zoning Administrator, 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: [July 8, 2019 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website using the link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Thompson Acres project name.)

There were no questions or comments from the Commission on this item.

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

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

Motion by Commissioner Watson; second by Commissioner Hrabec based on the criteria for approval listed in the staff report, to recommend approval of the preliminary plat and final plat of Thompson Acres, consisting of 3 lots on 60.93 acres, noting that this recommendation is subject to the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project. Noting that New Market Town Board recommended approval. The motion carried unanimously.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in the Scott County Environmental Services Department review of the plat and the proposed septic drain field locations.
2. Any conditions stated in the Scott County Natural Resources Department review of the Erosion & Sediment Control Plan.
3. Any conditions stated in the Scott County Highway Department review of the preliminary and final plat.
4. Any conditions listed in the review comments of the Township Engineer, and any requirements specifically pertaining to township road improvements or upgrades.
5. If necessary, a Three-way Development Agreement will be prepared to address any required infrastructure improvements.
6. The County Recorder and Surveyor review and approve the plat.
7. Submittal of Title Commitment and approval by the County Attorney.
8. Payment of all New Market Township and Scott County Final Plat Fees.

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater 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 property has frontage on Logan Avenue, a gravel New Market Township road, 245th Street East, a County arterial road and Interstate 35. All lots are proposed to access Logan Avenue.
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 Staged 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.

V. PUBLIC HEARING 6:40 PM CRESCENT CURVE (PL#2019-024)

- A. Request for Approval of Preliminary Plat of Crescent Curve Consisting of 24 lots on 85.89 Acres.

Location: Section 27 & 34
Township: Credit River
Current Zoning: RR-2

Staff Greg Wagner, Principal Planner, 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: [July 8, 2019 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website using the link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Crescent Curve project name.)

Mr. Wagner reported the Credit River Town Board reviewed this application at their meeting held on July 1, 2019 and along with their engineer, have identified concerns that need to be corrected before recommending approval of the request. Credit River tabled the application until their next meeting on August 5, 2019 to allow the applicant and developer to address the concerns. Most of the concerns are regarding grading and stormwater management, which were reviewed by the County Water Resources Engineer and she concurred with the requested changes. The Town Board requested they would like the County to table the matter as well. In addition, Mr. Wagner cited county concerns with the placement of septic systems adjacent to the roads and will be seeking clarification and corrections for the protection of the septic sites from grading.

Commissioner Huber inquired about any contact or consultation made with the city of Lakeville with regards to the planned cul-de-sac and road locations. He also asked about receiving the comments and concerns from the Credit River Engineer and if there is adequate time between meetings to address the concerns. *Mr. Wagner reported that the city of Lakeville was provided the preliminary proposal when the county held a Development Review meeting with the applicant. The city provided input at that time stating they would like to coordinate with the developer on where roads are located. Once the formal application was received, it was also sent to the City of Lakeville but the County has yet to receive formal comment from them on the plat application. The comments from the Credit River engineer were not in the packet as it was recently received. The Township would like the stormwater ponds and infiltration basins throughout the development to be consolidated in number from 6-7 to more like 2-3 areas of infiltration. The Township is responsible for the maintaining the stormwater infrastructure and would like to see the areas reduced. Mr. Wagner believes there would be adequate time between meetings for the Township to address concerns with the applicant.*

Commissioner Johnson commented on the increased winter maintenance of the cul-de-sacs in comparison to a regular street as well as the needed space to dispose of the plowed snow.

Commissioner Watson stated his agreement with the Townships concerns with having too many infiltration basins.

Chair Vonhof opened the hearing for public comment.

Resident Peter Matos (21151 Stoneridge Ct, Credit River), as a direct neighbor to the property, is concerned about information he heard about the project with regards to:

- The building of a proposed clubhouse and it's usage
- The number of lots and the sale of the lots
- The 2 existing houses on the property and what will happen to them

Jason McCarty, Project Engineer for the Applicant responded to the concerns. Mr. McCarty reported originally there was a proposed clubhouse but that plan has been removed as it was not supported by the Township. One of the existing homes will be demolished and the other house will be sold as a part of lot 5, which is

included in the 24 lots. Since the lots are not approved he does not have any information on the selling of lots.

Resident Jeremy Wedel (9936 France Crt) is concerned about:

- Stormwater management and runoff through his property to the south
- Has a driveway culvert. A potential collection point from the project property
- Had flooding on his property this spring already with current infiltration

Mr. Wagner responded that the development has to control new stormwater to pre-settlement rate and volume so that runoff is controlled and does not negatively impact adjacent parcels. They must maintain drainage areas entering the property. The site drainage would generally go south to north towards CSAH 8. With the increases in length and amount of rain events many areas of the county are experiencing flooding so this is a common issue in the unincorporated area.

No further participants approached the podium for comment.

Motion by Commissioner Hartmann to close the public hearing; second by Commissioner Hentges to close the public hearing.

Commissioner Johnson inquired about closing the hearing and if it is closed would public comment no longer be allowed at the next Planning Commission meeting.

Planning Manger Davis confirmed that if the public hearing is closed then no further public comment can be taken on the application at a future meeting. The other option would be to table the application and that would allow for public comment at a future meeting.

Commissioner Hartmann and Commissioner Hentges withdrew their motion to close the public hearing.

Motion by Commissioner Hentges; second by Commissioner Johnson to table the public hearing to a future meeting pending further input from the Township. The motion carried unanimously

VI. PUBLIC HEARING 6:45 PM SEVER'S DAY PARK (PL#2018-102)

A. Request for Approval of an Interim Use Permit to operate a Day Park.

Location: Section 33 & 34
Township: Louisville
Current Zoning: UBR & UTR

Staff Greg Wagner, Principal Planner, 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: [July 8, 2019 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website using the link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Sever's Day Park project name.)

Applicant Mitch Michaelson reported further details and plans for the festival project. He provided a brief history of the family business and their fall festival as it has existed for about 20 years adjacent to Canterbury Park including why they are looking to relocate the festival.

Commissioners questions and comments:

Commissioner Watson inquired about the traffic management plan and if applicant believes it will mediate traffic issues associated with backups on County Road 14. *Mr. Michaelson referred to their special event traffic management plan and noted they are coordinating with the Renaissance Festival regarding traffic. They have also been working with Scott County Transportation and the Sheriff's Department to provide safe and efficient access to their festival, and have experienced parking staff that has been working for several years at the*

current location. He believes they will be able to work to alleviate traffic issues.

Commissioner Huber asked if the property will be serviced mainly by the new frontage road. Mr. Wagner reviewed how traffic is set to flow to the area using the new frontage road and overpass. Mr. Michaelson reported that in talking with County Transportation and Sheriff the new road and loop are the preferred route for the majority of traffic, and the Severs traffic is spread out throughout the day.

Commissioner Johnson requested clarification on how their food service processes work, the content of the buffer areas and would they foresee the need for a permanent building in the future that may require a septic site. Mr. Michaelson reported there will be a combination of vendors in small food tents and food trucks. Some of the food prep will take place off property and some will be on property, consisting of fair type food such as corn dogs, brats and burgers. All food vendors are licensed and in compliance with the Department of Health. The buffer areas will consist of various tall and short trees and rows of corn, much of which is already planted. They have operated for 20 years without permanent structures which is a model that has worked well for them so they have no plans at this time for a permanent building. Since it could be possibility in future and the Township informed them future sites for septic would need to be part of their planning.

Commissioner Hentges inquired about the composition of the properties lying north and south of the festival areas as they have mostly been discussing the east and west properties. Mr. Wagner described both properties to the south and north and also their zoning designations are largely Industrial. He further explained the new designation in the 2040 Comp Plan for the Rural Business Reserve which is a new category.

Commissioner Hartmann commented on other businesses that currently exists in the subject corridor and also asked Mr. Wagner what types of businesses are allowed along the corridor in the 2040 zoning ordinances. Mr. Wagner described and cited the ordinances for the Rural Business Reserve District and listed a variety of businesses that could be allowed. He also referred to Planning Manager Davis who provided supporting information on the matter from the 2040 Comp Plan regarding types of businesses and industries allowed in a Rural Business Reserve District.

Commissioner Huber asked for clarification on the bluff line. Mr. Wagner identified and described the bluff area on an overhead map and pictures.

Commissioner Watson inquired about the properties on the east side and how they are zoned. Mr. Wagner explained they are UTR District which is 1 home per 40 acres or 1 home per 10 acres through a cluster.

Commissioner Vonhof asked what the proposed site would look like when the fall festival concludes each year. Applicant Mr. Michaelson explained most of the infrastructure is made up of tents which are taken removed at the conclusion of the festival. As farmers, it is important for them to clean up the site and harvest the corn and get the site ready for the next season.

Commissioner Hartmann asked what happens to the portable toilets, are they removed. Applicant Mr. Michaelson reported they use a serve that moves the toilets in just before the festival opens and removed at the conclusion of the festival.

Commissioner Johnson asked if there will be any on-site storage. Applicant Mr. Michaelson reported that most items are removed and stored off site such as the antique tractors but there will be some items that will remain stored on the property.

Commissioner Hartmann asked about sales tax paid by the business and also commented on the number of individuals employed by the festival. Applicant Mr. Michaelson deferred the questions to a partner in the audience who confirmed the type and amount of taxes paid by the festival.

Commissioner Hartmann asked a question for Bob Pieper-Louisville Town Board regarding the music venue at the festival and where they are planning to have the sound directed. Applicant Mr. Michaelson explained and pointed out on the site map where they will be locating the music venue and the plan for sound which will be directed to the west. In addition, he described the type of live music and the musicians they have worked with for last 18 years of the festival as low key blue grass music.

Planner Mr. Wagner provided information from the Township recommendation and the letter from their

consultant Collaborative Planning. *He explained the modifications to the Conditions of Approval that were made to accommodate the comments and concerns from the Township recommendations primarily regarding the annual compliance letter requirements and notifications if there are significant changes to their site.*

Planner Mr. Wagner also reported on additional modifications made to the Conditions with regards to the Applicant hosting a winter festival on the property and described the conditions and criteria required for this type of event.

Chair Vonhof opened the meeting for public comment.

Resident Mike Thuenig (15499 MN Valley Bluff Dr) is concerned about:

- Drainage from the creek that runs along the property down from the bluff and sediment build up
- New signage that would direct patrons away from the private driveway of MN Valley Bluff Dr
- Tree maintenance along the property including possible infestation of army worms on the flowering crabs
- Adding a fence if the buffer of corn and trees alone do not prevent patrons from coming in the residential areas

Resident Paul Doucette (14501 Johnson Memorial Dr) is concerned about:

- Management of the increased traffic from the Festival, added to the already increase from the Renaissance Festival traffic
- What type of recourse would current businesses have if the traffic becomes an issue
- Taxing of the business as Agricultural or Commercial property

Commissioner Vonhof explained the recourse is built into the conditions of the IUP and will be reviewed annually as part of their compliance with their conditions and read condition number 13 out loud for clarification.

Commissioner Hartmann asked about providing maps to the festival that would identify alternate routes to the property.

Planner Mr. Wagner noted information about the traffic management plans that are being developed and utilized to help manage traffic for both the Renaissance and the Festival.

Resident Wallace Bakken (lives on the bluff) is concerned about:

- Increase and significant back up of traffic on the hill
- Safety and accident issues with traffic on the hill
- Road should be widen to a four lane for safety

Applicant Mitch Michaelson responded to the concern about traffic coming down the hill. He explained there will be the designated left turn lane will be extended.

Planner Mr. Wagner also pointed out the turning lanes that will be constructed to handle traffic on the overhead map. He provided the trip estimate document showing the traffic study that shows the expected traffic flow throughout the day.

Commissioner Hartmann asked about future plans of the frontage road continuing south of the subject property. *Mr. Wagner explained what he knew about Sand Creek Township study on a possible frontage road continuing south. This corridor would be obtained through platting or additional development of the site by Severs.*

Planning Manager Davis asked about any information Mr. Wagner may have on the tax assessment for the use of the subject property. *Mr. Wagner reported he did not have any information on how the property will be assessed.*

Commissioner Johnson commented the PAC does not consider tax status of applicants or property as part of the application approval process for planning and zoning.

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

unanimously.

Motion by Commissioner Watson; second by Commissioner Hartmann based on the criteria for approval listed in the staff report, to recommend approval of the Interim Use Permit for Sever Peterson & Family to operate a Private Day Park for Severs Family Festival, noting that this recommendation is subject to the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the IUP. Commissioner Hentges offered a friendly amendment to the motion noting that Louisville Township recommended approval. Commissioner Watson accepted the amendment to his motion. The motion carried unanimously.

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The proposed use is a seasonal fall and winter festival day park that otherwise is largely agricultural most of the year. The applicants are not proposing any permanent structures and are participating in the development of turn lane infrastructure on County Road 14 to ensure traffic safety during the day park operations.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The 100 acre site is largely agricultural adjacent to US Highway 169 and Industrial zoned property to the north, west and south. The applicants will use the agricultural fields to provide distance separation from seasonal festival events to residential properties on the east side, as well as the agricultural corn rows and tree buffers to help provide some visual buffer to residential properties located in the wooded bluff area.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The applicants will be using temporary tents and other removable structures during the festival days but there will be no permanent structures on the property that would hinder development.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

A day park is an interim use in both the UBR and UTR zoning districts.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

The Comprehensive Plan guides this property as Rural Business Reserve, and the proposed use is allowed within this area as well as more intensive site business uses.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

Severs is participating financially in the construction of a right turn lane and center left turn lane for traffic entering and leaving the site. This is part of the larger US Highway 169 frontage road project aimed at improving the function of Highway 169 and safer travel to properties adjacent to the roadway. Severs is also working with MnDOT, County Transportation, and the Scott County Sheriff's Office on a traffic management plan mainly for the MN Renaissance Festival but also for Severs seasonal weekends.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

The seasonal day park will not have any permanent structures or buildings that utilize water or restroom facilities. Any wells used for agricultural purposes are permitted by the MN Department of Health. No site grading is proposed as the site will be planted in agricultural crops and high traffic grass/alfalfa for seasonal

parking areas.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

Building permits will be required for the temporary tents and other temporary structures as required by the State Building Code and Scott County Building Official. The structures and property use shall also be reviewed by the City of Shakopee Fire Marshal to verify that the site complies with all applicable regulations of the Fire Code.

Conditions of Approval:

1. This Interim Use Permit (IUP) is issued to Sever Peterson & Family (Severs) as a private day park for the operations described in their June 24, 2019 application narrative to include corn mazes, jumping pillows, corn pits, live music, obstacle course, petting zoo, entertainment shows (such as magic shows, wildlife shows and jugglers), pig races, pumpkin/snow ball blasters, zip lines, gourd walk, spider web, straw bale maze, parakeet landing, tire mountain, ropes course, picture boards and photo opportunities, kiddie train, play structures, hayrides, giant slide, arcade, pony rides, camel rides, antique tractor and fire truck displays. All of these activities included in the festival admissions and shall occur in the locations designated on the site plan dated February 1, 2019 during festival hours.
2. The applicant is to notify Scott County Zoning Administration in January of each year, stating they are in compliance with the conditions of the IUP. Any operational changes or site improvements shall be reviewed by the Louisville Township Board and Scott County to determine compliance with the IUP.
3. Any permanent structure shall require platting of the property as required by the Scott County Zoning Ordinance.
4. The seasonal duration of the day park uses are: Fall Festival (mid-August through the first weekend in November), Winter Festival (January to March), and holiday light display (mid-November through December).
5. Hours of day park operations shall be from 8:30am to 10:00 pm, which are hours defined by the State of Minnesota as daytime hours.
6. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this interim use permit.
7. The IUP holder shall pay an annual IUP inspection fee, if and when Scott County adopts an inspection fee ordinance.
8. The property shall be developed in substantial compliance with the approved project narrative dated June 24, 2019 and site plans dated February 1, 2019, and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the Louisville Town Board. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of the permit shall control.
9. The applicant shall obtain a permit for installation of the drainage way crossing culvert and shall maintain drainage through this culvert as approved by Scott County Water Resources Engineer.
10. A Hazardous Waste Inspection shall be scheduled with Scott County Environmental Services to determine if a Hazardous Waste License is required.
11. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, and all other nonessential or nonfunctional materials from the property.
12. All parking shall be provided on site and in accordance with the parking locations on the site plans. No parking for activities on the site shall be allowed on any public or private roads. Signage and parking personnel shall be stationed to direct customers to the festival access entrance and to the extent possible facilitate traffic flow off of County Road 14 and allow vehicle stacking within the festival grounds. At no time shall any parking be allowed on MN Valley Bluff Drive, and if necessary parking personnel shall be stationed at this entrance to direct traffic to the main site entrance.
13. The applicant shall comply with the area traffic management plan developed in conjunction with the MN Renaissance Festival, MnDOT, County Transportation, Louisville Township, and the Scott County Sheriff's Office. In the event of traffic issues the Scott County Sheriff's Office shall be the final authority for safe routing of event traffic and/or stationing of law enforcement personnel to aid in traffic management. Any costs borne by the Scott County Sheriff's Office specific to the Severs IUP day park events shall be the

responsibility of the applicant.


14. Building permits are required for any temporary tents or structures used for the day park festival events, and shall meet all requirements of the State Building Code, Fire Code, and all applicable codes as determined by the Scott County Building Official and/or the City of Shakopee Fire Marshal.
15. All signage shall comply with the Scott County Sign Ordinance. Directional signage is allowed at the discretion of Scott County Transportation and the Scott County Sheriff's Office to allow for traffic management.
16. All lighting shall comply with the Scott County Zoning Ordinance and shall be hooded so as not to be directed at any adjacent residential use.
17. Amplified noise or other noise generation shall be in compliance with the State of Minnesota Noise Rules established by the MPCA. Scott County may require the permit holder to prepare a noise control plan as described and required in Section 4-6 of the Zoning Ordinance if there are valid complaints.
18. Issuance of the IUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and road permits.
19. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.
20. A right turn lane and center left turn lane shall be installed on County Road 14 (150th Street West) at the intersection with the main entrance of the day park. The applicant shall enter into an agreement with Scott County Transportation to participate in the funding of these safety improvements.
21. This IUP shall terminate if/when the property is further subdivided by the applicant/land owner or upon the sale of the property or business.

Severs shall at all times be in compliance with the conditions of this IUP. Upon written notice of any violation the IUP holder shall promptly remedy the violation within the time period specified. Any violation not remedied or addressed shall be subject to IUP review and may be basis for IUP termination.

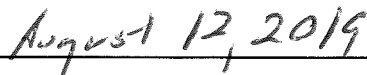
V. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

VII. GENERAL & ADJOURN

Motion by Commissioner Watson; second by Commissioner Huber to adjourn the meeting at 8:36 PM. The motion carried unanimously.



Tom Vonhoff
Chair, Planning Advisory Commission



Date



Barbara Simonson
Deputy Clerk to the Board

