

Planning Commission Meeting Minutes December 17, 2019

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski at 8:00 PM.

Present were: Tom Kaldunski, Trent Larson, Bob Bjerke, Chris Williamson, Jane Kansier, Charles Seipel, and liaison Ed Gerten. Jared Sachs was absent.

Discussion was held on future development within Empire Township, particularly future development in the northwest portion of the Township.

It was noted that most development in this area will likely be residential and commercial businesses to serve the residential population. The most likely spot for industrial development would be the northeast section of the Township, near Highway 52. The area near Highway 52 is lacking water and sewer service.

The Planning Commission reviewed future sewer connection areas as noted in the draft 2040 comprehensive plan. It was also noted that the Township will be participating in a joint water study with the City of Farmington to identify areas that can be served by the new Farmington water tower. The Township would likely enter into a joint power's agreement with Farmington to serve portions of Empire Township that develop with water before Empire constructs a new water tower. The Township should closely monitor where collector roads will be constructed in order to serve residential development.

Areas that will likely develop next will be the Cemstone property and the property north of the Empire River Preserve. It may be possible to permit smaller lot sizes for development on the Cemstone property because of adjacent development in Lakeville and the price of land, but development near the existing MXR should remain with larger lots.

Empire Township should look at fee schedule ordinance examples from other cities for newly provided infrastructure. Inver Grove Heights has a good example of the fee schedule ordinance. The Planning Commission should continue this discussion on future development.

It was reported that the next EFPAC meeting will take place on Tuesday, January 28th, 6:30 PM, at Empire Town Hall.

Meeting adjourned at 9:00 PM.