

# Record of Proceedings

## August 8, 2024 – Regular Monthly Board Meeting

The Louisville Township Board met this date to conduct the regular monthly board meeting. The meeting was held at the Jackson Town Hall, 1091 130<sup>TH</sup> Street West, Shakopee Minnesota. Chair John Weckman, Supervisor Bob Pieper, Supervisor Kevin Theis, Clerk Cheryl Doucette were present and Treasurer Dave Hagen was absent.

### Call to Order

Chair Weckman called the Regular Board Meeting to order at 7:00 PM

### BOARD ADMINISTRIVIA

#### Incident Review Analysis Report

The Incident Review Analysis Report for the month of July 2024 was received from the Scott County Sheriff's Office prior to the meeting for the Boards review. A Sheriff's Deputy was not available at the meeting for questions.

#### Minutes Review/Approval

Motion moved by Supervisor Pieper and seconded by Supervisor Theis to approve the Minutes from the Regular Board Meeting for June 2024 as typed. All Ayes. No Nays. Motion carried.

#### Public Comment

No public comment

#### Agenda Review/Approval

Motion moved by Supervisor Theis and seconded by Supervisor Pieper to approve the agenda as typed. The Financial Update will be tabled until the September 2024 meeting. All Ayes. No Nays. Motion carried.

### FINANCIAL UPDATE

Treasurer Hagen was absent from the meeting, the Financials will be given at the September 2024 meeting

#### Investment Update

Treasurer Hagen will give the Investment Update at the September 2024 meeting.

#### Claims Review and Approval

Motion moved by Supervisor Pieper and seconded by Supervisor Theis to approve claim #11498 thru #11504 and claim #13145 thru #13149 in the amount of \$8,640.01 to pay with Township checks #11498 thru #11504. All Ayes. No Nays. Motion carried

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## OLD BUSINESS

### **Cambria Real Estate Holdings, LLC**

Cambria is requesting a recommendation of approval of Preliminary Plat for an Addition consisting of 1 lot and 2 out lots on 88.18 acres and a Conditional Use Permit to construct and operate a Material Trans Loading & Processing Center in the I-2 district, 15560 Johnson Memorial Drive.

Through the plat and CUP request, Cambria will construct a new frontage road from Smith Drive through their parcel including a railroad and DNR stream crossing. The proposed plat of Cambria REH LLC Addition includes 1 lot and 2 out lots on 88.18 acres. As proposed, the rail yard expansion, warehouse and processing facility are located on Lot 1 (66.03 acres).

Cambria is proposing to locate a transload and processing facility at the former Shakopee Sand silica sand mine. Rather than exporting sand, Cambria will be importing quartz material used at their manufacturing facilities. The process will consist of material being delivered via rail and over the road truck. Inbound product will come in either finished or near finished product. Material requiring further processing will be placed in the feedstock pile. Material in the feedstock pile will go through the processing building where it will be processed into a finished raw material. The processed material will be loaded into storage containers and moved to the storage yard.

The most significant issue for the development of the site is the construction of a frontage road to serve the property. Access to the Plat and Cambria's trans load and processing facility will be from a future frontage road extending approximately 1.5 miles from Bluff Drive on the south to Smith Drive on the north. Cambria will be constructing the frontage road from Smith Drive through their parcel. Cambria will provide gravel material for possible road base for the frontage road south of their parcel to Bluff Drive.

Due to uncertainty of the road alignment at the railroad crossing and DNR stream, engineering plans for the road through the site have not been completed. Cambria is committed to the design and construction of the extension of Smith Drive from its current intersection with Red Roco Drive to the southerly property line of their Plat ending in a temporary cul-de-sac. They are also committed to the cost of construction the improvement and extension of Smith Rive to Township 10-ton bituminous standards.

A Developers Agreement for this Plat and a Fourth Amendment to the Shakopee Sand Developers Agreement are being drafted that spell out responsibilities for the construction of the frontage road and terminates the Shakopee Sand IUP, Development Agreement and Letter of Credit. All parties agreeing to these documents has been placed as a condition of plat approval and will be addressed prior to County Board consideration of the preliminary plat and CUP request.

The Township Attorney, Bob Ruppe, has been reviewing all document for the preliminary plat and the conditional use permit. He had sent the Board his recommendations for the Conditions

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of Approval for the Conditional Use Permit and the findings of fact for the Preliminary Plat approval. (a copy of each and the Engineering Review #2 will be attached to the minutes).

Motion moved by Supervisor Theis and seconded by Supervisor Pieper to make a recommendation for approval for the Preliminary Plat and Conditional Use Permit with the condition that Cambria will comply with all of the Township Attorney's finding of facts that are incorporated by reference for the Preliminary Plat and the Conditions of Approval for the Conditional Use Permit. Any Changes requested by Cambria will be upon attorney review and approval. All Ayes. No Nays. Motion carried.

### NEW BUSINESS

#### **Hawks Property, LLC - Hawkins Tree Service – Recommendation for Conditional Use Permit**

Mike Hawkins, his son, and Dave Lindstrom were present at the meeting.

Mike is requesting a Recommendation of approval for a Conditional Use Permit (CUP), at 14650 Louisville Road, to operate a Landscaping, Excavating & Truck Repair Business with outdoor storage.

The Board received the Site Plans that were submitted to Scott County on July 1, 2024. The Township Planner, Cindy Nash, sent an email notice to Mike that the Township required an Escrow deposit of \$5,000 before reviewing the Plans. The Township did not receive the escrow money until July 29, 2024.

The Scott County Planning Memo identifies a number of items that require plan revisions and further review and because the escrow was just received a week prior to the meeting, the Township Planner and Engineer have not had time to review the plans. The Board had discussion regarding some of the items that the County has identified that would need plan revisions and further review. The Board tabled this until a future meeting.

Motion moved by Supervisor Theis and seconded by Supervisor Pieper to table this until a future meeting for revised plans and further review by the Township Planner and Engineer. All Ayes. No Nays. Motion Carried.

#### **Sever's Festivals – Recommendation for Certificate of Compliance**

Mitch Michaelson from Sever's Festivals was present at the meeting asking for a Recommendation for a Certificate of Compliance.

During the first two years of operation at the current location Sever's operated the Fall Festival during the first weekend of September; however due to economics and the shifting demand of family events and school/sports schedules, they have not utilized the first week of September as a part of their traditional Fall Festival season for the last three years. As specified and allowed within the parameters of the current IUP and as an extension to their season, Sever's proposed to host a Fall Festival event that caters to adults versus the traditional demographic of families.

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Sever's presents: The Doobie Dabblor – an adult only cannabis-centric event to celebrate, educate and inform Minnesotans about the recently passed adult use cannabis bill passed by the State of Minnesota and signed into law. The adult-themed fall festival will be an extension to the current operations offering the majority of the fun activities, entertainment, artisan market, food and beverage offerings. The dates and hours of operation will be Friday September 6<sup>th</sup>, 2024: 4pm-9:30pm and Saturday September 7<sup>th</sup>, 2024: 11am – 9:30pm. This event is not a music themed festival/event. As per their IUP and same to their Fall Festival this event would include appropriate music for ambiance and atmosphere. This music will not be amplified more or less than what it is for the traditional fall festival. They are planning to include the event dates in their annual Traffic Management Plan and they are hoping to host 1500-2000 people onsite per day. This would translate to 600-800 vehicles on site per day. Being an extension of the Fall Festival season, they will have all necessary infrastructure, safety protocols, sanitary measures and ecology in place for this event to be neat and orderly. Regarding the Cannabis: they will comply with all county, state, and federal laws. Minnesota has not issued commercial licenses for adult use cannabis sales and adult use cannabis will not be sold on site or be a part of this event. As per the Agriculture Improvement Act of 2018; hemp-derived, and federally legal, Delta 9 THC products could be part of the event. Hemp-derived Delta 9 and CBD products, processors, manufactures, and retailers could be a part of the event in order to advertise their services in the emerging industry.

Motion moved by Supervisor Theis and Seconded by Supervisor Pieper to Recommend a Certificate of Compliance for Sever's Fall Festivals. Supervisor Weckman abstained. Two Ayes. Motion carried

### **Rus Auto – Discussion**

Members of Rus Auto, LLC were present at the meeting. They are looking at a 2.6-acre parcel on Louisville Road zoned C-1. They would like to start a sales lot and collision repair shop at this location, Lot 1 Block 1 of 169 Commercial Park. They are proposing a 10,000-12,000 sq ft shop with 120 parking spaces for sales and customer parking. They are indicating that they will not have any broken salvage vehicles or outside storage. They plan to keep the shop closed so there will be no noise disturbance around the area. There will be no overhead garage doors facing residential neighborhood. The Collision/Service Shop and Sales would be 4 garage doors, 2 frame racks, paint booth, 4 car lifts, 4 offices, 2 bathrooms and 120 parking spaces for the sales and customer parking. The Board had discussion with them, there was a DRT meeting held on November 8, 2023 and had discussed with Scott County and the Township this same proposal. The Board indicated that this proposal fits the Zoning and they would be required to meet all the County design requirements and Township Engineer, Andrew Budde, and Township Planner, Cindy Nash would need to review the grading and development plans. The Board directed them back to Scott County and have a DRT II meeting to address all the requirements from the DRT meeting that was held in November 2023 and would like to see the Land Use Application and Site Plans for review.

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## 133<sup>RD</sup> Shouldering

Township Engineer, Andrew Budde, indicated he has been contacted by GMH asking for the remaining balance, roughly Three Thousand Eight Hundred Nine dollars, owed to them for the work done on 133<sup>RD</sup> Street. The Board had discussion about the work that still need to be done on the Shouldering. There will be no final payment until the Shouldering work is completed to the Townships satisfaction. Andrew will relay this information to them. Supervisor Weckman will meet with Andrew on 133<sup>RD</sup> for the exact areas that still need work done.

## ROUNDTABLE

### Code Enforcement Updates

### Other Business Updates

## CALENDAR

August 12, 2024 Scott County Planning, SCGC Board Room, 6:30PM

August 13, 2024 Primary Election, 7AM- 8PM

September 5, 2024 Regular Monthly Meeting, Jackson Town Hall, 7:00PM

## Continue/adjourn

Motion moved by Supervisor Theis and seconded by Supervisor Pieper to adjourn the meeting. All Ayes, No Nays. Motion carried.

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Cheryl Doucette, Township Clerk

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John Weckman, Township Chair

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Date

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Date

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