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## PLANNING COMMISSION AGENDA MEMO

**To:** Planning Commission  
**From:** Tony Wippler, Planning Manager  
**Department:** Planning Commission  
**Subject:** Approve Planning Commission Minutes  
**Meeting:** Planning Commission - Oct 08 2024

### INTRODUCTION:

Attached, are the minutes from the September 10, 2024 regular meeting.

### DISCUSSION:

Not applicable

### BUDGET IMPACT:

Not applicable

### ACTION REQUESTED:

Approve the minutes from the September 10, 2024 regular meeting.

### ATTACHMENTS:

[Sept 10 PC minutes](#)

**CITY OF FARMINGTON  
PLANNING COMMISSION MINUTES  
REGULAR MEETING  
September 10th, 2024**

**1. CALL TO ORDER**

The meeting was called to order by Chair Rotty at 7:00pm

Members Present: Rotty, Lehto, Tesky, Windschitl, Snobeck

Staff Present: Tony Wippler, Planning Manager  
Jared Johnson, Planning Coordinator  
Deanna Kuennen, Community & Economic Development  
Director  
Leah Koch, City Attorney

**2. APPROVAL OF MINUTES**

**MOTION** by Windschitl, second by Lehto to approve minutes of Planning Commission for August 14th, 2024, regular meeting. **APIF, MOTION CARRIED**

**3. PUBLIC HEARINGS**

Chair Rotty opened all public hearings

**3.1 1. Preliminary Plat and Preliminary Planned Unit Development for the Farmington Technology Park-** MNLCO Farmington, LLC & MCLCO Farmington Two, LLC (Tract).

**2. Rezoning of the Fountain Valley Golf Course and property formerly known as the Angus property** from B-1, R-1, R-2, R-3, P/OS and A-1 to MUCI-Kimley-horn

City Attorney, Leah Koch, made a statement the AUAR (Alternative Urban Areawide Review) can run concurrently with preliminary planning for this process. Planning Manager Tony Wippler presented. The preliminary plat consists of 3 lots over 342.81 acres of land. Site plan is subject to change based on end user.

- Lot 1, Block 1- 155.20 acres, northern portion of data center campus
- Lot 2, Block 1- 2.07 acres, to be deeded to city for utility purposes
- Lot 1, Block 2- 185.54 acres, southern portion of data center campus
- 75ft wide drainage & utility, roadway and trail easement is provided along the eastern portion of Lot 1, Block 1- preserve for the future Biscayne Ave. corridor for Dakota County.

Representative Site Plan-

- Provide for up to 12 data center buildings and 2 administrative buildings between north and south campuses.
- The square footage of data centers on north campus site is 1,600,400 square feet and 933,800 square feet on the southern campus.
- Building setbacks to be substantially greater than generally allowed in MUCI district. Proposed setbacks minimum of 250ft from properties adjacent to residential uses and 150ft from any property line adjacent to a non-residential use.
- Applicant is proposing 40ft wide natural buffer around the majority of perimeter of site with intent to retain as many existing trees as practical.

- Additional Berming, up to 10ft high, will be placed within the natural buffer area to provide additional screening and visual aesthetics.
- Perimeter fencing, up to 14ft high will be provided. Fencing will be located outside the natural buffer area.
- 4 Anticipated access for the campuses- Northern campus includes on access of MN 50 (220<sup>th</sup> St. W) and one off of 225<sup>th</sup> St. W. Southern campus includes accesses off 225<sup>th</sup> St. W and Biscayne Ave.
- Proposed development standards would require 1 parking space for each 1,000 sq. ft. of office space. Parking spaces would not be required for the designated data hall areas.
- Cash in lieu will be taken instead of land with this plat application
- A future trail will be constructed in 75ft wide drainage & utility, roadway & trail easement if and when Dakota County constructs Biscayne Ave.

Tract is proposing development be approved as a Planned Unit Development suggest standards be established and include language on the following:

- Setbacks ▸ Natural Buffers ▸ Landscaping ▸ Easement for future County Rd.
- General Design Standards ▸ Building Height ▸ Fence Height ▸ Noise
- Electric Utility Lines ▸ Parking ▸ Substations exemptions from MUCI
- Private Communication Towers ▸ Maximum Lot Coverage

**Rezone request:**

- Rezone PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).
- Rezone 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed-Use Commercial/Industrial).
- Data centers are permitted use in MUCI zoning district.

Discussion opened for resident comments:

**Robert Jones on 12<sup>th</sup> St.-** Would like more information about TRACT company and was curious about the tax benefits.

**David Puchalla 224<sup>th</sup> St. -** Requested committee vote against zoning amendment.

**Denise May 22265 Bearing Ave.-**Read email she had sent to mayor and city council objecting the location of the data center.

**Jeff Schottler 22240 Calhoun Ct.-** Requested vote against the amendment due to it being between two residential neighborhoods.

**Kathy Johnson-** Shared specifics and concerns regarding noise and the constant hum. Requested a vote of no.

**Sarah Fry, Executive Estates-** Discussed the property tax disbursement not just going to City of Farmington. Has concerns with tonal noise. Requested a no vote.

**Stacy King Canova Ct-** Worried about quality of life, shared why her neighborhood is important to her & her worries that it will be affected by this being built.

**Patrick Rugg 20115 Farrington St.-**Has environmental concerns with water use. Not against a data center just concerns with location.

**Andy Berg 22255 Calhoun Ct-** Shared concerns that it is surrounded by residential and there may be better locations for this.

**Jason Fuller 3015 224<sup>th</sup>-**Concerned about lack of buffer between homes & center.

**Esther Varga - 3994 224<sup>th</sup>-** Asked commission to pursue different location

**Dave Akin Beaumont Ave.-** Concerned with water resources are being taken away.

**Ryan Peach Executive Estates-** Would like a different location.

**Drea Doffing 220<sup>th</sup> St.-** Concerned about cost to community in the future and would like it to be constructed in different location.

**Attorney David Keller with Grannis & Hauge-** for the environmental coalition group. Objects to zoning changes as it is a single use. The water consumption estimates are higher than the original zoning.

**Drew Roach 312 11<sup>th</sup> St-**Shared concerns about power grid usage.

**Ian English Crimson Way-** Asks commission will listen to people who have spoken.

**Jacob Steen with Larkin Hoffman-**Did share they will be compliant with Minnesota law for noise and will conduct a noise study. For the water the “worst” case is a 17 million gallons increase from current use.

Chair Rotty asked if building construction is tip up? Mr. Steen answered they have not yet done designs and at that time the commission could give input. He estimates starting closer to 2027. Chair Rotty asked what access they would use for construction. Mr. Steen they would anticipate both North and South points to be entered and the developer would incur those costs of upgrades/improvements to the roads. Chair Rotty asked if they know elevations. He did not have with him, but they do have on the surveys. Chair Rotty then questioned how many communication towers. Mr. Steen stated they don't have numbers yet but if needed they will do. Chair Rotty asked if it will be evaporated cooled or electric cooled. Mr. Steen said due to rapid technology changes they are not sure what will be used.

Chair Rotty asked Can they explain concept of recycled water, Mr. Steen replied that they would re-use what they can. Depending on the end user the equipment needs will be different. Chair Rotty then asked will there be a photometric study done. Mr. Steen said depending on project they will complete at that time. He then asked about keeping trees and Mr. Steen said they will keep as much as they can to help create natural buffer.

Chair Rotty asked could this impact any residents wells? Mr. Steen said this would draw off of the city sources. This would be a less intense draw than if the site was developed as straight housing. Mr. Steen shared they are estimating over 200 jobs when open and up to 1500 during construction.

Commissioner Lehto asked based on end user there may be less buildings than drawn, possibility of other sites and quality of life for residents. Mr. Steen agreed this plan is a maximum build out of property, it could be less. He then said this site is an optimal site based on access to utilities, he said they are always looking at other sites. They do understand the concern for the values, previous sites have maintained their value or had increases.

Commissioner Snobeck asked when end user comes in that everything will come through the city council and planning commission to ensure all regulations and rules are met. Mr. Steen stated that each phase will be presented to the council for approval.

**Jerry Ristow 941 8<sup>th</sup> St. -**Made a comment for commissioner to think about if this is best fit for this land.

Chair Rotty shared they visited various sites in Iowa, the technology has changed already for cooling (not water) and the surroundings looked like a park not a business.

**MOTION** by Windschitl second by Tesky to close public hearing. **APIF MOTION CARRIED**

**MOTION** by Lehto, second by Snobeck to make favorable recommendation to the council for the plat, PUD, and re-zoning to the Farmington Technology Park. **APIF MOTION CARRIED**

#### **4. DISCUSSION**

##### **4.1 Vermillion Commons 4<sup>th</sup> Addition Final Plat and Planned Unit Development.**

Planning Manager Tony Wippler presented the request from Lennar for the final plat and PUD Vermillion Commons 4<sup>th</sup> Addition.

- Consists of 67 single-family lots over 25.93 acres.
- Consistent with the approved preliminary plat. Preliminary plat also includes 66 townhome lots to be developed at later date.
- Property to be rezoned R-3 Planned Unit Development.
- Average lot size is 6,198 square feet, with a minimum of 4,800 square feet.
- Plat contains 3 outlots:
  - Outlot A- Parkland to be dedicated with this plat.
  - Outlot B- Stormwater facility to be deeded to the City of Farmington with this final plat.
  - Outlot C- Future townhome development area.
- Transportation & Access:
  - Access to this site will be at the south end of the plat with the connection of 218<sup>th</sup> St. W with 220<sup>th</sup> St. W
  - 218<sup>th</sup> St. W will not be extended from the townhome development to the east with this plat due to negotiations with Northern Natural Gas and the crossing of their pipelines with the roadway. This creates only one access point for egress and ingress to the 4<sup>th</sup> Addition (218<sup>th</sup> St W at 220<sup>th</sup> St W).
  - Developer has agreed to construct temporary bituminous emergency access that would extend from the terminus of Rose Dr. S through Outlot C to 220<sup>th</sup> St. W. Signage and barricades required at both ends of temporary emergency access to control unauthorized access. The connection of this emergency access will have to be approved by Dakota County.
  - All public roads will consist of a 60-foot right-of-way with 32-foot-wide roadway.
- Parks, Trails and Sidewalks
  - A 1.5 acres park is proposed on the northern end of the development (Outlot A).
  - Five-foot-Wide sidewalk proposed on west side of Rose Dr., south side of and ease side of 218<sup>th</sup> St. W
  - Dakota County has a 12-foot-wide-trail, drainage and utility easement that was granted in 2022 running along the western and northern boundary of plat. Easement is shown on plat document.

**MOTION** by Tesky, second by Snobeck to approve final plat and pud upon satisfaction of contingencies. **APIF, MOTION CARRIED**

#### **5. ADJURN**

**MOTION** by Windschitl, second by Lehto to Adjourn. **APIF, MOTION CARRIED**

Respectfully submitted,

*Tony Wippler*

Tony Wippler, Planning Manager