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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 - Dec 10 2024

INTRODUCTION:

Attached, are the minutes from the November 12, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the November 12, 2024 regular meeting.

ATTACHMENTS:

[November 12th PC Minutes](#)

CITY OF FARMINGTON

**PLANNING COMMISSION MINUTES
REGULAR MEETING
November 12th, 2024**

1. CALL TO ORDER

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

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

Members Absent: None

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

2. APPROVAL OF MINUTES

MOTION by Windschitl, second by Tesky to approve minutes of Planning Commission for October 8th, 2024, regular meeting. **APIF, MOTION CARRIED**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings.

3.1 Combined Preliminary and Final Plat for Akin Knoll- Planning Coordinator Johnson the applicant has requested continuation while they make adjustments to their plans.

MOTION by Tesky second by Lehto to continue until the December Planning Commission Meeting. **APIF MOTION CARRIED.**

4. DISCUSSION

4.1 Final Plat and Planned Unit Development-Farmington Technology Park – Planning Manager Wippler presented The City of Farmington seeking to amend the 2040 Comprehensive plan on behalf of Tract. Farmington Technology Park consists of three parcels:

- Fountain Valley Golf Course (PID #4-00500-01-012) owned by Bryce & Carole Olson
- Former Angus property (PID#'s 07-00500-76-011 & 07-00500-76012 owned by ISD 192

Final Plat-

- Consists of 3 lots over 338.35 acres
 - Lot 1, Block 1- 150.74 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. This lot is encumbered with approximately 69 acres of floodplain.

- 75-foot-wide right-of-way along eastern boundary of Lot 1, Block 1 for future Dakota County Biscayne Avenue. Biscayne Avenue will not be constructed as part of this development.
- City Council approved preliminary plat and preliminary PUD on November 4, 2024. The final plat is consistent with the approved preliminary plat.
- Tract is proposing a master planned data center technology park that could provide:
 - Up to 12 data center buildings and 2 administrative buildings (up to 6 data center buildings and 1 administrative building per lot)
 - Square footage of data centers on the northern campus up to 1,600,400 square feet and up to 933,800 square feet on southern campus.
 - Northwest corner of Lot 1, Block 1 labeled “Reserved for future electric utilities”. This is potential location of an electric substation.
 - Future site plans will be required to be approved by Planning Commission prior to construction of any data center building and ancillary use.
- Four anticipated accesses’ for the campuses:
 - North Campus- MN 50 and 225th St W
 - South Campus- 225th St. W and Biscayne Ave.
 - Turn lane improvements will be required on TH 3 and MN 50

Tract is proposing the development be approved as PUD and suggest certain development standards be established and include language on the following:

- Building Setbacks
- Natural Buffers
- Landscaping
- General Design Standards
- Building Height
- Fences
- Electric Utility Lines
- Noise
- Parking
- Substations
- Private Communication Towers
- Maximum Lot Coverage
- Lighting

Chair Rotty asked Planning Manager Wippler to clarify about the PUD ordinance. He stated that this will be for all PUD’s moving forward to have easier access to requirements in code instead of in each PUD.

Commissioner Lehto asked to describe the difference between final plat and site plan. Planning Manager Wippler explained the plat maps out the parcel. The site plan is to identify building location, parking lots etc.

Jacob Steen from Tract explained regarding building height they are going to go to every foot over 50ft they would go back 5ft instead of 2ft. Commissioner Windschitl asked about requiring 10ft for berms and why they chose that size vs. bigger, Mr. Steen explained that they wanted to start at the minimum with additional landscaping before doing a larger berm and have flexibility moving forward. He then asked about the perimeter fencing being on the outside of the berm instead of inside. Mr. Steen stated due to existing fences and security reasons that it was ideal spot, there will still be a security fence further in property line. Commissioner Lehto asked estimated loss for the current homeowners for open space behind their homes, he estimates 2-6ft depending on the home. She then asked about low frequency noise mitigation, effects etc. Mr. Steen said until they have the specific equipment placed, they can’t state what will need to be done. Commissioner Snobeck asked about berm heights and what affect changing from 10ft to a higher (15ft/20ft). Mr. Steen stated they can review case

by case once the buildings are set. Chair Rotty asked their timeline. Mr. Steen said it will be in phases to build out, work should begin in next year or two but up to 7 years for full build out.

MOTION by Commissioner Windschitl, second by Lehto for positive recommendation to council upon meeting the city contingency of development contract between developer and City of Farmington shall be executed and security and fees paid. Submission of all other documents required under the development contract shall be required. **APIF MOTION CARRIED**

4.2 Cannabis Legislations and Regulations- Rita Trapp from HKGi presented draft standards.

- Definitions
 - Cannabis Cultivation-a use involving the licensed growing and harvesting cannabis.
 - Cannabis of Hemp Mfg.-an establishment or use of land which involves the compounding, processing, packaging, wholesaling, testing, treatment, transportation, or delivery of cannabis or hemp products
 - Cannabis Retail-a licensed establishment where cannabis flowers, immature cannabis plants and seedlings, and related products as allowed by law are sold to individual consumers who are at least 21 years of age.
 - Lower Potency Hemp Edible Retail-a licensed establishment where lower hemp edible products are sold to individual consumers who are at least 21 years of age.
- Uses & Districts- Proposed in A-1, B-1, B-2, B-3, SSMU, MUCI, and I
- Cannabis Standards
 - General consensus to not require buffers from schools, daycares, parks or residential treatment facilities for any cannabis uses.
 - City should establish limit for retail businesses “no more than one business per 12,500 residents.” Maximum of two retail businesses based on current population.
 - Hours of operation:
 - Cannabis retail 8:00am-10:00pm Monday-Saturday and 10:00am-9:00pm on Sundays.
 - Lower Potency hemp edible retail prohibited between 2:00am-8:00am Monday to Saturday and 2:00am-10:00am on Sundays.
 - Designed to match as closely as possible to hours for off and on-sale liquor.
 - Hemp hours match the state’s requirements.
 - As conditional uses, all cannabis uses would be required to meet standards in section 10-3-5 of Zoning Code.
 - City may consider creating additional standards for certain/all cannabis businesses i.e.; Site security, prohibition of outdoor storage

Commissioner Snobeck asked if there could be a similar situation where you can buy a cigar and smoke it at the shop. City Attorney Leah Koch stated there is a possibility for the State to allow onsite consumption. Planning Manager Wippler stated if the city were to do a municipal retail store it would not count as one of the two permitted retail establishments.

Commissioner Lehto asked about individual growing in the home, is it licensed by the state, City Attorney Leah Koch said it is not regulated by the state.

Ms. Trapp then discussed the next steps:

- Create ordinance language
- December 10th Public Hearing at Planning Commission
- December 16th City Council Adoption

5. ADJOURN

MOTION by Tesky second by Snobeck to adjourn at 8:14pm. **APIF MOTION CARRIED**

Respectfully submitted,

Tony Wippler

Tony Wippler, Planning Manager