

NININGER PLANNING COMMISSION
REGULAR MEETING
May 4, 2026

COMMISSION MEMBERS PRESENT: John Bremer, chair; Mary Dalaska, secretary; Steve Boetcher, Gary Rotty; Ted Wagner

TOWNSHIP BOARD MEMBERS PRESENT: Karen Bremer, Terry Crisp

CALL TO ORDER: 7:59 p.m.

PLEDGE OF ALLEGIANCE

MINUTES REVIEW/APPROVE: John Bremer called for a review of the minutes from the April 6, 2026, regular meeting. **Motion:** Gary Rotty made a motion to accept the minutes for approval. Motion seconded by Ted Wagner. **Member vote:** 5 Ayes; 0 Opposed. **Motion carried.**

BUILDING PERMITS/MINOR LOT SPLITS

- BUILDING PERMIT APPLICATION REQUEST: **Paul Harris of Paul Harris Builders Inc., 17474 Presley Circle, Hastings, Minnesota**, submitted a Building Permit Application on behalf of Mark and Sara Vieth, 10001 140th Street East, Hastings, to build a 1,485 square-foot addition to their attached garage. The addition will be constructed by Paul Harris Builders, Inc. **Motion:** Mary Dalaska made a motion to recommend the Township Board approve the building permit at their May meeting pending approval by Inspectron. Motion seconded by Ted Wagner.
Member vote: 5 Ayes; 0 Opposed. **Motion carried.**
NOTE: Permit application will be considered by the Township Board at their next meeting pending approval by Inspectron. Final Township Board approval and permit payment are required **before** construction begins. Permit holder should contact Inspectron prior to the Board meeting to ensure the permit is ready for final approval.
- BUILDING PERMIT APPLICATION REQUEST: **Stewart Crosby, SRF Consulting Group, 3701 Wayzata Boulevard, Minneapolis, Minnesota 55416**, submitted a Building Permit Application on behalf of Dakota County (Yao Xiao, Dakota County Capital Projects Management, 1590 Highway 55, Hastings, Minnesota 55033) regarding property ID# 30-67000-00-172, to construct support facilities for the **Fischer Avenue Trailhead in Dakota County Spring Lake Park Reserve at 13586 Fischer Avenue, Hastings**. The \$1,716,000 project includes a 10-foot by 18-foot storage building, driveway and parking lot for a non-motorized boat launch and trail. Setbacks are not noted on the application as the building is located within the park. The contractor for the project has not been determined. Public access to the location will be via Fahey and Fischer Avenues. **Motion:** Ted Wagner made a motion to recommend the Township Board approve the building permit at their May meeting pending approval by Inspectron. Motion seconded by Steve Boetcher. **Member vote:** 5 Ayes; 0 Opposed. **Motion carried.**
NOTE: Permit application will be considered by the Township Board at their next meeting pending approval by Inspectron. Final Township Board approval and permit payment are required **before** construction begins. Permit holder should contact Inspectron prior to the Board meeting to ensure the permit is ready for final approval.
- MINOR LOT SPLIT INQUIRY: **Representatives for the Larry Neuman property** inquired about a minor lot split. John Bremer informed the representatives a subdivision was not needed for splitting lots on that property and asked them to call township attorney, Mike Hamilton, for information on obtaining multiple lot splits.

- MINOR LOT SPLIT INQUIRY: **Logan Litschke, 1410 18th Court, Hastings, Minnesota 55033**, inquired about a possible lot split and building site for the property at 12785 James Avenue, Hastings. The overall property, owned by Kathleen Litschke, is listed as having two separate tax identifications making a split possible and the separated 6.81-acre parcel (ID #30-01800-52-020) eligible as a single building site. A Perk test is required on the parcel prior to approval for building. The parcel does not qualify for additional lot splits. The current multiple, non-buildable lots established on the property in 1995 will be vacated as part of this lot split process. Mr. Litschke will return to a future meeting to proceed with the lot split.

OLD BUSINESS

- ANNEXATION: At their May 19 meeting, the Township Board will discuss signing the Conzemius property annexation agreement with the City of Hastings. The Township cannot lawfully stop the annexation. Cooperatively signing the agreement will provide the best tax benefit for the Township going forward.
- COMPREHENSIVE PLAN: Nininger Township is required to update its Comprehensive Plan every 10 years. This year the Planning Commission will work with a consultant to develop recommendations for adoption by the Township Board.

NEW BUSINESS

- UPDATING PLANNING COMMISSION ORDINANCE: Nininger Township Ordinance Establishing a Planning Commission No. 15, dated Oct. 19, 2004, is outdated and in need of revising to more accurately reflect how the Planning Commission currently conducts business. To that end, Planning Commission members are in the process of reviewing the ordinance and will discuss recommended changes at their next meeting. Recommended revisions will be forwarded to the Township Board for approval.
- ROAD MAINTENANCE CONTRACT: The Planning Commission is pleased with the overall road maintenance Luhman's Construction Company has provided Nininger Township over the past several years and is recommending the Township continue to retain Luhman's for township road maintenance.
Motion: Ted Wagner made a motion to recommend the Township Board
 1. retain Luhman's Construction Company for township road maintenance;
 2. recognize the bid sheet provided by Luhman's as a contract; and
 3. approve the contract and require the Township Board Chair, the Township Clerk, and an authorized representative of Luhman's Construction Company sign the contract.
 The motion was seconded by John Bremer. **Member vote:** 5 ayes; 0 opposed. **Motion carried.**

ANNOUNCEMENTS/MISCELLANEOUS ITEMS OF DISCUSSION

- NEXT TOWNSHIP BOARD MEETING is scheduled for Tuesday, May 19, 2026, at 7 p.m.
- NEXT PLANNING COMMISSION MEETING is scheduled for Monday, June 1, 2026, at 8 p.m.

MOTION TO ADJOURN: **Motion:** Ted Wagner made a motion to adjourn. Motion seconded by John Bremer. **Member vote:** 5 ayes; 0 opposed. **Motion carried.** Meeting adjourned 9:34 p.m.

Respectfully submitted by:

Mary Dalaska, Planning Commission Secretary