Planning Commission

Greenvale Township — Hearing Minutes

Date/Time:	Thursday March 12, 2026 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:00 Adjourn: 7: 08
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg,
Members Absent:	Dan Chesky II
Others Present:	
Item	
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix C - page 25
Approve Agenda	
Motion to Approve:	Stuart Berg
Second:	Victor Volkert
Action on Motion	Passed Unanimously
Fee Discussion	Chair Malecha discussed reason for establishing ordinance for fees, what is included and not included in the fees and what will be addressed in the fee discussion
Public Comment	Chair Malecha opened time for public comment and questions. Jessica Bolum questioned how fees for inspections were determined Tony Rowan questioned how fees would be posted for driveway permits No further public comment was offered and public comment was closed
Agenda Item	Motion to Adjourn Public Hearing
Motion to Adjourn:	Victor Volkert
Second:	Joyce Moore
Action on Motion	Passed Unanimously

Reviewed: Approved:

Mark Legvold, Clerk

Ken Malecha, Chair

Thyra Nelson

Planning Commission

Greenvale Township Meeting Minutes

Date/Time:	Thursday March 12, 2026 Immediately following Hearing
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:09 Adjourn: 7:35
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg
Members Absent:	Dan Chesky II
Others Present:	
Item	
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix B - page 24
Aprove Agenda	Two items were added to New Business for discussion: PC Member term expiration and application and 2050 Comprehensive Plan Consortium Grant
Motion to Approve:	Victor Volkert
Second:	Joyce Moore
Action on Motion	Passed Unanamously
Approve Previous Meeting Minutes	Motion to approve February 12, 2026 meeting minutes.
Motion to Approve:	Chair Malecha
Second:	Victor Volkert
Action on Motion	Passed Unanamously
Citizen Business	none
Board Report	Charles Anderson spoke on change and pressure to change things and new people come on board. He stressed the importance of receiving good advice from good sources and accepting consequences for decisions.
Permit Requests	Stuart Berg excused himself from the commissioners table and took place as applicant. Presented his plan for a 16x36 loafing shed for his livestock, which was included in his public packet. No specific questions regarding application were made, one clerical issue was addressed. Motion to recommend the board to approve Berg's request to build an agricultural structure on PID 16-00700-77-011
Motion to Approve:	Chair Malecha
Second:	Joyce Moore
Action on Motion	Passed 3-0-1 Berg Abstained due to conflict of interest

Fee Change	Chair Malecha began fee change discussion briefly covering reason for change and what is addressed. He clarified the role the building official plays in setting the fee schedule and that we are not in the business of collecting fees for benefit for the township. Volkert had collected numerous examples of other township fees and had spoken with clerks from other townships. It was found that Greenvale's fee schedule is very similar to surrounding communities. Members agreed that Greenvale's current fee schedule is adequate. Jessica Bolum's question from the hearing regarding how inspector fees were structured was addressed. Tony Rowan's question regarding driveway fees and where they would be posted was addressed - they are currently included in the 2024 Township fee schedule, which will remain the same for 2026. Commissioners had no further questions or comments. Motion to recommend keeping the 2024 Planning, Zoning and Building fee schedule and to accept the 2026 fee schedule for permits as ordinance 2026-01 to the board.
Motion to Approve:	Chair Malecha
Second:	Stuart Berg
Action on Motion	Passed Unanamously
New Business: PC Member Application	Chair Malecha led discussion on his intent to bring to the board in March the recommendation to open application for Stuart Berg's position, as his term is expiring. He will be eligible to reapply.
New Business: 2050 Comp Plan Consortium Grant	The township is eligible to apply to be included in a consortium grant with other townships to pick up costs for the 2050 comprehensive plan. Chair Malecha's intent is to recommend that the township applies for the grant. He will bring that to the board in the March meeting. All commission members agreed that this would be positive for the township.
Motion to Adjourn	
Motion to Approve:	Joyce Moore
Second:	Stuart Berg
Action on Motion	Passed Unanamously

Reviewed: Approved:

~~Mark Legvold~~, Clerk
Thyra Nelson

Ken Malecha, Chair