Meeting Minutes
PLANNING COMMISSION MEETING
Thursday, August 13, 2026

Commission Members Present: Chairperson Ken Malecha, Craig Host, Dan Chesky, Victor Volkert, Joyce Moore
Board members present were Tony Rowan and Scott Norkunas

The meeting was called to order by Chairperson Malecha who led the Pledge of Allegiance and read the opening statement.

Dan motioned to approve the agenda for the meeting and Victor seconded the motion, carried unanimously

Joyce motioned to approve the minutes from the public hearing held on June 11th, 2026; Dan seconded the motion; carried unanimously

Joyce motioned to approve the minutes from the regular meeting on June 11th, 2026; Dan seconded the motion; carried unanimously

Permit Requests

David Roehl of property ID 16-00200-27-040 applied to build an Ag Shed of 40'x60' for cattle and hay.

Question if there was 10 acres to meet the Ag exemption requirement. There is an adjoining property that is also owned by Roehl which would complete the requirement for the exemption. Questions regarding missing answers on the application. Ken indicated he would follow up with the applicant to answer the required questions.

Ken recommended that the commission move the application forward to the board. Joyce motioned to forward the application for the ag shed to the board with the corrections noted; Dan seconded the motion; vote of 4-1 opposed by Craig Host

Donald Swenson of property 16-00900-01-012 applied to build an Ag Shed of 36'x80' north of the existing barn on the property. The setbacks are met and there is space for the building.

Ken motioned to forward the application to the board for approval; Craig seconded the motion and it was carried unanimously

New Business

Consortium Update

The consortium has met twice, there will be 5 townships participating Douglas, Randolph, Hampton, Marshian and Greenvale. The grant has not yet been approved, but the application has been submitted for the $110,000 grant from the Met Council to complete the 2050 comprehensive plan. Dakota County may also provide additional money, and there will be more about this at a later date. Douglas Township is the fiduciary for the consortium and they will invoice Greenvale for their portion of the payment to WSB, Kim and Amelia will be our contacts at WSB for the 2050 plan.

Community engagement is part of the process to create the plan and it is proposed to have a community open house on October 8th with WSB available for questions or concerns. This open forum for questions and public hearing will include a questionnaire to the citizens so they can take an active role in getting the comp plan completed. During the consortium process there will be 2 times that WSB will work directly with us on Greenvale's plan.

Most of the townships are talking about status quo from their 2040 comp plans. Most townships are talking about how to get better land use. Some of the townships are talking about planning commercial zones. They talked about what that means for them for tax revenue. Creating the comp plan is a two year process so it will take some time to get all of the feedback from residents.

A question was raised if we received a revised contract from WSB. This has been received and there is a clause in Schedule A allowing Greenvale to terminate the agreement at any time. If we have projects that require a planner they will need to flow the fees through to the applicant, there are no fees to Greenvale unless they are engaged for a project.

Joyce motioned to adjourn the meeting; Dan seconded and it was carried unanimously.

Reviewed:

Thyra Nelson, Clerk

Approved:

Ken Malecha, Chairperson