

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday, August 13, 2026
DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve Agenda

Approve Minutes

June 11th, 2026

Citizen Business

Board Liaison Report

Consortium Update

Permit Requests

Roehl - Ag Shed

Swenson - Ag Shed

Zoning and Other Land Use Requests

Old Business

New Business

Adjourn

PLANNING COMMISSION
GREENVALE TOWNSHIP
Public Hearing Minutes
Thursday, June 11, 2026, 6:45 pm
DRAFT

Dan Chesky called to the hearing to order at 6:45 pm and asked that all participate in the Pledge of Allegiance

Commission Members Present: Dan Chesky, Joyce Moore, Victor Volkert, Craig Host
Members Absent: Ken Malecha

Opening statement was read by Dan Chesky

Agenda for the Hearing – Joyce motioned to approve the Agenda as stated; Victor seconded the motion; carried unanimously

The public hearing is related to the driveway on 31766 Jamaica Avenue.

An application for a Driveway Approach Permit was received on January 21, 2026 from Chris Smicek who is the project manager for Northfield Construction Company on behalf of the landowners Daniel and Joy Johnson.

The permit, the application was approved on April 16th, on April 7th, the Johnson's applied for a building permit to construct a single family home on at the April 9th planning commission meeting, the Planning Commission reviewed the application and recommended the board of supervisors approved the application at the April 16th Board of Supervisors meeting the application to build the house was approved subject to the variance for the driveway.

The Johnson driveway is less than 200 feet of separation from the adjacent parcel's driveway. Ambiguous language in the ordinance is the reason supervisors recommended the variance. At one position, it's 150 feet. In the other position, it's 200 feet. Depends on where you measure the distance.

Public Input

Linus Langer – procedure for permits

Ed Jones – his driveway is south of the one in question asking if the driveway is 50 ft from the property line to the edge of driveway; wants to make sure both he set back and driveway distances are met and go by the ordinance guidelines.

Scott N. – stated not all driveways are the same, this driveway was placed for safety reasons, recommends that we should put clarification in the ordinance.

Joy Royle - stated the ordinances do state the driveway to driveway separation measurements and this needs to put on agenda to review the ordinance.

Greg Langer – stated historical driveway practices

Craig Host requested additional information on the actual measurements of the driveway for setback from the property line, and the separation of the driveways before we could vote on the variance.

Request to table the variance recommendation in order to get the measurements of the actual driveway installation

Dan motioned to move forward with the variance for the driveway– Craig seconded the motion – tabled the decision until they get better measurements

Close Hearing portion of the meeting and move into the PC Meeting

PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday, June 11, 2026
DRAFT

Call to order 7:05 pm, Pledge of Allegiance led by Dan Chesky
Planning Commission Members Present: Dan Chesky II, Joyce Moore, Victor Volkert,
Craig Host; Absent: Ken Malecha

Opening statement by Dan

Joyce motioned to approve the agenda as written for the June 11th meeting, Dan
seconded the motion, carried unanimously

Joyce motioned to approve the May 14th meeting minutes as written, Dan seconded the
motion, carried unanimously.

Citizen Business

Scott mentioned letting Johnson know the outcome of meeting to measure the
driveway; Tony and Adam (Road Commission) will measure this weekend to provide
the discussed information in the hearing

Permit Requests

Write the variance for Johnson Driveway to be presented to the board with the
additional information from the Road Commission

No Zoning and Other Land Use Requests were presented at the meeting.

Joyce motioned to adjourn the meeting; Victor seconded; carried unanimously

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

31800 Guam Ave
Northfield MN 55057

Permit # _____

Application Fee: _____

Payments to Greenvale Township must be received before any permits are issued

Project Address 28218 FOLIAGE AVE	Street NORTHFIELD	City MN	State/Zip 16-00200-27-04C
Applicant Name DAVE BOEHL		Applicant Telephone Number 612-685-3037	
City SAME AS PROJECT	State	Zip	Applicant Email
Owner Name	Street	City	State/Zip
Telephone			
Brief Project Description/intended use 40x60 CATTLE + HAY SHED			

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
☒ Agricultural Building	☒ Agricultural	☒ New Construction ☐ Foundation Only	☒ Agricultural

Notice: UNDER THE MINNESOTA STATE BUILDING CODE §16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY §103F.141 (FLOOD PLAIN MANAGEMENT) AND §326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.

- Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? ☐ YES ☐ NO
- Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)
 - ☐ Farm Implements
 - ☐ Livestock (excluding horses and the commercial boarding of animals where permitted)
 - ☐ Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)
 - ☐ None of the above

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. On-site Building Inspector reserves the right to review requirement for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoke if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor) *David Boehl* Date 8-5-26

Property Card	Parcel ID Number	16-00200-27-040
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Owner Information	
Fee Owner	
DAVID C ROEHL	
CYNTHIA J ROEHL	
Mailing Address	
28218 FOLIAGE AVE	
NORTHFIELD MN 55057	
Property Address	
Address	
28218 FOLIAGE AVE	
Municipality	
GREENVALE TWP	



Parcel Information					
Sale Date		Total Acres	6.33	Plat	SECTION 2 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0.58	Lot and Block	2 112 20
Uses	AG-GREEN ACRES	Water Acres	0	Tax Description	PT OF NW 1/4 COM NW COR E ON N LINE 642.53 FT S 1269. 67 FT TO BEG N 67D 20M 15S W 694.60 FT TO W LINE NW 1/4 S 430.60 FT S 67D 20M 15S E 693.83 FT N 430.30 FT TO BEG SUBJ TO PAR 29 DAKOTA CO R/W MAP NO 474

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1993	Bedrooms	5
Building Style	ONE STORY	Foundation Sq Ft	1,915	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	1,915	Garage Sq Ft	1,640
Multiple Buildings		Finished Sq Ft	3,030	Other Garage	

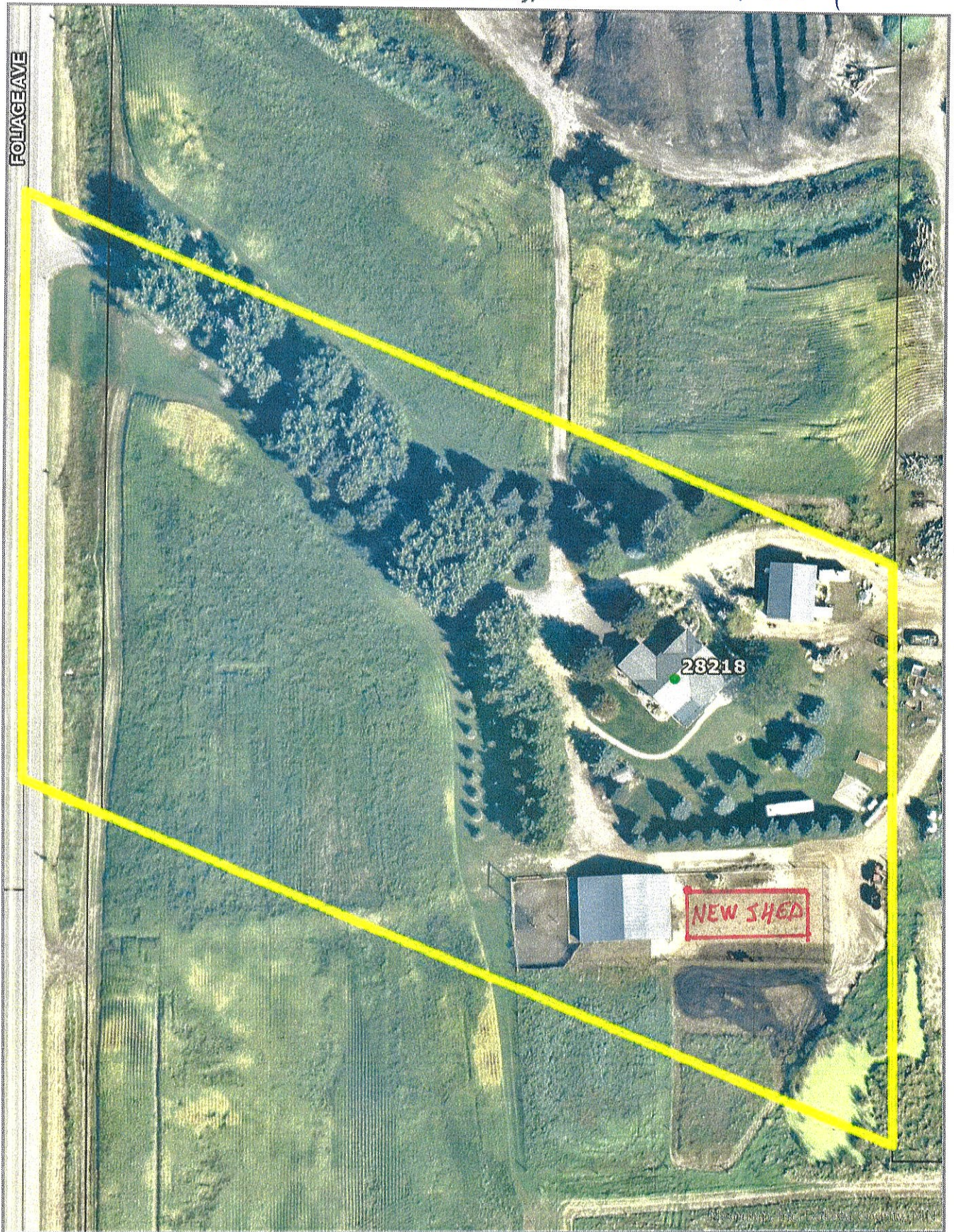
Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON	Homestead	FULL HOMESTEAD
Green Acres	Y	Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$146,000.00	\$150,700.00
2026 Building Values (payable 2027)*	\$583,600.00	\$583,600.00
2026 Total Values (payable 2027)*	\$729,600.00	\$734,300.00
2025 Total Values (payable 2026)*	\$700,200.00	\$702,700.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$6,840.00	\$0.00	\$6,840.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



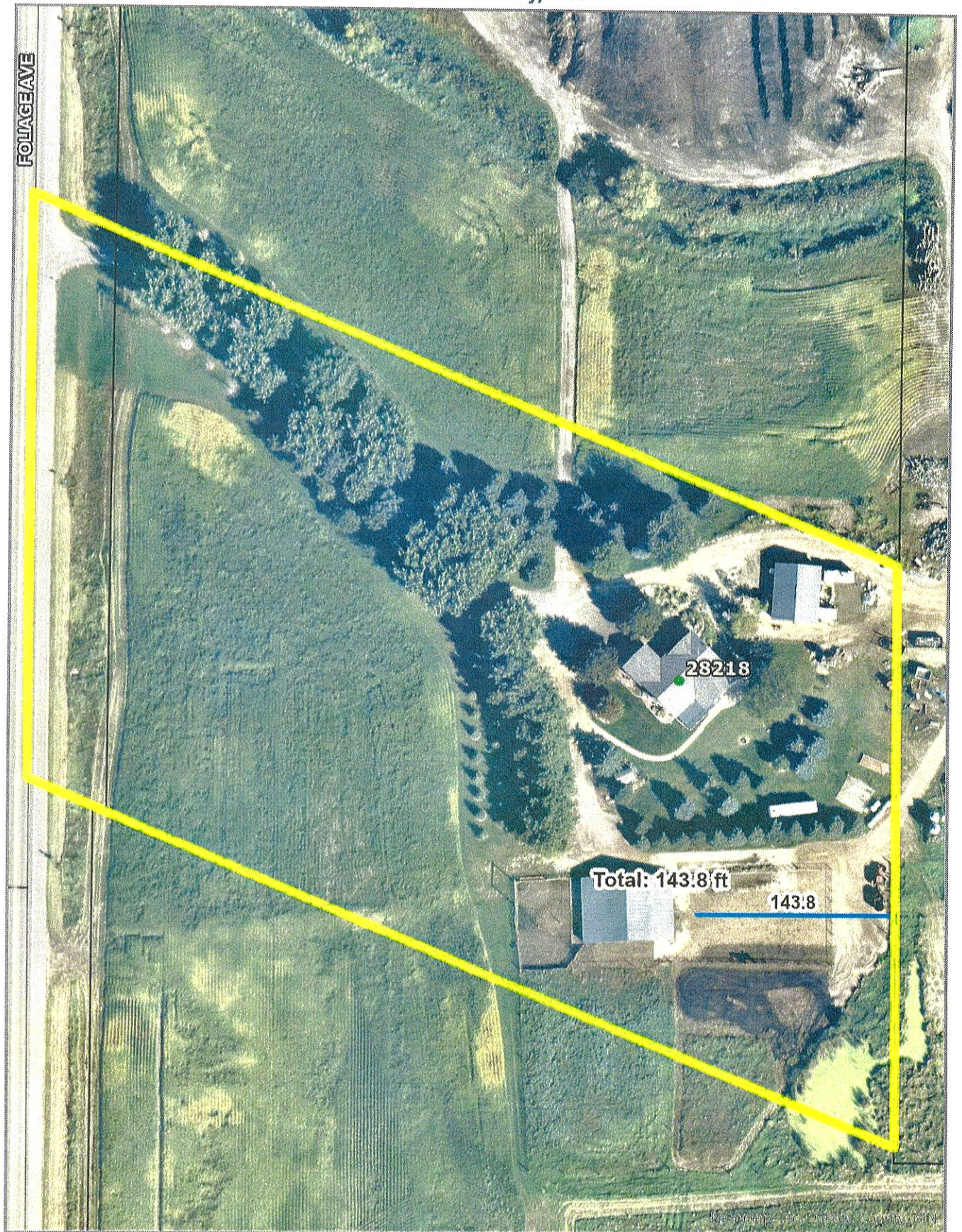
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.

This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale

1 inch = 100 feet

8/10/2026



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
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Map Scale
1 inch = 100 feet
8/10/2026

Tuesday morning

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

31800 Guam Ave
Northfield MN 55057

Permit # _____

Application Fee: _____

Payments to Greenvale Township must be received before any permits are issued

Project Address	Street	City	State/Zip	Property Identification #
7750	290 th St W	Northfield	Mn 55057	16-00900-01-012
Applicant Name	Street Address	Applicant Telephone Number		
Donald J Swenson	7750 290 th St W	507-202-9020		
City	State	Zip	Applicant Email	
Northfield	mn	55057		
Owner Name	Street	City	State/Zip	
Telephone				
Brief Project Description/intended use				
Ag Building 36x80x14				

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
☒ Agricultural Building	☒ Agricultural	☒ New Construction ☐ Relocation ☐ Foundation Only	☒ Agricultural

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1. Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? ☒ YES ☐ NO
2. Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)
 - ☐ Farm Implements
 - ☒ Livestock (excluding horses and the commercial boarding of animals where permitted)
 - ☐ Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)
 - ☐ None of the above

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Signature of Applicant (Owner or Contractor) _____

Date _____

8-6-26

Property Card	Parcel ID Number	16-00900-01-012
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Owner Information	
Fee Owner	
DONALD J SWENSON	
BARBARA A SWENSON	
Mailing Address	
7750 290TH ST W	
NORTHFIELD MN 55057	
Property Address	
Address	
7750 290TH ST W	
Municipality	
GREENVALE TWP	



Parcel Information					
Sale Date		Total Acres	76.71	Plat	SECTION 9 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0.45	Lot and Block	9 112 20
Uses	AG-AG PRESERVE	Water Acres	0	Tax Description	E 1/2 OF NE 1/4 EX PT COM NE COR S ALONG E LINE 1199.46 FT S 89D15M20SW 587.60 FT TO BEG S 0D24M48S W 330 FT S 89D15M20S W 330 FT N 0D24M48S E 330 FT N 89D15M20S E 330 FT TO BEG

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1910	Bedrooms	5
Building Style	TWO STORY	Foundation Sq Ft	1,102	Bathrooms	1.00
Frame	WOOD	Above Grade Sq Ft	1,830	Garage Sq Ft	480
Multiple Buildings		Finished Sq Ft	1,830	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON	Homestead	FULL HOMESTEAD
Green Acres		Ag Preserve	Y	Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$708,166.00	\$711,600.00
2026 Building Values (payable 2027)*	\$490,392.00	\$500,100.00
2026 Total Values (payable 2027)*	\$1,198,558.00	\$1,211,700.00
2025 Total Values (payable 2026)*	\$1,165,921.00	\$1,179,900.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$5,300.00	\$0.00	\$5,300.00

* Manufactured Homes Payable the Same Year as Assessment.

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N↑



N ↑

