

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday December 11, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

November 13, 2025

Citizen Business

Board Liaison Report

Permit Requests

none

Zoning and Other Land Use Requests

L & D Schweich Property Split

Old Business

none

New Business

Adjourn

Planning Commission Meeting Minutes

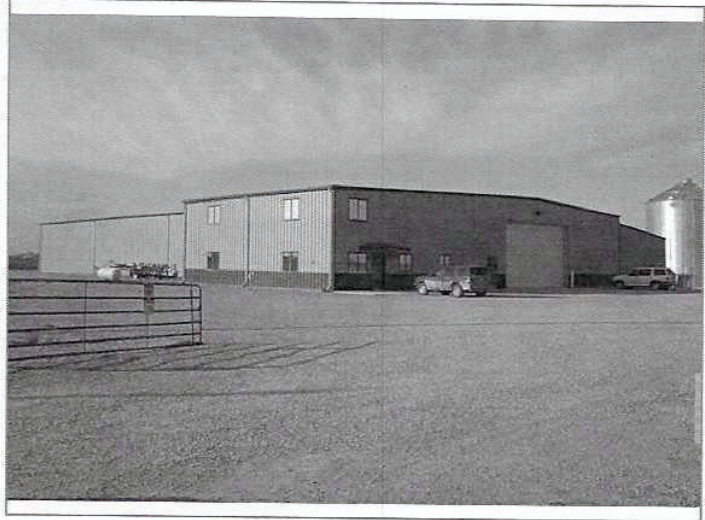
DRAFT

Greenvale Township

Date/Time:	Thursday November 13, 2025 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:00 Adjourn: 7:37
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Dan Chesky II, Stuart Berg
Members Absent:	
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
Approve Agenda Motion to Approve: Second: Action on Motion	Joyce Moore Victor Volkert Passed Unanimously
Approve Minutes from Oct 9 Hearing Discussion Motion to Approve: Second: Action on Motion	Joyce Moore Victor Volkert Passed Unanimously
Approve Minutes from Oct 9 Regular Meeting Motion to Approve: Second: Action on Motion	 Chair Malecha Stuart Berg Passed Unanimously
Citizen Comments	Linus Langer addressed the commission regarding a question about Anderson's application and concern over expansion of business on the property. This would go against the "Safe Harbor" ordinance. Joy Royle addressed the news regarding national outlaw/ban on any THC/Cannabis products by the federal government. Believes it is unwise to go further on zoning actions until this issue is addressed and more guidance from Office of Cannabis Management is delivered.
Board Report	Charles Anderson requested that any and all input regarding cannabis zoning be provided to board members, wishes for more input from citizens.
Agenda Item Motion to Approve: Second: Action on Motion	Plans for construction by Kluver was presented by John Wood, Builder. Plans, set-backs and timeline for demolishing of existing home on property after occupancy of new home were reviewed and discussed. Motion to approve permit for home on property 16-01400-55-020. Joyce Moore Chair Malecha Passed Unanimously

Property Card	Parcel ID Number 16-02100-50-010
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Owner Information
Fee Owner L AND B SCHWEICH PROPERTIES LP
Mailing Address PO BOX 1214 LAKEVILLE MN 55044



Property Address
Address 8433 320TH ST W Municipality GREENVALE TWP

		Parcel Information	
Sale Date		Total Acres	160.33
Sale Value	\$0.00	R/W Acres	3.35
Uses	AG-AG PRESERVE	Water Acres	
		Plat	SECTION 21 TWN 112 RANGE 20
		Lot and Block	21 112 20
		Tax Description	SW 1/4 SUBJ TO HWY EASE DOC NO 3468821

2025 Building Characteristics (payable 2026)*			
Building Type	Year Built	0	Bedrooms
Building Style	Foundation Sq Ft		Bathrooms
Frame	Above Grade Sq Ft		Garage Sq Ft
Multiple Buildings	Finished Sq Ft		Other Garage

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

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$1,627,900.00	\$1,627,900.00
2025 Building Values (payable 2026)*	\$616,500.00	\$616,500.00
2025 Total Values (payable 2026)*	\$2,244,400.00	\$2,244,400.00
2024 Total Values (payable 2025)*	\$2,166,400.00	\$2,166,400.00

Property Tax Information		
Net Tax (payable 2025) \$11,548.00	Special Assessments (2025) \$0.00	Total Tax & Assessments (2025) \$11,548.00

* Manufactured Homes Payable the Same Year as Assessment.

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.

Greenvale Township

APPLICATION FOR INTERIM USE PERMIT, CONDITIONAL USE PERMIT, VARIANCE, ZONING AMENDMENT & SUBDIVISION/PLATTING

Greenvale Township 31800 Guam Avenue, Northfield MN 55057
Phone: 507-321-9311 Email: clerk@greenvaletwp.org

Please return the completed application form and required documentation to the Township Clerk.

Permit Checklist: (see Zoning Ordinance References on next page)

- Completed Application
- Application Fee and Escrow
- 4 copies of detailed site plans, aerial photographs, building plans, and other supporting documentation necessary to complete the application.

All permits/approvals require a public hearing and actions by the Planning Commission and Board of Supervisors.

Please Print or Type All Information

Applicant <u>L+B SCHWARTZ PROPERTIES LP</u>			
Home Phone <u>952-220-7598</u>		Work Phone	
Address <u>PO BOX 1214 LAKEVILLE MN</u>			
Site Address (If different) <u>8433 320th ST W NFIELD</u>			
Property owner (If different from applicant)			
Platted Property Description:		Lot	Block
or		Addition	
Metes and Bounds Property Description		Section	Township
		<u>21</u>	<u>112</u>
			Range
			<u>20</u>
PID Number <u>16-02100-50-010</u>			
Present Use of Site <u>AGRICULTURE</u>			
Present Zoning Classification of Site <u>AGRICULTURE</u>			
Parcel Size <u>160.33 A.</u>			
Please check the type of application requested:			
<input type="checkbox"/> IUP <input type="checkbox"/> CUP <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Subdivision/Plat			
Please describe the nature of your request:			
<u>SUBDIVISION OF PROPERTY</u>			

Greenvale Township Zoning Ordinance References: a copy of the Zoning and Subdivision Ordinance is available on the Township's website: www.greenvaletwp.org.

- Variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- Performance Standards: Sections 7.01-7.16
- Subdivision/Platting: Sections 6.01-6.06

PLEASE READ

I hereby apply for the above consideration and declare that the information and materials submitted with this application comply with the Township's ordinances and are complete and accurate to the best of my knowledge.

*I agree to pay all **NON-REFUNDABLE** application fees in advance and, if required by the Township Clerk, I agree to post an escrow with the Township to fund expenses incurred by the Township in processing this request. I understand and agree that all Township-incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and shall be promptly paid by the property owner upon billing by the Township in the event the escrow fund is depleted. If payment of the Township incurred expenses is not received from the property owner within 10 days of billing, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or an assessment against the Owner's property via MN. Stat. 366.012.*

PLEASE NOTE THAT THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE APPLICATION.

Applicant Signature: _____

Owner(s) Signature (If different from applicant) _____

TOWNSHIP USE ONLY

Case Number	
Date Received	
Application Fee Paid	Check number: Date:
Application Complete	
Public Hearing Date	
Notes:	

SUBDIVISION AND TRANSFER OF BUILDING RIGHTS AGREEMENT

This Subdivision and Transfer of Building Rights Agreement is made and entered into this _____ day of December, 2025, by and between Greenvale Township ("Township") and L & B Schweich Properties, L.P., a Minnesota limited partnership ("Owner").

WHEREAS, the Owner owns the real property legally described on the attached Exhibit A ("Current Parcel"); and

WHEREAS, the Owner desires to subdivide the Current Parcel into two (2) parcels legally described as Parcel A and Parcel B on the attached Exhibit B; Parcel A is depicted as the 20-acre parcel and Parcel B is depicted as the 140.33 acre parcel on the certificate of survey attached hereto as Exhibit C;

WHEREAS, there are four (4) single family dwelling rights allocated to the Current Parcel, and Owner desires to transfer one (1) single family dwelling right to Parcel A and three (3) single family dwelling rights to Parcel B.

WHEREAS, the Township is willing to permit this subdivision and transfer of building rights up certain terms and conditions.

NOW THEREFORE, the parties agree as follows:

1. The Owner is entitled to subdivide the Current Parcel such that there will be two (2) separate parcels legally described as Parcel A and Parcel B on the attached Exhibit B and depicted on the certificate of survey attached as Exhibit C.
2. There are currently four (4) single family dwellings permitted on the Current Parcel.
3. One (1) single family dwelling right permitted on the Current Parcel shall be transferred and allocated to Parcel A.
4. Three (3) single family dwelling rights Permitted on the Current Parcel shall be transferred and allocated to Parcel B.

5. The Owner agrees that except for the four (4) single family dwelling rights described above now being allocated between Parcel A and Parcel B, no additional single family dwellings are permitted on the Current Parcel, or Parcel A and Parcel B until such time as the Township zoning ordinance is amended to permit additional dwellings, or upon the amendment of this Subdivision and Transfer of Building Rights Agreement between the parties.
6. This Subdivision and Transfer of Building Rights Agreement shall be binding upon the Township, the Owner and their successors and assigns.
7. The Owner agrees to record this Subdivision and Transfer of Building Rights Agreement with the Dakota County Recorder and provide a copy of the recorded Subdivision and Transfer of Building Rights Agreement to the Township Clerk.

(Signature Pages to Follow)

OWNER:

L and B Schweich Properties, L.P.

By: _____
Mary Jane Keiran, as trustee of the Schweich
Management Trust dated 10/18/2019, the general partner
of L and B Schweich Properties, L.P.

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December, 2025, by Mary Jane Keiran, as trustee of the Schweich Management Trust dated 10/18/2019, the general partner of L and B Schweich Properties, L.P., on behalf of the Minnesota limited partnership.

Notary Public

OWNER:

L and B Schweich Properties, L.P.

By: _____
Bonita Schweich, as trustee of the Schweich
Management Trust dated 10/18/2019, the general partner
of L and B Schweich Properties, L.P.

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December, 2025, by Bonita Schweich, as trustee of the Schweich Management Trust dated 10/18/2019, the general partner of L and B Schweich Properties, L.P., on behalf of the Minnesota limited partnership.

Notary Public

GREENVALE TOWNSHIP

By:
Its: Supervisor

By:
Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December 2025, by
_____, its Supervisor, on behalf of Greenvale
Township.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December 2025 by
_____, its Clerk, on behalf of Greenvale
Township.

Notary Public

Instrument drafted by:
David W. Jacobsen (MN #0390393)
Jacobsen Law Firm, P.A.
158 Water St. N., Suite 1
Northfield, MN 55057
(507) 786-9090

EXHIBIT A

CURRENT PARCEL LEGAL DESCRIPTION

The Southwest Quarter of Section 21, Township 112, Range 20, Dakota County, Minnesota

EXHIBIT B

PARCEL A AND PARCEL B LEGAL DESCRIPTIONS

PARCEL A PROPERTY DESCRIPTION:

That part of the Southwest Quarter of Section 21, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence South 89 degrees 17 minutes 49 seconds East (assumed bearing) along the south line of said Southwest Quarter 688.62 feet to the point of beginning; thence North 00 degrees 42 minutes 11 seconds East 582.35 feet; thence South 89 degrees 17 minutes 49 seconds East 1496.00 feet; thence South 00 degrees 42 minutes 11 seconds West 582.35 feet to said south line of the Southwest Quarter; thence North 89 degrees 17 minutes 49 seconds West, along said south line, 1496.00 feet to the point of beginning.

Containing 20.00 acres, more or less.

PARCEL B PROPERTY DESCRIPTION:

That part of the Southwest Quarter of Section 21, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Beginning at the southwest corner of said Southwest Quarter; thence South 89 degrees 17 minutes 49 seconds East (assumed bearing) along the south line of said Southwest Quarter 688.62 feet; thence North 00 degrees 42 minutes 11 seconds East 582.35 feet; thence South 89 degrees 17 minutes 49 seconds East 1496.00 feet; thence South 00 degrees 42 minutes 11 seconds West 582.35 feet to said south line of the Southwest Quarter; thence South 89 degrees 17 minutes 49 seconds East, along said south line, 470.00 feet to the southeast corner of said Southwest Quarter; thence North 00 degrees 10 minutes 54 seconds West, along the east line of said Southwest Quarter, 2655.75 feet to the northeast corner of said Southwest Quarter; thence North 89 degrees 54 minutes 07 seconds West, along the north line of said Southwest Quarter, 2633.17 feet to the northwest corner of said Southwest Quarter; thence South 00 degrees 16 minutes 47 seconds West, along the west line of said Southwest Quarter, 2627.71 feet to the point of beginning.

Containing 140.33 acres, more or less.

Both parcels subject to a public road easement and all other easements and restrictions of record, if any.

EXHIBIT C

[ATTACH CERTIFICATE OF SURVEY]

