

# Planning Commission Greenvale Township Meeting Minutes

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| Date/Time:                               | Aug 14, 2025 7:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Meeting Location:                        | Greenvale Town Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Regular Meeting:                         | Start Time: 7:05                      Adjourn: 7:52                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Commission Members Present:              | Chair Ken Malecha, Commissioners Victor Volkert, Stuart Berg, Dan Chesky II                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Members Absent:                          | Joyce Moore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Others Present:                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Item</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Call to Order/Pledge</b>              | Chairperson called the meeting to order and pledge was recited                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Opening Statement</b>                 | Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix B - page 24                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Approve Agenda</b>                    | Motion to approve Agenda, addition of "Application Requirements" discussion added to board report<br><br>Motion to Approve: Stuart Berg<br>Second: Dan Chesky II<br>Action on Motion: Passed Unanimously                                                                                                                                                                                                                                                                                                                 |
| <b>Approve Previous Meeting Minutes</b>  | Motion to approve July 10, 2025 PC Hearing Minutes<br><br>Motion to Approve: Chair Malecha<br>Second: Stuart Berg<br>Action on Motion: Passed Unanimously                                                                                                                                                                                                                                                                                                                                                                |
| <b>Approve Previous Meeting Minutes</b>  | Motion to table July 10, 2025 PC Regular Meeting Minutes pending changes<br><br>Motion: Victor Volkert<br>Second: Dan Chesky II<br>Action on Motion: Passed Unanimously                                                                                                                                                                                                                                                                                                                                                  |
| <b>Citizen Business Board Report</b>     | none<br>Board Liaison report included discussion of adding to application requirements for building permits verbiage that requires applicants to add pins or flags to properties in order for commission members to view where building location will be on property. Recommendation to change general instructions on application was agreed upon by all, no motion taken as this is an administrative change.<br>Good Tree farmstead event center and recent story featuring Jenn Welbaum in local paper was mentioned |
| <b>Permit Request: Ed Jones Property</b> | Discussion regarding property owned by the Jones Family (not in attendance) at 16-01900-77-020 and a permit to build shed on property. Application is complete, setback requirements are met. Motion to approve application.<br><br>Motion to Approve: Dan Chesky II<br>Second: Victor Volkert<br>Action on Motion: Passed Unanimously                                                                                                                                                                                   |
| <b>Permit Request: Georg Fischer</b>     | Georg Fischer (Sr) and Georg Fischer (Jr) presented application for replacement and enlargement of milk house on current barn. Application was noted for complete accuracy and stands as an example for others. Noted that permits have already been approved by building inspector and demo can proceed regardless of commission action at this time. Motion to approve application.<br><br>Motion to Approve: Chair Malecha                                                                                            |

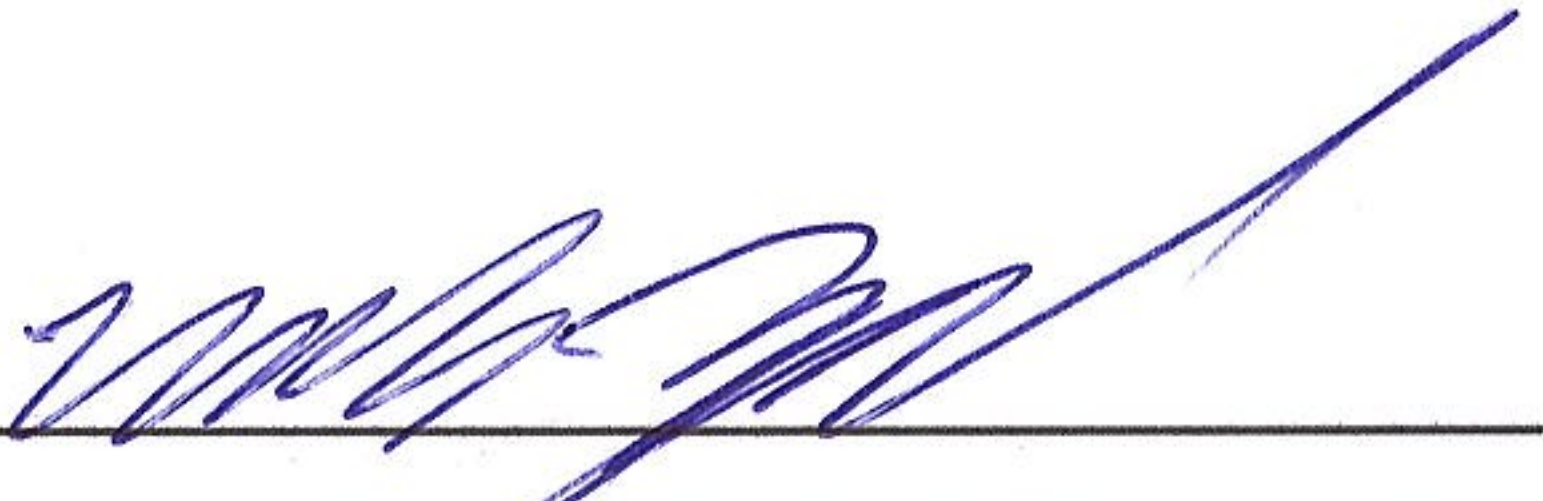
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| Second:<br>Action on Motion                                               | Stuart Berg<br>Passed Unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tom Williams, Above<br/>Grade Properties</b>                           | Tom Williams was present for an application, but need for variance was noted due to floodplain concerns. Public hearing will be conducted on Sep 11 at 6:00 PM.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Zoning and Other land<br/>Use Request: Twin<br/>Organics Variance</b>  | Jacob Helling presented a request for variance to allow building to be erected closer to road than allowed. Public hearing for variance scheduled for Sep 11 at 6:00.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Agenda Item</b>                                                        | <p><b>Cannabis Ordinance</b></p> <ul style="list-style-type: none"> <li>- Board moved ordinance and zone decision back to PC at board meeting, pending discussion of questions and for further review. Ordinance draft centering on hard surface was brought for discussion, as well as map of township.</li> <li>- Comments from Supv Anderson previously stated were relayed by board chair. Anderson believes that the township should move forward with ordinance change and zoning.</li> <li>- Mention of correspondence with attorney, all correspondence has been supplied to board members and public.</li> <li>- Specific questions by supervisor Royle were addressed</li> </ul> <p>No commercial zone exists in Greenvale Twp, we are an ag zoned township Because Cannabis is considered ag, it does not require a commercial zone Township considered commercial zone some time ago and it didn't move forward. It would need to be added to next comprehensive plan when it is reviewed.</p> <p>5% land use discussed. The recommendation of adopting a 5% area is not found in statute but is found in precedent</p> <p>Re-naming A2 discussed, determined that this is most appropriate naming as it reflects purpose specially</p> <p>Board asked to review pros and cons of current newest revision and A2 zone recommendation. All believe best to move forward with current revision of ordinance.</p> <p>Motion to recommend to board that An ordinance establishing the A-2 Agriculture business district, regulating access and driveways, and regulating cannabis and hemp business be adopted.</p> |
| <p><b>Motion to Approve:</b><br/><b>Second:</b><br/><b>Discussion</b></p> | <p>Chair Malecha<br/>Dan Chesky II</p> <p>Discussion regarding specific area to be considered for A-2 and kept to 3-5% of township area centered around the hard surface areas, including:<br/>Either side of 320th St from Dresden to Garrett<br/>Twp area of Hwy 19<br/>Area of 86 and Foliage<br/>Area of 86 from Foliage to Cemetery<br/>Area on County 46 discussed<br/>Chair Malecha and Commissioner Chesky will work to develop two primary proposals to discuss and make recommendation to board to consider.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Action on Motion</b>                                                   | <b>Passed Unanimously</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Adjourn<br>Motion to Approve: Victor Volkert<br>Second: Stuart Berg<br>Action on Motion: Passed Unanimously | Motion to Adjourn                                                                   |
|                                                                                                             |                                                                                     |
| Reviewed:                                                                                                   | Approved:                                                                           |
|                            |  |
| Mark Legvold, Clerk                                                                                         | Ken Malecha, Chair                                                                  |
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