

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday June 12, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Chair/Vice Chair Elections

Approve Minutes

 May 8 Public Hearing

 May 8 PC Meeting

 June 2 Public Hearing

 June 2 Special Meeting

Citizen Business

Board Liaison Report

Permit Requests

 (none)

Zoning and Other Land Use Requests

 Judith Malecha Property Split: 28639 Garrett

 Tom Sorem TDR

Old Business

 Cannabis Update

New Business

 Met Council Population Estimate

Adjourn

Greenvale Township Planning Commission

Public Hearing Minutes

DRAFT

Date/Time:	May 8, 2025, 6:30 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:30 Adjourn: 6:45
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	none
Others Present:	See attached
Item	
Call to Order/Pledge	Chairperson called the hearing to order and pledge was recited
Opening Statement	The only item on today's agenda is to conduct a public hearing for Williams Communications Inc, also known as Lumen to construct a structure closer to the property line than ordinance allows for
Approve Agenda Motion to Approve: Joyce Moore Second: Stuart Berg Action on Motion	Motion to approve the agenda for the hearing All voted in favor
Statement of Purpose	Opening statement was read per Policies and Procedures manual regarding purpose of PC with the responsibility to conduct public hearing and make recommendations to the board, need to follow state statutes, and method of gathering and receiving public comment for this hearing. Proper notice had been provided to the public via Northfield News, posting and direct notification of required parties
Comments from Williams Communication	Chair Malecha read a written statement, included in the public packet, regarding the nature of the proposed equipment installation and the request for variance to the current set-back limits. The Chair also stated that this site currently has an existing variance and that this addition of equipment would remain inside the existing fenced area on the property.
Call for Public Comment	Linus Langer spoke regarding a documentary detail and need to use PLS on the application. Chair Called for public comments three times, no further public comments were offered. Chair closed the Public Hearing
Consideratin of Application	Chair brought forward the application and provided a historical context of the property and the proper documentation within the application and verified that fee of \$500 was paid. Malecha stated that the PLS was corrected and on the application on file.
Motion for approval Motion to Approve: Dan Chesky II Second: Joyce Moore Action on Motion	Motion to recommend board approval of variance for property located at Property Identification Number 16-2700-01-012 located at 6730 320th St W, Northfield MN All voted in favor
Closure of Proceedings	Chair called proceedings to a close at 6:45 with a 15 minute break prior to Regular Planning Commission Meeting

Reviewed:	Approved:
<hr/> Mark Legvold, Clerk	<hr/> Ken Malecha, Chair

MEETING: Greenvale Township Planning Commission Hearing
MEETING DATE: Thursday, May 8, 2025
MEETING TIME: 6:30 P.M.

PLEASE PRINT YOUR NAME

Dave Powell

Gregory Langer

Vicky Langer

Mary Langer

Linus Langer

Matt Langer

Shelley Langer

Andy Anderson

Perry Collins

Scott Morley

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

Date/Time:	May 8, 2025 7:00PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:01 Adjourn: 7:55
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	none
Others Present:	See attached
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	Motion to approve the agenda Stuart Berg Victor Volkert All voted in favor
Approve Previous Meeting Minutes Motion to Approve: Second: Action on Motion	Mention of corrections to March 13th minutes were made and accepted. Chair Requested the word "Minutes" be added to heading of format for April 10 Minutes. Motion to approve with correction to heading made. Joyce Moore Stuart Berg All voted in favor
Citizen Business	No Citizens spoke to the Commission
Board Liaison Report Permit Requests Motion to Approve: Second: Action on Motion	Board Chair Anderson addressed the Commission regarding robust agenda and cannabis being a high interest item. He, Ken Malecha, and Dan Chesky met with Planner, TJ Hofer at Bolton and Menk on previous Monday and had a productive interaction, which will be covered later in meeting. Motion to recommend board approval of variance for Williams Communication property located at Property Identification Number 16-2700-01-012 located at 6730 320th St W, Northfield MN Dan Chesky II Victor Volkert All voted in favor
Permit Requests Motion to Approve: Second: Action on Motion	Above Grade Properties, Tom Williams is requesting to build at the parcel located at 8882 298th Ct West in Hazelwood Creek Estates. Mr Williams has a development right and is seeking to move a house in. Septic bore testing was conducted and locations will be added to plot soon. Mr Williams is well-practiced in moving homes onto lots. Currently his purchase agreement is pending. Motion to approve application for Above Grade properties at 8882 298th Ct West, Northfield subject to ownership of lot and meeting all requirements from the homeowners association. Chair Malecha Stuart Berg All voted in favor
Zoning and Land Use Requests	

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

<p>Sorem/Langer Annexation</p>	<p>Shelly Langer spoke regarding their potential agreement for annexation of their property: 16-02700-09-12, which consists of 12.6 acres as well as the potential agreement of Tom Sorem's 1.95 acre property, 16-02700-05-021, for annexation 16-02700-09-12, which consists of 12.6 acres. City is requesting annexation, landowner desires it and are requesting to move forward in the process with the township.</p> <p>Chair Malecha has spoken with Northfield City Planner, Mikayla Schmidt. Schmidt has provided a copy of the application from the Langers and Sorem requesting annexation and Schmidt indicated that the city attorney will be drafting a resolution for annexation by ordinance or resolution. Chair Malecha further stated that annexation by resolution is considered a friendly annexation, where 2 of 3 parties are in favor of annexation, reflective of the Langer and Sorem intent with Northfield.</p> <p>Chair Malecha further stated that the city would, by statute, pay two years taxes as a fee that would come to the township by statute. That plan is moving forward. The recommendation to the board will be approve by resolution through the planning commission. The township has a history of annexation agreements as recently as February of 2023.</p> <p>Motion to approve Matt and Shelly Langer's 12.6 acre property PID: 16-02700-09-12 for annexation.</p>
<p>Matt/Shelly Langer Annexation</p>	<p>Motion to Approve: Chair Malecha Second: Dan Chesky II Action on Motion: All voted in favor</p>
<p>Sorem Annexation</p>	<p>Motion to approve Tom Sorem 1.95 acre property, PID 16-02700-05-021 for annexation</p> <p>Motion to Approve: Chair Malecha Second: Stuart Berg Action on Motion: All voted in favor</p>
<p>TDR Variance for Above Grade Properties</p>	<p>Transfer of development right for Tom Williams, Above Grade Properties. Move a development right from address on Guam to property considered above for home development.</p> <p>Motion to recommend approval of transfer of development right from PID# 16-0210-01-013 to PID # 16-42500-01-130 to the Board.</p> <p>Motion to Approve: Dan Chesky II Second: Joyce Moore Action on Motion: All voted in favor</p>
<p>Application for Variance for Dan Chesky II</p>	<p>Chesky is seeking approval to encroach on property line beyond set-backs for the purpose of building a 30x40 garage. The property is oddly shaped and therefore difficult to build without variance.</p> <p>A public hearing will be scheduled for 22nd of May, pending ability to post to Northfield News and allow for adequate time of notification. Chesky is agreeable to paying costs incurred by township for the additional meeting.</p>
<p>Application for Variance: Cameron and Rose Gilomen</p>	<p>Cameron and Rose Gilomen requested hearing for variance to allow encroachment on property line of a solar panel installation. Gilomen's want it as close to the property line as possible. 20 feet was mentioned as a best case. Gilomens are willing to split costs for additional meeting with Chesky and wish to move forward with public hearing.</p>

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

<p>Admin Note</p> <p>Policy and Procedure Manual</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Chair discussed with members some having difficulty opening links in emails, rather than attachments. Some members had no difficulty, others couldn't. Request made that the clerk send read-ahead material as pdf attachments.</p> <p>Discussion around revision of the policy and procedure continued from previous month.</p> <p>Volkert discussed fee structure regarding transfer of development rights and need for buyers and sellers to share the fee. Subject was discussed and believed to be best reviewed annually by the board.</p> <p>Recommendations for 4 revisions were made:</p> <ul style="list-style-type: none"> - Moore suggests removing time limit on term for Chair - Malecha suggests striking from page 14 D "Within 30 days of approval by the Board" and replacing with " Within 30 days of receipt of recording form Dakota County Recorder" - Malecha suggests change to page 24, para 3 last sentence. Replacing"item VII with a blank space to allow PC chair flexibility to add items within agenda as needed. - Malecha suggests removing page 30, public comment card, as the agenda already allows for public comment and card is unnecessary. <p>Motion to recommend four changes (above) to the policy and procedure manual to the board for approval</p> <p>Stuart Berg</p> <p>Chair Malecha</p> <p>All voted in favor</p>
<p>Cannabis</p> <p>Recommendation for Chairman</p> <p>Motion to Adjourn</p>	<p>Chair reiterated from previous month's meeting need for township to address cannabis regulation and innacuracy in local communications regarding our compliance with law and that we are currently within the law according to our ordinance.</p> <p>Malecha, Chesky, and Chair Anderson met with T.J Hofer at Bolton and Menke on Monday. They provided guidance. Township needs to register with the state for any upcoming applications for retail. County ordinance will be adopted May 20th. Requested to put on our twp webpage. County is administering to the most stringent means available regarding retail.</p> <p>Further discussion surrounding liklihood of retail coming to Greenvale as low, but the township still needs the protecton of having the county administer the retail program.</p> <p>Memo from Hofer was referenced regarding allowance of township to adopt zoning restrictions on growing and manufacturing.</p> <p>Agreement that Cannabis policy will continue to evolve and that this is a good start.</p> <p>TJ will develop a draft generic draft of cannabis, regarding a production ordinance, and have it for the June 12th PC meeting for discussion. From there the board will schedule open meetings for citizen and landowner input on an ordinance to regulate growing and producation; both micro and mezo businesses/production.</p> <p>Chair Malecha asked the PC if anyone wants to be Chairman, no positive responses were given and he agreed to remain as Chair.</p> <p>Motion to adjourn meeting</p>

Greenvale Township

Meeting Minutes

Motion to Approve: Joyce Moore Second: Chair Malecha Action on Motion All voted in favor	
Reviewed:	Approved:
_____ Mark Legvold, Clerk	_____ Ken Malecha, Chair

MEETING: Greenvale Township Planning Commission
MEETING DATE: Thursday, May 8, 2025
MEETING TIME: 7:00 p.m.

PLEASE PRINT YOUR NAME

Don Poff

Gregory Langer

Vicky Langer

Mary Langer

Linus Langer

Matt Langer

Shelley Langer

Andy Anderson

Richard Moore

Tony Rouan

Chad Bolton

Tara Wilkerson

Lisa Legold

Adam

Greenvale Township Planning Commission Public Hearing Minutes

DRAFT

Date/Time:	2-Jun-25
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:30 Adjourn: 6:42
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	none
Others Present:	See attached
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
Approve Agenda Motion to Approve: Second: Action on Motion	Victor Volkert Stuart Berg Passed Unanimously
Public Hearing Comments for Chesky property	Mr Chesky excused himself from the PC in order for comments for the proposed variance for the property at 28528 Holyoak, submitted by Dan Chesky II to be heard. Mr. Chesky presented information regarding the property, the project and need for variance. -Comment was heard by Erv Ulrich, questioning need for variances overall and why it needed to be built so close to the road. Chair Called three times for any further comment by the public. No further comments were offered. Hearing for the Chesky property was closed
Public Hearing Comments for Gilomen property	Chair Malecha
Adjourn Hearing Motion to Approve: Second: Action on Motion	Motion to adjourn hearing Joyce Moore Stuart Berg Passed Unanimously
Reviewed:	Approved:
Mark Legvold, Clerk	Ken Malecha, Chair

Greenvale Township Planning Commission Special Meeting Minutes

DRAFT

Date/Time:	7:00 PM 6/2/2025
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:02 Adjourn: 7:30
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	none
Others Present:	See attached
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
Note	A brief pause in the meeting due to online meeting connectivity
Approve Agenda Motion to Approve: Second: Action on Motion	Joyce Moore Stuart Berg Passed Unanimously
Agenda Item Motion to Approve: Second: Action on Motion	Variance for Dan Chesky II property at 28528 Holyoak Ave - 16-00400-51-022 -Mr Chesky removed himself from the PC and presented the project and need for variance. -Concerns regarding road visibility, potential wetland concerns (none), and potential interference with septic system (none) -Chair addressed concern from hearing regarding variances and appropriate application in this case. Discussion regarding potential re-evaluation of set-backs in ordinances Motion to recommend to the board to approve variance for the property at 28528 Holyoak Ave, PID 16-00400-51-022 Chair Malecha Stuart Berg Motion passed 4-0-1. Chesky Abstained due to property ownership
Agenda Item Motion to Approve: Second:	Variance for Cameron and Rose Gilomen solar installation project at 31068 Guam Ave, PID 16-02100-05-021. Rose and Cameron presented project location and scope, including reason for location on property away from road and best recommended location for maximum exposure, articulating need for variance. -Moore had many questions regarding longevity of system, concerns about battery system, warantee, recycling questions and concept of solar power. Had contacted other contractor for information in extensive research. -Malecha discussed recycling and longevity of systems -Discussion of potential trees or shed on adjacent property - no development right on adjacent property -All aspects of the installation meet township ordinance requirements -Motion to recommend to the board to approve variance for the property at 31068 Guam Ave, PID 16-02100-05-021 Stuart Berg Dan Chesky II

Greenvale Township

Planning Commission
Special Meeting Minutes

DRAFT

Action on Motion	Motion passed 4-1-0 Moore voted no due to concerns with battery hazard
Adjourn Motion to Adjourn: Chair Malecha Second: Stuart Berg Action on Motion Passed Unanimously	
Reviewed:	Approved:
<div> <div></div> <div>Mark Legvold, Clerk</div> </div>	<div> <div></div> <div>Ken Malecha, Chair</div> </div>

**MEETING: Greenvale Township Planning Commission Hearing and
Special Meeting**

MEETING DATE: Monday June 2, 2025

MEETING TIME: 6:30 P.M.

PLEASE PRINT YOUR NAME

Charles Anderson

Dave Royhl

Scott Norkinas

Richard + Joyce Moore

Vicky Langer

Erin Wirtch

Gregory Langer

Rosie + Cameron Gilomen

Linus Langer

Andy Anderson

Handwritten text on the left page, consisting of approximately 20 lines of cursive script.

Handwritten text on the right page, consisting of approximately 20 lines of cursive script.

Property Card	Parcel ID Number 16-00300-51-017
----------------------	-------------------------------------

Owner Information	
Fee Owner JUDITH A HARPER-MALECHA	
Mailing Address 28639 GARRETT AVE NORTHFIELD MN 55057	
Property Address	
Address 28639 GARRETT AVE Municipality GREENVALE TWP	

Parcel Information			
Sale Date		Total Acres	10.20
Sale Value	\$0.00	R/W Acres	0.20
Uses	RESIDENTIAL	Water Acres	
	AG	Plat	SECTION 3 TWN 112 RANGE 20
	AG	Lot and Block	3 112 20
		Tax Description	E 800 FT OF S 737.50 FT OF E ½ OF N ½ OF SW ¼ EX S 470 FT OF E 310 FT

2025 Building Characteristics (payable 2026)*					
Building Type	S.FAM.RES	Year Built	2015	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	2,038	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	2,038	Garage Sq Ft	928
Multiple Buildings		Finished Sq Ft	2,038	Other Garage	

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


Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$148,000.00	\$148,300.00
2025 Building Values (payable 2026)*	\$405,187.00	\$406,500.00
2025 Total Values (payable 2026)*	\$553,187.00	\$554,800.00
2024 Total Values (payable 2025)*	\$547,815.00	\$549,500.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$5,178.00	\$0.00	\$5,178.00

* 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.

Property Card	Parcel ID Number 16-00300-51-016
----------------------	-------------------------------------

Owner Information	
Fee Owner	
RODNEY A CORNETT NANCY H HILDRETH	
Mailing Address	
28645 GARRETT AVE NORTHFIELD MN 55057	

Property Address	
Address	
28645 GARRETT AVE	
Municipality	
GREENVALE TWP	

Parcel Information			
Sale Date	04/26/2024	Total Acres	3.34
Sale Value	\$685,000.00	R/W Acres	0.36
Uses	RESIDENTIAL	Water Acres	
		Plat	SECTION 3 TWN 112 RANGE 20
		Lot and Block	3 112 20
		Tax Description	S 470 FT OF E 310 FT OF N 1/2 OF SW 1/4

2025 Building Characteristics (payable 2026)*					
Building Type	S.FAM.RES	Year Built	2009	Bedrooms	2
Building Style	ONE STORY	Foundation Sq Ft	4,114	Bathrooms	2.50
Frame	WOOD	Above Grade Sq Ft	4,114	Garage Sq Ft	1,064
Multiple Buildings		Finished Sq Ft	4,114	Other Garage	

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

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$107,800.00	\$107,800.00
2025 Building Values (payable 2026)*	\$642,300.00	\$642,300.00
2025 Total Values (payable 2026)*	\$750,100.00	\$750,100.00
2024 Total Values (payable 2025)*	\$747,600.00	\$747,600.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$8,234.00	\$0.00	\$8,234.00

* 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.

SUBDIVISION AGREEMENT

This Subdivision Agreement is made and entered into this ____ day of _____, 2025, by and between Greenvale Township ("**Township**") and Judith A. Harper-Malecha and Kenneth R. Malecha, wife and husband ("**Owner**").

WHEREAS, Judith A. Harper-Malecha owns the real property legally described as follows:

The East 800.00 feet of the South 737.50 feet of the E1/2 of the N1/2 of the SW1/4 of Section 3, Township 112, Range 20, Dakota County, Minnesota
Except the South 470.00 feet of the East 310.00 feet of said E1/2 of the N1/2 of the SW1/4 of Section 3

(the "**Property**").

WHEREAS, Kenneth R. Malecha is the husband of Judith A. Harper-Malecha, and he joins this Agreement for the purpose of subjecting his marital rights in the Property to the terms of this Agreement.

WHEREAS, the Owner desires to subdivide the Property into two (2) parcels designated as Parcel 1 and Parcel 2 which are legally described as follows:

Parcel 1:

The East 800.00 feet of the South 737.50 feet of the E1/2 of the N1/2 of the SW1/4 of Section 3, Township 112, Range 20, Dakota County, Minnesota
Except the South 503.00 feet of the East 435.00 feet of said E1/2 of the N1/2 of the SW1/4 of Section 3

(**"Parcel 1"**); and

Parcel 2:

The South 503.00 feet of the East 435.00 feet of the E1/2 of the N1/2 of the SW1/4 of Section 3, Township 112, Range 20, Dakota County, Minnesota
Except The South 470 feet of the East 310 feet of the North Half of the Southwest Quarter of Section 3, Township 112, Range 20, Dakota County, Minnesota

(**"Parcel 2"**).

WHEREAS, following the above-described subdivision, the Owner desires to transfer Parcel 2 to Rodney A. Cornett and Nancy H. Hildreth, who own the adjacent parcel of land, in order to allow for the increase in the size of their parcel.

WHEREAS, following the above-described subdivision and transfer, the Owner would own the approximately 8.52-acre parcel depicted as "Parcel A" on the survey attached hereto, and Rodney A. Cornett and Nancy H. Hildreth would own the approximately 5.02-acre parcel depicted as "Parcel B" on the survey attached hereto.

WHEREAS, the Township is willing to permit this subdivision upon certain terms and conditions.

NOW THEREFORE, the parties agree as follows:

1. The Owner is entitled to subdivide the Property such that the Property will now consist of two (2) separate parcels designated as Parcel 1 and Parcel 2 which are legally described above.
2. One (1) single-family dwelling is currently permitted on the Property.
3. The Owner agrees that the single-family dwelling(s) permitted on the Property shall be allocated to Parcel 1. Parcel 2 shall not be allocated the single-family dwelling permitted on the Property.
4. The Owner agrees that except for the single-family dwelling(s) described in Paragraphs 2 and 3 above, no additional single-family dwellings are permitted on the Property until such time as the Township zoning ordinance is amended to permit additional dwellings, or upon the amendment of this Subdivision Agreement between the parties.
5. This Subdivision Agreement shall be binding upon the Township, the Owner and their successors and assigns.
6. The Owner agrees to record this Subdivision Agreement with the Dakota County Recorder and provide a copy of the recorded Subdivision Agreement to the Township Clerk.

GREENVALE TOWNSHIP:

By:
Its: Supervisor

By:
Its: Clerk

STATE OF MINNESOTA)
)
COUNTY OF _____)

 This instrument was acknowledged before me this ____ day of _____, 2025,
by _____, its Supervisor, on behalf of Greenvale Township.

Notary Public

STATE OF MINNESOTA)
)
COUNTY OF _____)

 This instrument was acknowledged before me this ____ day of _____, 2025,
by _____, its Clerk, on behalf of Greenvale Township.

Notary Public

OWNER:

Judith A. Harper-Malecha

Kenneth R. Malecha

STATE OF MINNESOTA)
)
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 2025,
by Judith A. Harper-Malecha and Kenneth R. Malecha, wife and husband.

Notary Public

This instrument drafted by:

Ryan L. Blumhoefer (#391033)
Schmitz Ophaug, LLP
220 Division Street South
Northfield, MN 55057
(507) 645-9541

EXISTING PARCEL A PROPERTY DESCRIPTION

The East 800.00 feet of the South 737.50 feet of the E1/2 of the N1/2 of the SW1/4 of Section 3, Township 112, Range 20, Dakota County, Minnesota.

Except the South 470.00 feet of the East 310.00 feet of said E1/2 of the N1/2 of the SW1/4 of Section 3.

PROPOSED PARCEL A PROPERTY DESCRIPTION

The East 800.00 feet of the South 737.50 feet of the E1/2 of the N1/2 of the SW1/4 of Section 3, Township 112, Range 20, Dakota County, Minnesota.

Except the South 503.00 feet of the East 435.00 feet of said E1/2 of the N1/2 of the SW1/4 of Section 3.

EXISTING PARCEL B PROPERTY DESCRIPTION

The South 470 feet of the East 310 feet of the North Half of the Southwest Quarter of Section 3, Township 112, Range 20, Dakota County, Minnesota.

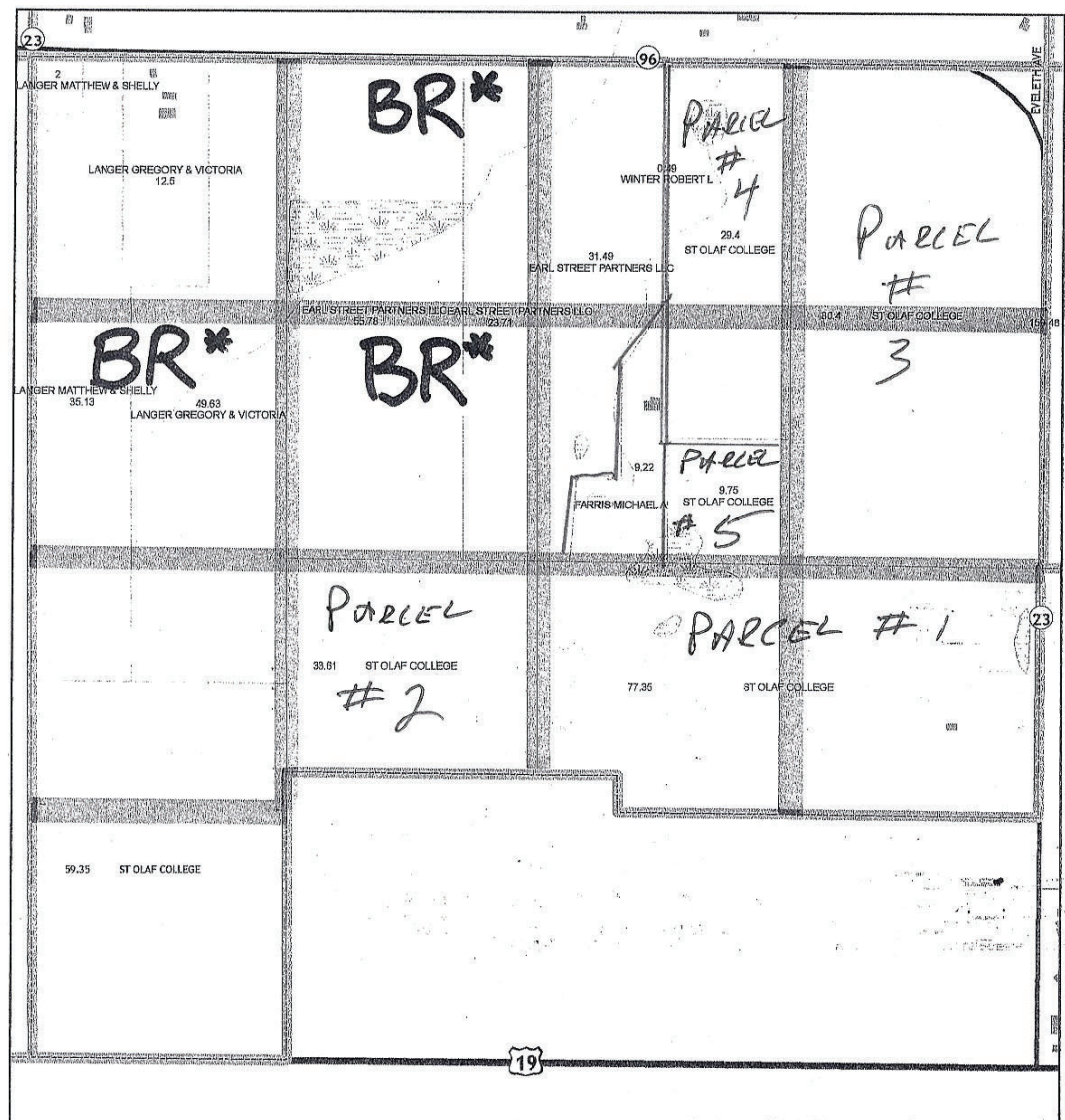
PROPOSED PARCEL B PROPERTY DESCRIPTION

The South 503 feet of the East 435 feet of the North Half of the Southwest Quarter of Section 3, Township 112, Range 20, Dakota County, Minnesota.

Tom Sorem

Requests verification of TDR's

* From GREEN BOOK



2015 Building Rights Study - Section 26



Section Boundaries



Parcel Boundaries



Buildings



Railroads



Dakota Co. NWI Wetlands



Dakota Co. Floodplain



Dakota Co. Streams



Resource
Strategies
Corporation

Source: Dakota County GIS February 2016

PARCEL #1

Property Card

Parcel ID Number 16-02600-76-011

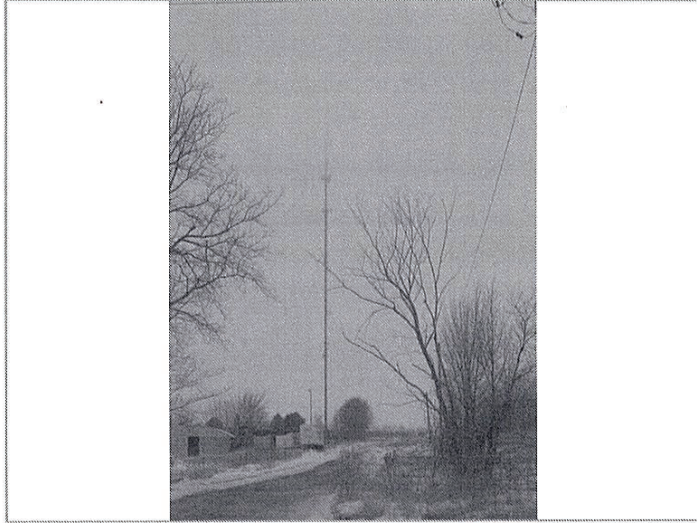
Owner Information

Fee Owner
THOMAS SOREM

Mailing Address
32260 GGARRETT AVE
NORTHFIELD MN 55057

Property Address

Address
32699 EVELETH AVE
Municipality
GREENVALE TWP



Parcel Information

Sale Date		Total Acres	77.35
Sale Value	\$0.00	R/W Acres	1.00
Uses	AG COMMERCIAL-PREFERRED	Water Acres	
		Plat	SECTION 26 TWN 112 RANGE 20
		Lot and Block	26 112 20
		Tax Description	N 1/2 OF SE 1/4 EX PT PLATTED AS ST OLAF COLLEGE NORTH AVENUE DEVELOPMENT

2025 Building Characteristics (payable 2026)*

Building Type	UTIL,TELCM	Year Built	1980	Bedrooms	0
Building Style		Foundation Sq Ft	NOT APPL	Bathrooms	0.00
Frame		Above Grade Sq Ft		Garage Sq Ft	
Multiple Buildings		Finished Sq Ft	672	Other Garage	

Miscellaneous Information

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

Assessor Valuation

	Taxable	Estimated
2025 Land Values (payable 2026)	\$831,300.00	\$831,300.00
2025 Building Values (payable 2026)*	\$12,200.00	\$12,200.00
2025 Total Values (payable 2026)*	\$843,500.00	\$843,500.00
2024 Total Values (payable 2025)*	\$782,900.00	\$782,900.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$6,348.00	\$0.00	\$6,348.00

* 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.

PARCEL # 2

Property Card

Parcel ID Number 16-02600-50-013

Owner Information

Fee Owner

THOMAS SOREM

Mailing Address

32260 GARRETT AVE

NORTHFIELD MN 55057

Property Address

Address

Municipality

GREENVALE TWP

Parcel Information

Sale Date		Total Acres	28.61
Sale Value	\$0.00	R/W Acres	
Uses	AG	Water Acres	
	AG	Plat	SECTION 26 TWN 112 RANGE 20
		Lot and Block	26 112 20
		Tax Description	E 1/2 OF SW 1/4 EX PT PLATTED AS ST OLAF COLLEGE NORTH AVENUE DEVELOPMENT & EX BEG NW COR OUTLOT A ST OLAF COLLEGE NORTH AVENUE DEVELOPMENT E ALONG N LINE 726 FT N 300 FT W 726 FT TO W LINE NE 1/4 OF SW 1/4 S TO BEG

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	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
659	NORTH CANNON RIVER	NON HOMESTEAD			

Assessor Valuation

	Taxable	Estimated
2025 Land Values (payable 2026)	\$272,800.00	\$272,800.00
2025 Building Values (payable 2026)*	\$0.00	\$0.00
2025 Total Values (payable 2026)*	\$272,800.00	\$272,800.00
2024 Total Values (payable 2025)*	\$252,400.00	\$252,400.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$1,464.00	\$0.00	\$1,464.00

PARCEL #3

Property Card		Parcel ID Number 16-02600-01-010	
Owner Information			
Fee Owner THOMAS SOREM			
Mailing Address 32260 GARRETT AVE NORTHFIELD MN 55057			
Property Address			
Address			
Municipality GREENVALE TWP			
Parcel Information			
Sale Date		Total Acres	80.40
Sale Value	\$0.00	R/W Acres	3.98
Uses	AG	Water Acres	
	AG	Plat	SECTION 26 TWN 112 RANGE 20
		Lot and Block	26 112 20
		Tax Description	E 1/2 OF NE 1/4 SUBJ TO PARCEL 29 DAK CO R/W MAP 330
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	Watershed District	Homestead	Green Acres
659	NORTH CANNON RIVER	NON HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
		Taxable	Estimated
2025 Land Values (payable 2026)		\$746,100.00	\$746,100.00
2025 Building Values (payable 2026)*		\$0.00	\$0.00
2025 Total Values (payable 2026)*		\$746,100.00	\$746,100.00
2024 Total Values (payable 2025)*		\$688,400.00	\$688,400.00
Property Tax Information			
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)	
\$3,994.00	\$0.00	\$3,994.00	

* 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.

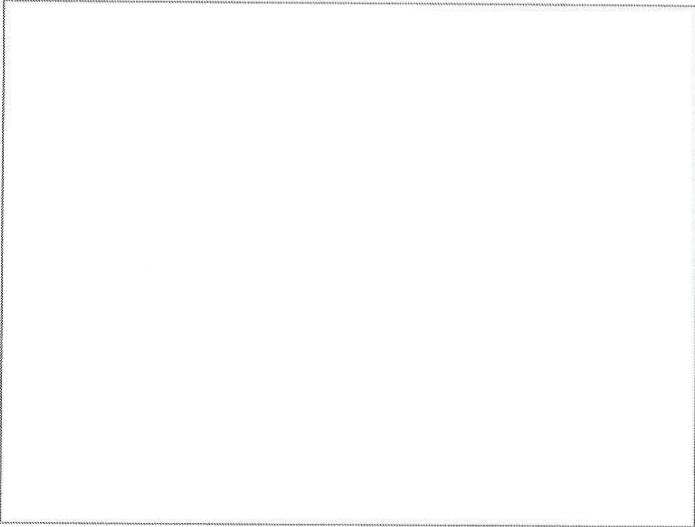
PARCEL #4

Property Card		Parcel ID Number 16-02600-02-011	
Owner Information Fee Owner THOMAS SOREM Mailing Address 32260 GARRETT AVE NORTHFIELD MN 55057			
Property Address Address Municipality GREENVALE TWP			
Parcel Information			
Sale Date		Total Acres	29.40
Sale Value	\$0.00	R/W Acres	0.82
Uses	AG	Water Acres	
		Plat	SECTION 26 TWN 112 RANGE 20
		Lot and Block	26 112 20
		Tax Description	N 3/4 OF E 1/2 OF W 1/2 OF NE 1/4 EX W 17 FT SUBJ TO PARCEL 30 DAK CO R/W MAP 330 SUBJ TO PAR 63 DAKOTA R/W MAP 474
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	Watershed District	Homestead	Green Acres Ag Preserve Open Space
659	NORTH CANNON RIVER	NON HOMESTEAD	
Assessor Valuation			
		Taxable	Estimated
2025 Land Values (payable 2026)		\$203,800.00	\$203,800.00
2025 Building Values (payable 2026)*		\$0.00	\$0.00
2025 Total Values (payable 2026)*		\$203,800.00	\$203,800.00
2024 Total Values (payable 2025)*		\$187,900.00	\$187,900.00
Property Tax Information			
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)	
\$1,090.00	\$0.00	\$1,090.00	

* 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.

PARCEL #5

Property Card		Parcel ID Number 16-02600-03-011													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Owner Information</td> </tr> <tr> <td colspan="2">Fee Owner THOMAS SOREM</td> </tr> <tr> <td colspan="2">Mailing Address 32260 GARRETT AVE NORTHFIELD MN 55057</td> </tr> <tr> <td colspan="2" style="text-align: center;">Property Address</td> </tr> <tr> <td colspan="2">Address</td> </tr> <tr> <td colspan="2">Municipality GREENVALE TWP</td> </tr> </table>		Owner Information		Fee Owner THOMAS SOREM		Mailing Address 32260 GARRETT AVE NORTHFIELD MN 55057		Property Address		Address		Municipality GREENVALE TWP			
Owner Information															
Fee Owner THOMAS SOREM															
Mailing Address 32260 GARRETT AVE NORTHFIELD MN 55057															
Property Address															
Address															
Municipality GREENVALE TWP															
Parcel Information															
Sale Date		Total Acres	9.75												
Sale Value	\$0.00	R/W Acres													
Uses	AG	Water Acres													
		Plat	SECTION 26 TWN 112 RANGE 20												
		Lot and Block	26 112 20												
		Tax Description	SE 1/4 OF SW 1/4 OF NE 1/4 EX W 17 FT												
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 Open Space												
Assessor Valuation															
		Taxable	Estimated												
2025 Land Values (payable 2026)		\$87,900.00	\$87,900.00												
2025 Building Values (payable 2026)*		\$0.00	\$0.00												
2025 Total Values (payable 2026)*		\$87,900.00	\$87,900.00												
2024 Total Values (payable 2025)*		\$81,300.00	\$81,300.00												
Property Tax Information															
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)													
\$472.00	\$0.00	\$472.00													

* 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.

**TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE REGULATING THE POSSESSION, SALE, AND CONSUMPTION
OF CANNABIS**

The Town Board of Greenvale, Minnesota ordains:

Section 1 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

Agriculture, Commercial Outdoor Cannabis: See “Cannabis cultivation”.

Agriculture, Commercial Indoor Cannabis: See “Cannabis cultivation”.

Cannabis Business: Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

Cannabis Cultivator: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended.

Cannabis Delivery Service: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended.

Cannabis Manufacturer: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended.

Cannabis, Mezzobusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended.

Cannabis, Microbusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended.

Cannabis Sales, Retail: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers.

Cannabis Retailer: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended.

Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and

lower-potency hemp edible retailers.

Cannabis Sales, Wholesale: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business.

Cannabis Testing Facility: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended.

Cannabis Transporter: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended.

Cannabis Wholesaler: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended.

Light Manufacturing, Lower-Potency Hemp Edible: A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended.

Lower-Potency Hemp Edible sales: The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers.

Lower-Potency Hemp Manufacturer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended.

Lower-Potency Hemp Edible Retailer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended.

School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.

Section 2 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS 5.04 A – Agriculture District, shall be amended by adding the underlined text as follows:

E. Interim Uses. The following uses may be allowed in the A – Agricultural District, subject to the conditions for issuing an interim use permit:

7. Agriculture, Commercial Outdoor Cannabis.
8. Agriculture, Commercial Indoor Cannabis.
9. Cannabis Delivery Service.
10. Cannabis, Low Potency Hemp Manufacturer.
11. Cannabis Microbusiness.
12. Cannabis Mezzobusiness.
13. Cannabis Sales, Low Potency Hemp Sales, Retail.
14. Cannabis Sales, Wholesale.
15. Cannabis Testing Facility.
16. Cannabis Transporter.

Section 3 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

7.15 Cannabis and Hemp Businesses

- A. Cannabis and Hemp Businesses. Generally, all cannabis and hemp businesses shall meet the following standards:
1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
 2. Buffer Required:
 - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
 - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
 - c. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
 - d. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.
 - e. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this Section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, daycare, residential treatment facility, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
 3. No onsite consumption is permitted, except where described below.
 4. The use must meet all other standards established for the A – Agriculture District in 5.04 of this ordinance.
 5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
 - a. The facility shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property.
 - b. Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
 - c. The applicant shall provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
 - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
 6. All mechanical and odor suppression equipment and trash enclosures must be

screened in a manner that protects adjacent properties from visual impacts and noise levels.

7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.

8. Exterior lighting shall meet the following standards:

a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.

b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.

c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.

9. Water and Wastewater

a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.

b. Water use within the site shall be designed to maximize the amount of water reuse possible.

10. Off-street Parking

a. Parking shall be provided based on the average for the use established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.

b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.

B. Agriculture, Commercial Outdoor Cannabis As a principal or accessory use, commercial outdoor cannabis is allowed with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by the Office of Cannabis Management.

2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.

3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial

indoor cannabis is allowed with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
3. Indoor cannabis cultivation and growing facilities within the A – Agriculture District must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.
4. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.

D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales establishment or a lower potency hemp retail establishment with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
4. Fleet vehicle parking may not occupy any required parking spaces.
5. All delivery and loading areas must be screened from view of the public street or adjacent properties.
6. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.

E. Cannabis, Low Potency Hemp Manufacturer. Cannabis and low potency hemp manufacturing is allowed as an interim use, subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis and or Lower-Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.

F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
5. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject

to the following:

- a. The consumption area shall be entirely indoors.
 - b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
 - c. Food and beverage shall not be prepared or sold on-site.
 - d. Live entertainment shall not be permitted.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- G. Cannabis Mezzobusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
 2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Low Potency Hemp Sales, Retail. As a principal or accessory use, retail cannabis and low potency hemp sales are allowed with an interim use permit, subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Retailer and/or Lower Potency Hemp Retailer and in compliance with the standards set by the Office of Cannabis Management.
 2. Must be registered with the Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are allowed with an interim use permit., subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in

compliance with the standards set by the Office of Cannabis Management.

2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.

3. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.

J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are allowed with an interim use permit, subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.

K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp manufacturer with an interim use permit, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this _____ day of _____, 2025.

Town Chair

ATTEST:

Town Clerk

May 23, 2025

Charles Anderson, Chair
Greenvale Township
9240 295th St W
Northfield, MN 55057

Dear Chair Anderson:

The Metropolitan Council has prepared preliminary population and household estimates for your community as of April 1, 2024. This is an annual process governed by *Minnesota Statutes 473.24*.

As of April 1, 2024, Greenvale Township had 297 housing units, 287 households, and 790 people (of whom 0 lived in group quarters facilities). Household size averaged 2.753 persons per household.

Metropolitan Council estimates use a housing stock-based method, which involves three questions:

1. *How many housing units did each community have?*
2. *How many households occupied these housing units?*
3. *How many people lived in these occupied housing units?*

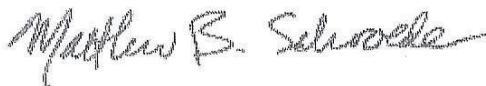
This envelope includes a report showing the data inputs and calculations used to develop the preliminary estimates for your community. For more information, visit <https://www.metrocouncil.org/populationestimates>.

We welcome discussion of the preliminary estimates and invite you to review and comment on them. Please send any comments or questions to Matt.Schroeder@metc.state.mn.us (preferred) or to Matt Schroeder, Community Development Research, 390 Robert St N, Saint Paul, MN 55101. Under *Minnesota Statutes 473.24*, we must receive your comments or specific objections, in writing, by **June 24, 2025**.

When reviewing the estimates, please note two things. First, **housing unit counts do not include building permits issued in 2024**; those units are unlikely to have been completed by the estimate date of April 1. Second, data inputs are refreshed each year, so **these estimates should not be compared directly with the 2023 estimates** sent last year. The 2020 Census provides a more comparable reference point.

In accordance with *Minnesota Statutes 473.24*, final estimates will be certified by July 15, 2025 for state government use in allocating certain funds.

Sincerely,



Matt Schroeder
Principal Researcher

Greenvale township, Dakota County

2024 Annual Population Estimate

Published May 22, 2025 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2024 Estimate	297	96.63%	287	2.7526	790	0	790
2020 Census	293	97.27%	285	2.7930	796	0	796

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2024.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2024, based on permits reported to us by communities. Permit data is available on our website.
 - We assume that 90% of single-family detached units and 85% of townhome/duplex/triplex/quadplex units permitted in 2023 were completed and occupiable by April 1, 2024.
 - Multifamily units permitted in and after 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2024. Multifamily units permitted before 2020 that were not open at the time of the 2020 Census are also included.
 - Building permits from 2024 are not included; they are unlikely to have been completed by the estimate date of April 1.
 - Manufactured home data comes from our annual surveys of manufactured home park operators and local governments.
 - Data on other housing (boats, RVs, etc. used as housing) comes from the most recent American Community Survey data; this housing is included in the estimates only if occupied.
- We also examine other housing stock changes reported by jurisdictions. These include demolitions, building conversions (units added or lost), boundary changes (units annexed in or out), and other changes.

	Housing stock April 1, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2024
Single-family detached	279	4	0	283
Townhome (Single-family attached)	2	0	0	2
Duplex/triplex/quadplex	12	0	0	12
Multifamily (5 or more units)	0	0	0	0
Accessory dwelling units (ADUs)	0	0	0	0
Manufactured homes	0			0
Other units	0			0
Total	293			297

Second, how many of these housing units were occupied by households?

- Each housing type has an estimated occupancy rate. These data come from the most recent American Community Survey estimates for housing units and households, decennial census data from the U.S. Census Bureau, and CoStar (a proprietary data source covering the apartment market).
- Multiplying the number of housing units of each type by the occupancy rate yields the number of households (occupied housing units).

Third, how many people lived in these occupied housing units?

- Each housing type has an estimated average household size. These data come from the most recent American Community Survey estimates of households and population in households as well as decennial census data from the U.S. Census Bureau.
- Multiplying the number of households in each housing type by the average household size yields the population in households.

	Housing stock April 1, 2024	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	283	96.61%	273	2.7692	756
<i>Townhome (Single-family attached)</i>	2	97.76%	2	3.0000	6
<i>Duplex/triplex/quadplex</i>	12	96.09%	12	2.3333	28
<i>Multifamily (5 or more units)</i>	0	92.00%	0	1.7771	0
<i>Accessory dwelling units (ADUs)</i>	0	92.00%	0	1.7333	0
<i>Manufactured homes</i>	0	95.00%	0	3.0485	0
<i>Other units</i>	0	100.00%	0	1.0000	0
Total	297	96.63%	287	2.7526	790

To obtain the total population, we also add the number of residents in group quarters facilities.

These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey. A list of facilities in each community can be found at <https://www.metrocouncil.org/populationestimates>.

Population in households	Population in group quarters	Total population April 1, 2024
790	0	790

Due to rounding, not all estimates can be reproduced exactly from the above inputs.

For more information, see our methodology document, available from <https://www.metrocouncil.org/populationestimates>.