

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday February 12, 2026 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

December , 2025

Citizen Business

Board Liaison Report

2025 Permit Report Summary

Permit Requests

none

Zoning and Other Land Use Requests

none

Old Business

none

New Business

Fee change recommendations for 2026

Adjourn

Permit #	Issue Date	PID #	Address	Owner	Description	Valuation
GT-001-2025	1/15/2025	16-00900-76-012	29978 Hayes Avenue, Northfield	Kraig Niebuhr	Re-Roof House& Shed, Re-Side House	\$ 90,000.00
GT-002-2025		Same as above				
GT-003-2025	1/27/2025	16-02900-50-030	9335 330th St W, Northfield	Kenneth langeslag	Reside part of house, 13' soffit and fascia	\$ 7,900.00
GT-003-2024-25	3/10/2025	16-00300-01-011	6800 280th St W	MMI/Ledcor Technical	Install Amp building and fence	\$ 180,000.00
GT-004A-2025	3/10/2025	16-00100-25-011	5274 280th St W	Larry and Alice Catlin	Mech heated floor in acsy bldg	\$ 7,000.00
GT-004-2025	3/21/2025	16-30300-03-050	28190 Hopewood Pl	Eric Knutson	Install water softner	\$ 2,913.50
GT-005-2025	3/20/2025	16-02900-02-020	8980 320th St W	Elizabeth McNerry	HVAC install	\$ 11,954.82
GT-006-2025	3/31/2025	16-01200-01-020	4688 290th St W, Northfield MN 55057	Mary Collins	Window Replacement	\$ 7,000.00
GT-007-2025	4/22/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George and Denise Budd	Addition	\$ 65,000.00
GT-008-2025	Apr-25	16-02800-01-010	7750 320th St W, Northfield MN 55057	Sara Lofgren	Solar install (roof)	\$ 82,500.00
GT-009-2025/C	4/14/2025	16-00200-76-020	5909 290th St W, Northfield MN 55057	James Nubi	Window Replacement	\$ 19,749.00
GT-010-2025/C	4/14/2025	16-00400-10-14	7980 280th St W, Northfield MN 55057	Bill Franke	Re-Roof House& Shed	\$ 15,200.00
GT-011-2025	4/14/2025	16-02000-51-011	9605 320th St W, Northfield MN 55057	TJ Grossman	Install Inground Pool	\$ 80,000.00
GT-012-2025	void					
GT-013-2025	waiting variance	16-02100-05-021	31068 Guam Ave, Northfield MN 55057	Gilomen	Solar installation	
GT-014-2025	4/18/2025	16-00100-25-011	5274 280th St W, Northfield MN 55057	Johnson Reiland/Catlin	Plumbing permit	\$ 24,000.00
GT-015-2024	4/24/2025	16-009000-01-11	7750 290th St W, Northfield MN 55057	Stephanie Swenson	New Construction - Build home	\$ 800,000.00
GT-136	5/16/2025	16-00900-01-011	7754 290th St W, Northfield, MN 55057	Aaron Swenson	Septic	
GT-016-2025	5/5/2025	16-0100003-010	6948 290th Sr W, Northfield, MN 55057	John Kuyper	Roof Mounted Solar	\$ 30,000.00

GT-017-2025	5/2/2025	16-0040025-015	8353 285th St W, Northfield MN 55057	George & Denise Budd	Drain Tile & Sump Pump	\$	17,000.00
GT-018-2025	5/13/2025	16-00200-27-040	28218 Foliage Ave Northfield, MN 55057	David Roehl	Re-Roof Barn		
GT-020-2025	5/16/2025	16-01700-50-016	30813 Iran Path Northfield, MN 55057	Donavin Prescott	Re-side front of house	\$	4,000.00
GT-021-2025	5/16/2025	16-01700-50-016	30813 Iran Path Northfield, MN 55057	Donavin Prescott	Windows	\$	4,000.00
GT-023-2025	5/28/2025	16-00200-27-012	28010 Foliage Ave S northfield, MN 55057	Bob Fredrickson	Re-roof shed		
GT-137	6/9/2025	16-00500-01-014	28459 Holyoke Ave Northfield, MN 55057	Edgar Dominguez	Septic		
AG GT-001-2025	6/6/2025	16-02400-01-014	4905 315th St W Northfield, MN 55057	Alissa Jacobsen-Sharing Our Roots	AG Building Permit		
AG GT-002-2025	6/6/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George & Denise Budd	AG Building Permit		
AG GT-003-2025	6/6/2025	16-02800-75-012	8075 330th St W, Northfield, MN 55057	Will & Jessica Bollum	Re-roof Ag Building		
GT-012-2025	void						
GT-013-2025	6/13/2025	16-02100-05-021	31068 Guam Ave, Northfield MN 55057	Rose Gilomen	Solar installation	\$	40,613.00
GT-019-2025	6/13/2025	16-01700-50-016	30813 Iran Path, Northfield, MN 55057	Donavin Prescott	Re-roof house	\$	23,000.00
GT-022-2025	5/16/2025	16-02700-01-012	6730 320th St W, Northfield, MN 55057	Williams CommLLC	Foundation pads & 2 move in buildings	\$	125,000.00
GT-024-2025	6/9/2025	16-00400-51-022	28528 Holyoke Ave, Northfield, MN 55057	Daniel Chesky II	concrete slab for pole shed	\$	30,000.00
GT-025-2025	6/10/2025	16-02300-51-012	31560 Foliage Ave W, Northfield, MN 55057	Georg & Carol Fischer	demo milk house		
GT-026-2025	6/10/2025	16-02300-51-012	31560 Foliage Ave W, Northfield, MN 55057	Georg & Carol Fischer	Garage build	\$	25,000.00
GT-027-2025	6/18/2025	16-02000-51-011	9605 320th St W, Northfield MN 55057	Grossman & Heikes	Re-roof	\$	35,000.00

GT-028-2025	6/25/2025	16-01500-75-012	7088 307th St W, Northfield, MN 55057	Edward & Amber Hayford	re-roof garage	\$	12,000.00
GT-029-2025	7/9/2025	16-00500-25-020	9474 280th St W, Northfield, MN 55057	Joshua & Karen Meeker	re-roof	\$	25,000.00
GT-030-2025	7/11/2025	16-00900-01-011	7754 290th St W, Northfield, MN 55057	Aaron & Stephanie Swensen	Plumbing new home	\$	37,000.00
GT-031-2025	7/8/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George & Denise Budd	plumbing venting	\$	1,745.00
GT-032-2025	7/22/2025	16-00500-29-010	28500 Isle Ave, Northfield, MN 55057	Marthann Schulte, Todd Zwolensky	Pool & Rec Building	\$	350,000.00
GT-033-2025	7/9/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George Budd	Laundry/Bath Addition	\$	4,500.00
GT-034-2025	8/4/2025	16-00500-29-010	28500 Isle Ave, Northfield, MN 55057	Todd and Marthann Zwolensky	Swimming Pool	\$	98,000.00
GT-035-2025	8/4/2025	16-0500-29-010	28500 Isle Ave, Northfield, MN 55057	Todd and Marthann Zwolensky	Pool Plumbing Permig (fees included in GT-034-2025)		
GT-036-2025	8/20/2025	16-01200-01-020	4688 290th St W, Northfield MN 55057	Tim Collins	Nreplace siding/2 doors	\$	20,000.00
GT-037-2025	9/9/2025	16-01900-77-020	31820 Jamaica Ave, Northfield MN 55057	Ed Jones	pole bldg	\$	230,000.00
GT-038-2025	9/23/2025	16-01800-06-011	30247 Isle Ave, Northfield MN 55057	Wayne Peterson	side over foundation		
GT-039-2025	9/24/2025	16-30300-03-020	28140 Hopewood Dr, Northfield MN 55057	Fred & Colleen Vivant	pole bldg	\$	60,000.00
GT-138	9/22/2025	16-02400-04-020	5103 315th St W, Northfield MN 55057	David Legvold	Septic		
AG-004-2025	9/24/2025	16-01800-26-010	10357 305th St W, Northfield MN 55057	James & Jennifer Malecha	AG Building		
GT-139	9/30/2025	16-01900-26-010	30977 Jamaica Ave, Northfield MN 55057	Tyler Malecha	Septic		
AG-005-2025	9/24/2025	16-01100-05-010	5680 290th St W, Northfield MN 55057	Twin Organics LLC	AG Building		
GT-040-2025	9/30/2025	16-0100-04-020	28409 Dunbar Ave, Northfield, MN 55057	David Tschann	re-roof house	\$	19,000.00

GT-041-2025	10/20/2025	16-01000-02-011	29075 Foliage Ave, Northfield, MN 55057	Ian & Heather Aldrich	re-roof house & garage	\$	30,000.00
GT-044-2025c	10/30/2025	16-03000-02-020	32378 Jamaica Ave., Northfield, MN 55057	Douglas Robinson	Foundation Wall Repair	\$	22,600.00
GT-140	10/16/2025	16-01900-77-020	31820 Jamaica Ave, Northfield MN 55057	Ed Jones	new septic		
GT-042-2025	10/28/2025	16-01400-55-020	6375 307th St W, Northfield MN 55057	Robert Kluver	New Home	\$	350,428.00
GT-043-2025	10/28/2025	16-01400-53-010	6376 307th St W, Northfield MN 55057	Bob and Arial Burma	Kitchen remodel and stairs	\$	75,000.00
GT-045-2025	11/3/2025	16-03000-51-040	10199 330th St W, Northfield MN 55057	Hugh Ackerman	Siding	\$	22,000.00
GT-046-2025	11/3/2025	16-01900-77-020	31820 Jamaica Ave, Northfield MN 55057	Ed Jones	Septic/concrete floor (waiting on payment)		
GT-047-2025	11/4/2025	16-00100-76-020	2866 Drexel Ave, Castle Rock MN 55009	Marcie Dobmeier	Furnace Install	\$	15,900.00
GT-048-2025	11/9/2025	16-00800-51-010	9240 295th St W, Northfield MN 55057	Charles Anderson	windows, see GT 050-2025, included in that payment		
GT-049-2025	11/9/2025	16-00800-51-010	9240 295th St W, Northfield MN 55057	Charles Anderson	siding and soffit on home	\$	20,000.00
GT-050-2025	11/9/2025	16-00800-51-010	9240 295th St W, Northfield MN 55057	Charles Anderson	Accsy Building (no footings) and windows	\$	10,000.00
GT-050A-2025	12/9/2025	16-01900-77-020	31820 Jamaica Ave, Northfield MN 55057	Ed Jones	Accsy Building interior finish permit	\$	1,285.85
GT-051-2025	12/10/2025	16-000200-76-020	5909 290th St W MN 55057	James Null	R/R 4 Windows	\$	12,944.00
GT-041	16-Dec	16-00500-80-010	28xxx Holyoke Ave, Northfield MN 55057	Carly Lunderberg	Septic		
GT-052-2025	12/31/2025		31068 Guam Ave, Northfield MN 55057	Rose Gilomen	Septic (waiting on payment)	\$	40,612.79

2026 Greenvale Township Fee Schedule

01/01/26

Stormwater Ordinance Permits (Rural Residential Zone)	
Service	Fee
Grading Permit Fee (1 acre or less of disturbance)	\$100.00
Grading Permit Fee (greater than 1 acre of disturbance)	Add \$100.00 per Acre or portion

Persons requesting a building permit shall fill out a building permit form from web-site, Building Official or clerk. In the event construction is started before a building permit is obtained, fees will be doubled. The fee schedule will be reviewed annually.

All emergency repairs need to be notified to the building inspector within 48 hours.

Residential Single Family IRC-1 New Construction Building Fees		
Service	Fee	State Surcharge
Site plan review, and lot review by Township.	No Charge	
Plan Review Fee (Residential)	65% of building permit	
Use Minnesota Statutes 326.153 Valuation Table for valuation permit fees		
Gas Line Inspection (exterior)	\$120.00	\$1.00
Fire Suppression System (Sprinkler)	Valuation	Plus Surcharge
Solar Panels (Roof Mount or ground mount)	Valuation	Plus Surcharge
Septic Permit	\$400.00	\$1.00
Radon Mitigation System	\$120.00	\$1.00
Manufactured Home Installation	Valuation	Plus Surcharge
Relocated house (Pre-inspection fee + valuation of foundation construction)	\$350.00 plus mileage + Valuation @ ICC Valuation1A	Plus Surcharge
Temporary housing ADU (AKA - Granny House/Pod)	Valuation @ ICC Valuation 1A	Plus Surcharge
Deck	Valuation @ \$36.00 per sq/ft	Plus Surcharge
Residential Building "Structure Construction" Permit	Valuation @ ICC Valuation1A	Plus Surcharge
Detached Garage or Pole Building permit	Valuation @ ICC Valuation1A	Plus Surcharge
Final Occupancy inspection (occupancy certificate provided to owner and to township clerk.)	\$120.00 per hour, 1 - hour min.	

2026 Greenvale Township Fee Schedule

01/01/26

Building Residential Repair and Maintenance or Remodel Permit	
Service	Fee
Plan Review Fee (residential)	65% of building permit
The following building repair/ maintenance/ other section below does not require planning approval. Contact the clerk or building inspector before proceeding.	
Gas Line Inspection (exterior)	\$120.00 + \$1.00 surcharge
Deck Repair (minor - non-structural)	\$120.00 + \$1.00 surcharge
Siding	\$120.00 + \$1.00 surcharge
Soffit/fascia replacement	\$120.00 + \$1.00 surcharge
Radon Mitigation System - remodel	\$120.00 + \$1.00 surcharge
Window and/or exterior door replacement (after (3) or change in size fee is valuation based)	\$120.00 + \$1.00 surcharge
Individual Septic Tank Systems Triennial Inspection	Charged by Outside Service
Residential Plumbing Permit <ul style="list-style-type: none"> • Major Remodel • Minor Remodel (plus \$37.50 per fixture after first 2) 	Valuation + surcharge \$120.00 + state surcharge
New Residential HVAC	Valuation + surcharge
Residential HVAC Remodel/Alteration Minor	\$120.00 + \$1.00 surcharge
Residential Fire Suppression System	Valuation + Surcharge
Demolition Permit <ul style="list-style-type: none"> • Agricultural • Residential 	\$75.00 + \$1.00 \$175.00 + \$1.00
Roofing- Residential	\$120.00 + \$1.00 Surcharge
Residential Solar Panels (<40kW)	Valuation + Surcharge

Pursuant to MN Rules Chapter 1300.0160 subpart 3, Building permit valuations shall be set by the Building Official. For determining the permit valuation, the Building Official will use supplied valuation with minimum value as calculated by the current Building Valuation Data Table.

2026 Greenvale Township Fee Schedule

01/01/26

Minnesota Valuation Table	
Service	Fee
Building Permits (based on project value incl. materials & labor)	Building Permit Formulas. Current year MN Statutes 326.153 Valuation
\$1.00 up to and including \$500.00	\$29.50
\$501.00 up to and including \$2,000.00	\$28 for the first \$500 + \$3.70 additional per \$100 increments up to \$2,000
\$2,001.00 up to and including \$25,000.00	\$83.50 for the first \$2,001 + \$16.55 additional per \$1,000 increments up to & including \$25,000
\$25,001.00 up to and including \$50,000.00	\$464.15 for the first \$25,001 + \$12.00 additional per \$1,000 increments up to & including \$50,000
\$50,001.00 up to and including \$100,000.00	\$764.15 for the first \$50,001 + \$8.45 additional per \$1,000 increments up to & including \$100,000
\$100,001.00 up to and including \$500,000.00	\$1,186.65 for the first \$100,001 + \$6.75 additional per \$1,000 increments up to & including \$500,000
\$500,001.00 up to and including \$1,000,000.00	\$3,886.65 for the first \$500,001 + \$5.50 additional per \$1,000 increments up to & including \$1,000,000
Over \$1,000,001.00	\$6,636.65 for the first \$1,000,001 + \$4.50 additional per \$1,000 increments over \$1,000,001
Plan Review Fee	65% of Permit Fee
Permit Reinstatement Fee	½ of the original permit fee
Reinspection Fee	\$120.00
Residential building permit renewal (renewal must be applied for and approved by the planning commission and building official, before the expiration of the original building permit)	½ of the original permit fee
Fee for Work Without a Building Permit (double permit cost, plus investigation fees)	Original Permit Fee, plus 100% of original permit fee

1. Building Surcharge Fee:

A minimum surcharge shall be \$0.50 for all permits except flat fee permits shall be a minimum of \$5.00. The State surcharge is calculated as follows:

- .0005 times the value of projects under \$1,000,000;
- .0004 for values over \$1,000,000.00 up to \$2,000,000.00;
- .0003 for values over \$2,000,000.00 up to \$3,000,000.00;
- .0002 for values over \$3,000,000.00 up to \$4,000,000.00;
- .0001 for values over \$4,000,000.00 up to \$5,000,000.00;
- .00005 for values over \$5,000,000.00

2026 Greenvale Township Fee Schedule

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Other Inspections and Fees	
Service	Fee
Inspections outside normal business hours	\$120.00 an hour, 2 hour min.
Re-inspection fee.	\$120.00
Inspections for which no fee is indicated Minimum of 1 hour	\$120.00
Site inspection Fee Residential, Ag Building, Commercial	R \$120.00, AG \$100.00, C 120.00
Additional plan review required by changes	\$120.00 per hour, min ½ hour
Miscellaneous and special services	\$120.00 per hour
Permit cancellation	Plan review + 20% of permit fee
Permit renewal	50% of original fees
Duplicate Permit Card	\$25.00
Photo Copy fees for 8 x11 (Black and white)	1.00 per copy
License Look-up fee	\$5.00 per permit
Lead Certification Look-up fee	\$5.00 per permit