

Planning Commission

Greenvale Township

Meeting Minutes

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 the agenda
Motion to Approve:	Stuart Berg
Second:	Victor Volkert
Action on Motion	All voted in favor
Approve Previous Meeting Minutes	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.
Motion to Approve:	Joyce Moore
Second:	Stuart Berg
Action on Motion	All voted in favor
Citizen Business	No Citizens spoke to the Commission
Board Liaison Report	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.
Permit Requests	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
Motion to Approve:	Dan Chesky II
Second:	Victor Volkert
Action on Motion	All voted in favor
Permit Requests	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.

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<p>Motion to Approve: Chair Malecha</p> <p>Second: Stuart Berg</p> <p>Action on Motion: All voted in favor</p>	
<p>Zoning and Land Use Requests</p> <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>Motion to Approve: Chair Malecha</p> <p>Second: Dan Chesky II</p> <p>Action on Motion: All voted in favor</p>	
<p>Sorem Annexation</p> <p>Motion to Approve: Chair Malecha</p> <p>Second: Stuart Berg</p> <p>Action on Motion: All voted in favor</p>	<p>Motion to approve Tom Sorem 1.95 acre property, PID 16-02700-05-021 for annexation</p>
<p>TDR Variance for Above Grade Properties</p> <p>Motion to Approve: Dan Chesky II</p> <p>Second: Joyce Moore</p> <p>Action on Motion: All voted in favor</p>	<p>Transfer of development right for Tom Williams, Above Grade Properties.</p> <p>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>

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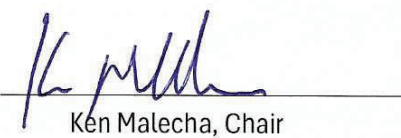
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Application for Variance for Dan Chesky II	Chesky is seeking approval to encroach on property line beyond set-backs for the purpose of building a 30x40 garage. The property is oddly shaped and therefore difficult to build without variance.
Application for Variance: Cameron and Rose Gilomen	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. 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. Gilomen's are willing to split costs for additional meeting with Chesky and wish to move forward with public hearing.
Admin Note	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.
Policy and Proceedure Manual	<p>Discussion around revision of the policy and proceedure 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 proceedure manual to the board for approval</p>
Motion to Approve:	Stuart Berg
Second:	Chair Malecha
Action on Motion	All voted in favor

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Cannabis	<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 produnction; both micro and mezo businesses/production</p>
Recommendation for Chairman	Chair Malecha asked the PC if anyone wants to be Chairman, no positive responses were given and he agreed to remain as Chair.
Motion to Adjourn	Motion to adjourn meeting
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 Roff

Gregory Langer

Vicky Langer

Mary Langer

Linus Langer

Matt Langer

Shelley Langer

Andy Anderson

Richard Moore

Toz Rouen

Chad Bolton

Tam Wilkerson

Lisa Legold

Adrian