

**Greenvale Township  
Planning Commission Meeting Minutes  
Thursday, March 13, 2025**

**DRAFT**

**Present:** Ken Malecha (Chair); Commissioners Stuart Berg, Victor Volkert, Joyce Moore, Dan Chesky II, and Tammy May, Town Clerk

**Board Liaison:**

**Others Present:** See attached

Malecha called the meeting to order at 7:01pm.

**Guests:** None.

**Opening Statement:** Malecha stated the Planning Commission ("PC") is an appointed body that makes recommendations on Planning and Zoning issues to the Town Board. These recommendations are advisory only. The elected Town Board members make the final decisions on matters received by the Zoning Administrator by noon, ten (10) business days before the meeting tonight. Questions on submissions after the deadline can be addressed under New Business; they will be placed on the following month's agenda. The Audience was reminded this is a public meeting, not a public hearing. Meetings are open to the public to observe. Audience comments are limited to topics being discussed. Malecha reminded the audience to sign the attendance sheet and silence their electronic devices.

**Agenda:** Corrections to agenda; move Aaron and Stephanie Swanson to Zoning after Don and Barb Swenson. Adding "s" to TDR for Ohmann Farms Inc. Ken Malecha made a motion to approve the agenda as corrected, Stuart Berg seconded. Motion carried 5-0.

**Minutes:** The minutes of the Planning Commission meeting on February 9<sup>th</sup> were reviewed. Joyce Moore made a motion to approve the minutes, Dan Chesky seconded. Motion carried 5-0.

**Citizen Business:** None.

**Board Liaison Report:** Road Construction open house will be held on Monday March 17, 2025, from 4:30-7:30pm at Sciota Town Hall.

**Permit Requests:** Williams Communications is requesting a permit for the construction of a hut on 320<sup>th</sup> St. The structure will impede required setbacks which require a Variance. Williams Communications is going to request a 39-foot setback, they currently have a building that encroaches on the 50-foot setback requirement, which they do not have a variance for. Chair Malecha set a Public Hearing for April 10, 2025, at 6:30pm.

### **Zoning and Other Land Use:**

Don and Barb Swenson are requesting to split 2 ½ acres from the 79.21 acres at PID# 16-00900-01-010. The subdivision agreement was reviewed by PC members and is legally written and includes required documentation and meets all Township requirements. The subdivision agreement cites the transfer of the Development Right to the 2 ½ Acres. The Township has documentation that the parcel does have the TDR. Joyce Moore made a motion to recommend the Board of Supervisors approve of the split at PID# 16-00900-01-010 for the Swenson's, Victor Volkert seconded. Motion carried 5-0. A \$250 fee is required by the Township.

Don and Barb Swenson are requesting removal of the above mentioned 2 ½ acres at PID# 16-00900-01-010 from the Ag Preserve tax status. The property has been in the program for the minimum length of time. Ken Malecha made a motion to recommend the Board of Supervisors approve the removal of the 2 ½ acres at PID# 16-00900-01-010 from the Ag Preserve tax status, Victor Volkert seconded. Motion carried 5-0.

Aaron and Stephanie Swenson are requesting approval to build a single-family residence on the above mentioned 2 ½ acres at PID #16-00900-01-010. PC members reviewed documents presented including survey, legal description, and drawing. They meet requirements with primary and secondary septic, the driveway easement to a public road, and they do have a Development Right. Dan Chesky made a motion to recommend the Board of Supervisors approve the request to build a single-family residence at PID# 16-00900-01-010, Victor Volkert seconded. Motion carried 5-0.

Ohmann Farms Inc is requesting to transfer 3 Development Rights to Sean and Kate Stevens. The Transferable Development Rights were verified at last month's meeting and have been recorded in the Green Book. It was noted that the Transfer Agreement includes a section, page 2 letter d, that is not included in this agreement and will be removed from final papers presented to the Board. Ken Malecha made a motion to recommend the Board of Supervisors approval of the transfer of Development Rights from PID# 16-01400-51-012, 16-01500-77-010, and 16-01400-54-010 to PID# 16-01200-01-012 with the removal of letter d on page 2 of the Transfer Agreement, Stuart Berg seconded. Motion carried 4-0, with Victor Volkert abstaining due to being related to parties involved.

Roehl Holdings Inc. is requesting approval of the Nonconforming Residence at PID# 16-00200-27-032 located at 6502 280<sup>th</sup> St W. The property consists of 11.49 acres and does not require a split. There is a double-wide mobile home that has been on the property for over 30 years. The request meets all Township requirements. Joyce Moore made a motion to recommend the Board of Supervisors approval of the Legal Nonconforming Residence at PID# 16-00200-27-032 for Roehl Holdings Inc., Dan Chesky seconded. Motion carried 5-0.

**Old Business:** Planning Commission has two open seats in April each for a 3-year term. Applications will be accepted until March 31, 2025, at 5:00 pm. If interested complete an application that can be found on the Township website and given to the Clerk. Any question you can contact any one of the Planning Commission members.

**New Business:** Cannabis: On Tuesday Dakota County Board approved that Dakota County is going to handle all Cities and Townships registration requirements and reporting requirements for retail cannabis. The Township would be required to submit an information sheet to the County, and they would do the rest. The Planning Commission members agreed that they would recommend the Board of Supervisors go with the County.

**Ag Building Permit Determination:** A letter was received from Terry LaCanne regarding when a building permit was needed for agricultural structures, he has received conflicting answers. PC Chair Malecha referenced 4.02 A on page 12 of Greenvale Townships Zoning Ordinance. This section states that all structures being built need a permit. Greenvale Townships Fee Structure includes a \$85 fee for site inspection of ag buildings. PC members agreed that anything you want to build requires a permit application.

At 7:29pm, Joyce Moore made a motion to adjourn, Victor Volkert seconded.  
Motion carried 5-0.

Prepared by: Tammy May

Reviewed:

Approved:

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Tammy May,  
Town Clerk

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Ken Malecha, Chairman  
Planning Commission