

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday November 13, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

Hearing, October 9, 2025

Meeting, October 9, 2025

Citizen Business

Board Liaison Report

Permit Requests

Kluver

Anderson

Zoning and Other Land Use Requests

Old Business

Cannabis A2 Zones

New Business

Adjourn

Planning Commission

DRAFT

Greenvale Township

Special Hearing Minutes

Date/Time:	October 9, 2025 6:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:02 Adjourn: 6:35
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg
Members Absent:	Dan Chesky II
Others Present:	TJ Hofer and Madison Richard, Bolton and Menk
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 C - page 25
Approve Agenda	
Motion to Approve:	Stuart Berg
Second:	Victor Volkert
Action on Motion	Passed Unanimously
Introduce Guests	TJ Hofer and Madison were introduced
Map and Zone Review	<p>Mr. Hofer was introduced and gave a concise review of the process toward establishing A2 Zones; From Legislation passed, to township passing ordinance to establish and A2 District.</p> <p>Reviewed local Government Guide table regarding business activities and mentioned State Statute referencing allowance and restrictions allowed by local governments.</p> <p>Reviewed work done by Bolton and Menk to guide townships and other municipalities.</p> <p>Ms Richard presented work with Empire and Coates regarding allowances and limitations. Waterford twp has adopted model county ordinance, Randolph is in the process of developing an ordinance. All municipalities and townships are seeking most conservative approach within their ordinances.</p> <p>Maps of Greenvale Twp with layers of allowable and non-eligible land (FNAP, wetland, etc.) uses were presented.</p> <p>Recommendation by Bolton and Menk was made to adopt an area (or areas) that meet the township needs, but no specific area was recommended as a part of their presentation.</p>

Greenvale Township

Special Hearing Minutes

<p>Public Comments</p>	<p>Public comments were opened. Two letters, one anonymous requesting their particular property to be included and requesting information on how to initiate process. Second letter from landowner Duane Fredrickson suggesting that best location for A2 Zone is Hwy 19 on western edge of twp. due to traffic and proximity to freeway.</p> <p>Greg Langer requested podium move so all can be addressed</p> <p>Linus Langer questioned blacktopping zone, Opposed to A2 Zone on Hwy 19 near his home. Pointed out that establishing A2 Zone picks winners and losers and divides the township citizens, to which he is opposed. Pointed out that statute says we may not prohibit and that this zone essentially means nothing. Also believes that the attorney advice is poorly presented.</p>
	<p>Joy Royle provided Office of Cannabis Management Guidelines pages 19-23 stating that existing zones should be used. Believes that if we rezone we should seek council from an attorney specializing in cannabis. Questioned if Bolton and Menk have worked with any other townships that only have agriculture zones; Greenvale is unique.</p> <p>Jessica Bolum shared that if by establishing an A2 Zone we are trying to be undesirable, then the zone should stay off Hwy 19 or near Northfield. Seek zone areas that are the least desirable or convenient for development for this.</p> <p>Scott Norkunas asked if we establish an A2 zone and it gets annexed, then would we need to establish new area.</p> <p>Greg Langer spoke and voiced his opposition to establishing an A2 zone. We should work with what we have, noted that all areas mapped (by B&M proposal) do not include any PC members or current board members property. Call for further comments was made three times by chair, no further comments.</p>
<p>Motion to Adjourn</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Joyce Moore</p> <p>Stuart Berg</p> <p>Passed Unanimously</p>
<p>Reviewed:</p> <p>Mark Legvold, Clerk</p>	<p>Approved:</p> <p>Ken Malecha, Chair</p>

DRAFT

Date/Time:	10/9/2025 7:00
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:02 Adjourn: 7:45
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg
Members Absent:	Dan Chesky II
Others Present:	TJ Hofer, Madison Richard, Bolton&Menk
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 agenda with movement of Cannabis Zoning from old business to own line item immediately following Board Liaison report Motion to Approve: Stuart Berg Second: Joyce Moore Action on Motion Passed Unanimously
Approve Previous Meeting Minutes	Motion to approve minutes from Public Hearing, September 11, 2025 Motion to Approve: Chair Malecha Second: Stuart Berg Action on Motion Passed Unanimously
Approve Previous Meeting Minutes	Motion to approve minutes from PC Meeting, September 11, 2025 Motion to Approve: Victor Volkert Second: Chair Malecha Action on Motion Passed Unanimously
Public Comments	No public comments were offered
Board Liaison Report	Liaison from board was not available due to meeting regarding winter transportation at a different site.
Cannabis A2 Discussion	Hofer addressed questions and comments from Public Hearing: -Zones are created to permit time, place and manner. The A2 zone ordinance adopted by Greenvale regulates place. -Guidance from OCM and table was addressed. Under existing ordinance 2025-01 township is able to control "place" which is incorporated into existing ordinances. -Application process was addressed in that applicants are encouraged to work with municipalities (townships) and get approval prior to licensing. -Both parties are bound by adopted ordinances, which allows for fair treatment and minimizes potential legal repercussions. -Question regarding annexation was addressed. Hofer was unsure if a new zoned would need to be created if existing zone was annexed, but recommended attorney consultation if that happens. Volkert questioned if it would be advantageous to put it near Northfield, Hofer was unsure but recommended consulting with an attorney, opined that we probably wouldn't have to re-zone.

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

	<p>Moore asked if we could go over the recommended 3%. Hofer was unclear, but stated that 3% fits with past decisions by other bodies.</p> <p>-Hofer stated that he was not sure if there are any attorneys that specialize in cannabis zoning and regulation.</p> <p>-When asked about any upcoming changes to Cannabis regulation, Hofer was unsure, but stated that this is a living document.</p> <p>-Volkert questioned establishment of more restrictive set-backs. Hofer responded that legislation in place does not allow for more restrictive ordinances than what is currently in place.</p> <p>-Linus Langer stated that Township Ordinance 2025-01 needs clarification on effective date and questioned if Cannabis businesses would need CUP or IUP? - Sect 2, Page 10 states this is IUP</p> <p>-Lisa Legvold questioned why the 3% area was not specifically in the current ordinance. Hofer stated that this is an adopted practice that has stood up to case law.</p> <p>Joy Royle asked what kind of tax base this will create. Hofer responded that zoning doesn't determine tax base, but property use does.</p> <p>Malecha suggested further discussion and zoned determinations moved to next meeting. Hofer will bring examples of other townships with single-zones for that meeting.</p>
<p>Permit Request</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Carly Lunderberg and Blake Carroll presented proposal for new home construction. Proposal was reviewed and found to be in order by all PC members. Motion to recommend new construction at PID 16-005-00-80-010 to board for approval.</p> <p>Chair Malecha</p> <p>Stuart Berg</p> <p>Passed Unanimously</p>
<p>Zoning - TDR for approval</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Tim Niemeyer has presented a request to split 10 acre off an 80.2 parcel to include a TDR. Blumhoefer drafted split.</p> <p>Motion to approve agreement to assign TDR to applicable property from 16-004000-250-16.</p> <p>Joyce Moore</p> <p>Chair Malecha</p> <p>Passed Unanimously</p>
<p>Ag Preservation Termination</p> <p>Motion to Approve:</p> <p>Second:</p> <p>Action on Motion</p>	<p>Proposal to remove four parcels from Ag Preserve was drafted by Attny Blumhoefer on behalf of LaCanne. Proposal stated that this property is eligible for termination from program.</p> <p>Motion to remove LaCanne property 16-0060-53-011, 16-00600-53-013, 16-00600-50-012, and 16-00600-54-010 from Ag Preserve.</p> <p>Chair Malecha</p> <p>Stuart Berg</p> <p>Passed Unanimously</p>
<p>Volkert Subdivision</p>	<p>Volkert presented a proposal to transfer land with no building right to daughter. New parcel would be combined with larger parcel already under her ownership. Official documentation is being revised.</p> <p>Motion to recommend approval by board, bending properly drafter proposal, for transfer of .33 acres (from 9.66 to 9.99 ac) on property 16-01200-25-017.</p>

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

Motion to Approve:	Chair Malecha
Second:	Stuart Berg
Action on Motion	Motion passed 4-0-1, Volkert abstained due to interest in property
Motion to Adjourn	
Motion to Approve:	Joyce Moore
Second:	Stuart Berg
Action on Motion	Passed Unanimously
Reviewed:	Approved:
_____	_____
Mark Legvold, Clerk	Ken Malecha, Chair

Property Card

Parcel ID Number 16-00800-51-010

Owner Information

Fee Owner

CHARLES A ANDERSON

DONITA ANDERSON

Mailing Address

9240 295TH ST W

NORTHFIELD MN 55057

Property Address

Address

9240 295TH ST W

Municipality

GREENVALE TWP

**Parcel Information**

Sale Date		Total Acres	3.25
Sale Value	\$0.00	R/W Acres	0.20
Uses	AG	Water Acres	
	COMMERCIAL-PREFERRED	Plat	SECTION 8 TWN 112 RANGE 20
		Lot and Block	8 112 20
		Tax Description	PT OF NE 1/4 OF SW 1/4 COM NE COR W 289 FT TO BEG W 333.29 FT L 89D 26M 424.44 FT L 90D 34M 333.29 FT L 89D 26M 424.44 FT TO BEG

2025 Building Characteristics (payable 2026)*

Building Type	S.FAM.RES	Year Built	1974	Bedrooms	3
Building Style	SPLIT ENTR	Foundation Sq Ft	1,364	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,364	Garage Sq Ft	1,232
Multiple Buildings	Y	Finished Sq Ft	2,404	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)	\$107,443.00	\$108,300.00
2025 Building Values (payable 2026)*	\$397,208.00	\$400,700.00
2025 Total Values (payable 2026)*	\$504,651.00	\$509,000.00
2024 Total Values (payable 2025)*	\$499,213.00	\$503,400.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$5,434.00	\$0.00	\$5,434.00

* 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

Greenvale Township

NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued

Project Address 9240 295th St West		City Northfield		State/Zip MN 55057		Property Identification # 16-00800-51-010	
Applicant Name Charles & Donita Anderson				Applicant Telephone Number 612-987-9302			
City Northfield		State MN		Zip 55057		Applicant/Contractor Email canderson@enterprisesg.com	
Owner Name Charles & Donita Anderson		Street 9240-295th St W.		City Northfield		State/Zip MN 55057	
Telephone 612-987-9302		Contractor's Name Self		Street 		City 	
Contractor's State License Number (required)		Expiration Date		Telephone Number			
Brief Project Description open side shed 17' x 33'				Completed Value (includes labor and materials) 10,000.00			

PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
<input checked="" type="radio"/> Building <input type="radio"/> Accessory Building <input type="radio"/> Other	<input type="radio"/> Residential <input type="radio"/> Solar Energy Store split wood	<input checked="" type="radio"/> Accessory Building <input type="radio"/> Addition <input type="radio"/> Interior Remodel <input type="radio"/> Deck/Porch <input type="radio"/> New Construction <input type="radio"/> Foundation Only <input type="radio"/> Relocation <input type="radio"/> Fireplace <input type="radio"/> Fence/Wall <input type="radio"/> In Ground Pool <input type="radio"/> Plumbing <input type="radio"/> Mechanical <input type="radio"/> Above Ground Pool	<input checked="" type="radio"/> Agricultural <input type="radio"/> Shoreland Overlay <input type="radio"/> Flood Plain Overlay

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).

Date

Charles Anderson *Donita Anderson* 11/1/2025

Completed application and permit checklist must

Permit # _____

be sent directly to the Building Official at:

Building Official - Mark Ceminsky

Beaver Creek Companies, Inc.

7226 235th St W

Farmington, MN 55024

Main Office: 612-819-1334

Email: markceminsky@beavercreekco.com

Homeowner acting as a general contractor disclosure form

BUILDING PERMIT APPLICANT: PROPERTY OWNER

I understand that the State of Minnesota requires all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. By signing this document, I attest to the fact that I am building or improving this house/building myself. I hereby claim to be exempt from the state licensing requirements because I am not in the business of building on speculation or for resale, and that the house/building for which I am applying for this permit, listed below, is the first residential structure I have built or improved within the past 24 months.

Furthermore, I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this house/building, and I understand some of these contractors may be required to be licensed by the State of Minnesota. I understand that non-exempt, unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minn. Stat. 326B.082, subd.16. In addition, I understand that I would forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event any contractors I hire are unlicensed.

I also acknowledge that, as the contractor on this project and applicant of this permit, I am solely and personally responsible for any violations of the state building code and/or city ordinances in connection with the work performed on this property.


Signature of Property Owner

11/4/2025
Date

Charles Anderson
Property Owner – Print Name

9240-295TH ST W. Northfield
Property Address
MINN 55052

To determine whether a particular contractor is required to be licensed, or to check on the licensing status of individual contracts, please call the Minnesota Department of Labor & Industry, Enforcement Services Division, at (651) 284-5069.

The purpose of this form is to notify the property owner of their responsibility for code and statute compliance when acting as a general contractor while building on or improving their residential property.

Request for Building Permit

17'x33' open front wood shed to be built on existing concrete slab

Front wall will be open with 2 6x6 support posts for the roof support beams the roof will be constructed using 12" wood I beams 16" on center walls will be constructed using 2'x 6' concrete bin block to a height of 4' the balance of the walls will be built using 2x4 16" on center the front support beam will be built using 2 2x14 x 18 pre lam beams

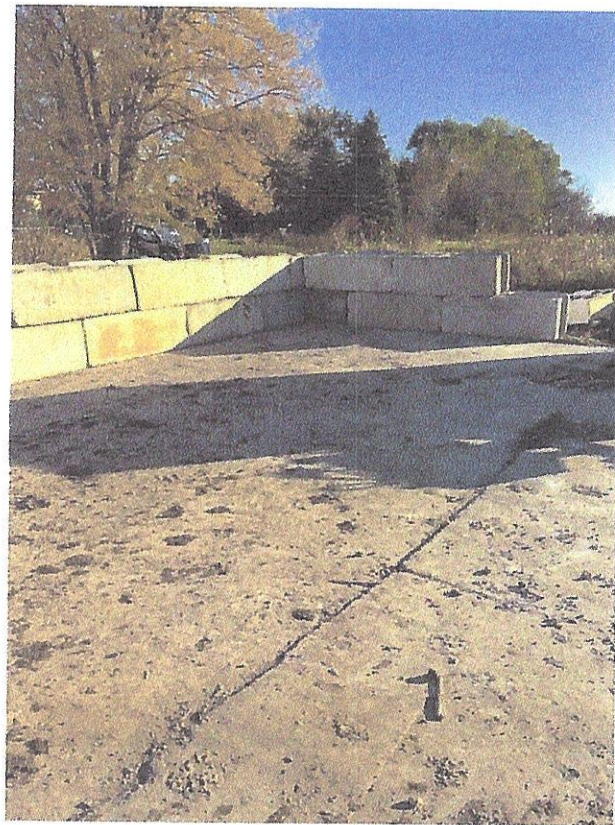
The walls and roof will be covered with pole barn steel

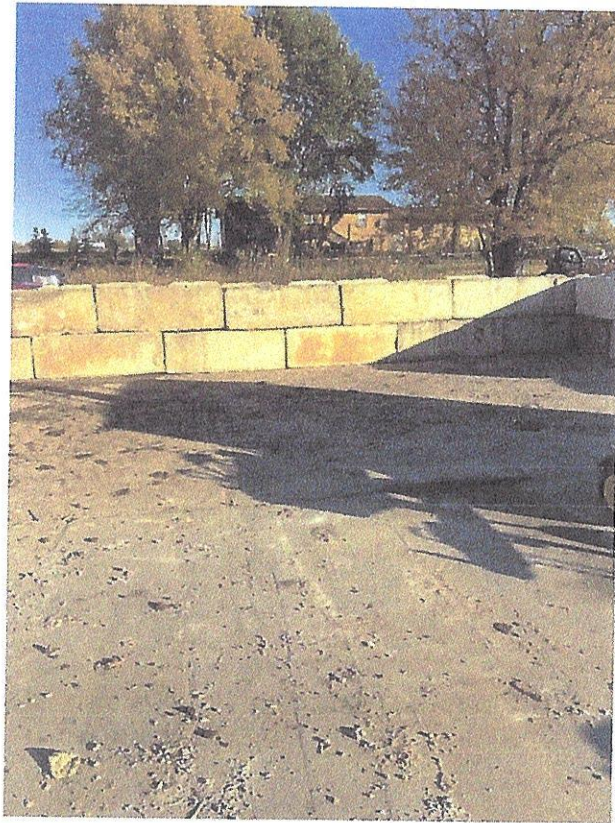
Dakota County, MN



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.

Map Scale
1 inch = 400 feet
11/2/2025





**Greenvale Township
NEW BUILDING PERMIT APPLICATION**

Payments to Greenvale Township must be received before any permits are issued

Project Address 6375	Street 307th St. W.	City Northfield	State/Zip MN 55057	Property Identification # 16.01400.55.020
Applicant Name Robert Kluver		Street Address 6375 307th St. W.	Applicant Telephone Number	
City Northfield	State MN	Zip 55057	Applicant/Contractor Email robert.w.kluver.iii@outlook.com	
Owner Name 11	Street 11	City 11	State/Zip	
Contractor's Name Pollock Construction LLC		Street 24 3rd St NW	City Faribault	State MN
Zip 55021		Telephone Number 612-366-2674		
Contractor's State License Number (required) BC 634409		Expiration Date 3-31-27		Completed Value (includes labor and materials) \$350,428.00
Brief Project Description New construction build per plans.				

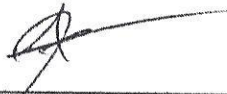
PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
<input type="checkbox"/> Building <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other	<input type="checkbox"/> Residential <input type="checkbox"/> Solar Energy	<input type="checkbox"/> Accessory Building <input type="checkbox"/> Relocation <input type="checkbox"/> Addition <input type="checkbox"/> Fireplace <input type="checkbox"/> Interior Remodel <input type="checkbox"/> Fence/Wall <input type="checkbox"/> Deck/Porch <input type="checkbox"/> In Ground Pool <input type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Foundation Only <input type="checkbox"/> Mechanical <input type="checkbox"/> Above Ground Pool	<input type="checkbox"/> Agricultural <input type="checkbox"/> Shoreland Overlay <input type="checkbox"/> Flood Plain Overlay

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).



Date **10-15-25**

Completed application and permit checklist must

be sent directly to the Building Official at:

Building Official - Mark Ceminsky

Beaver Creek Companies, Inc.

7226 235th St W

Farmington, MN 55024

Main Office: 612-819-1334

Email: markceminsky@beavercreekco.com

Permit # _____

Property Card

Parcel ID Number 16-01400-55-020

Owner Information

Fee Owner

ROBERT III & TERESA KLUVER

Mailing Address

10684 FIRST TIMBERLANE DR

NORTHFIELD MN 55057

Property Address

Address

6375 307TH ST W

Municipality

GREENVALE TWP

**Parcel Information**

Sale Date 01/23/2019
 Sale Value \$194,000.00
 Uses RESIDENTIAL

Total Acres 5.00
 R/W Acres 0.05
 Water Acres
 Plat SECTION 14 TWN 112 RANGE 20
 Lot and Block 14 112 20
 Tax Description N 442 FT OF S 1204 FT OF W 381 FT & E 65 FT
 OF W 245 FT OF S 762 FT OF NE 1/4 OF SW 1/4

2025 Building Characteristics (payable 2026)*

Building Type	S.FAM.RES	Year Built	1920	Bedrooms	3
Building Style	1-1/2 STRY	Foundation Sq Ft	916	Bathrooms	1.00
Frame	WOOD	Above Grade Sq Ft	1,236	Garage Sq Ft	216
Multiple Buildings		Finished Sq Ft	1,236	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)	\$110,694.00	\$119,300.00
2025 Building Values (payable 2026)*	\$155,695.00	\$167,800.00
2025 Total Values (payable 2026)*	\$266,389.00	\$287,100.00
2024 Total Values (payable 2025)*	\$265,953.00	\$286,700.00

Property Tax Information

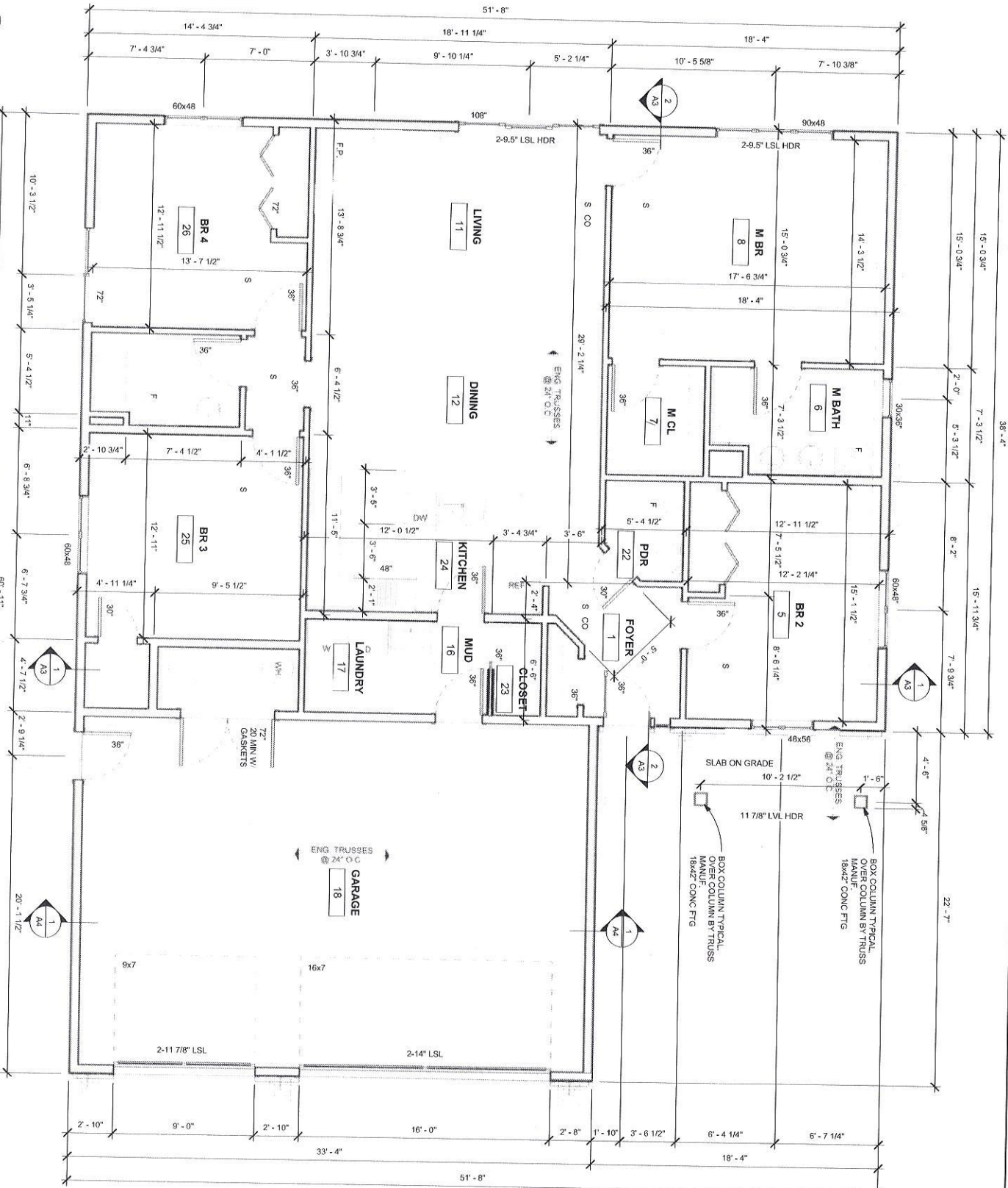
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$2,840.00	\$0.00	\$2,840.00

* 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.

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		25-914	S-12240

1
MAIN FLOOR
1/4" = 1'-0"



DATE: 2024-12-12
REVISIONS:

T K DESIGN
TODD KAUTSON DESIGN
5737 NORTH AV. SO.
MINNEAPOLIS, MN 55415
P: 612-261-1041
WWW.TODDKAUTSONDESIGN.COM

TERMS:
CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPL.) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR CONSTRUCTION. DESIGNER AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY AS BUILT AND SITE CONDITIONS. CONTRACTOR TO INQUIRE OF DESIGNER FOR FOREMAN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IN ANY SITUATION AND AMEND.

Klaver Home
6375 307th Street West,
Northfield, MN 55057

JOB NO. 6375
SHEET NO. **A1**
MAIN FLOOR

ELEVATIONS

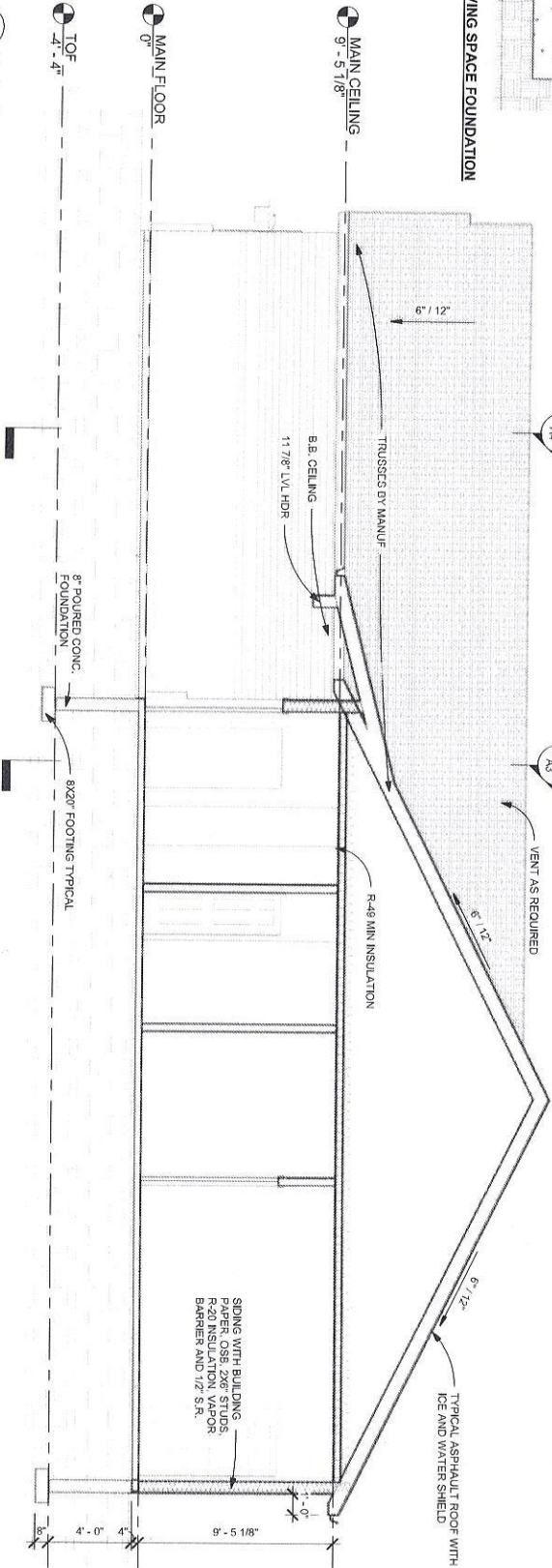
DETAIL AT LIVING SPACE FOUNDATION

Section 2
1/4" = 1'-0"

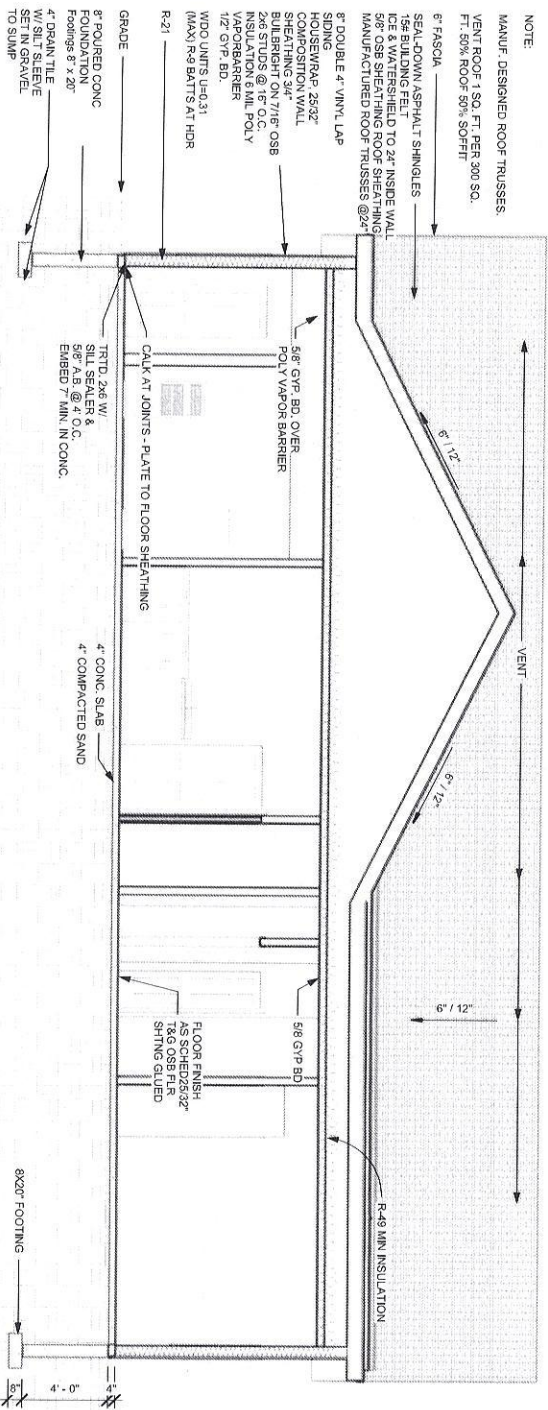
TOF
4'-4"

MAIN FLOOR
0"

MAIN CEILING
9'-5 1/8"



Section 1
1/4" = 1'-0"



NOTE:

MANUF. DESIGNED ROOF TRUSSES.
VENT ROOF 1 SQ. FT. PER 300 SQ.
FT. 60% ROOF SLOPE SOFT.

8\"/>

SEAL-DOWN ASPHALT SHINGLES
15# BUILDING FELT
ICE & WATERSHIELD TO 24\"/>

5/8\"/>

8\"/>

8\"/>

HOUSEWRAP 25/32\"/>

2x6 STUDS @ 16\"/>

INSULATION 6 MIL POLY
1/2\"/>

WIDU UNITS 1/4-0.31
(MAX) 1/2 BATT AT HDR

R-21

GRADE

8\"/>

FOUNDATION

FOOTINGS 8\"/>

4\"/>

W/ SILL SEALER
SET IN GRAVEL
TO SLUMP

TRTD. 2x6 W/
SILL SEALER &
5/8\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

4\"/>

SHEET NO:
A3
SECTIONS

JOB NO: 6375

Kluser Home
6375 307th Street West,
Northfield, MN 55057

TERMS:
CONTRACTOR TO VERIFY
ALL CONDITIONS OF BUILD
SITE CONDITIONS, BEFORE
ORDERING MATERIAL OR
DEMOLISHING EXISTING
STRUCTURES. CONTRACTOR
ANY DISCREPANCIES MUST REPORT
DESIGNER IMMEDIATELY. AS
BUILT AND SITE CONDITIONS
OFTEN HAVE UNIQUE CON-
DITIONS THAT CANNOT BE
PREDICTED OR FORESEEN AT
CONTRACTOR SITE AND
DESIGNER WILL WORK
TOGETHER TO REACH A
SOLUTION IF ANY SITUATION
MAY ARISE.

TODD KNUITSON DESIGN
5757 VENTNORTH AV. SO.
MINNEAPOLIS, MN 55418
WWW.TODDKNUTSONDESIGN.COM

DATE: 2024-12-12
REVISIONS:

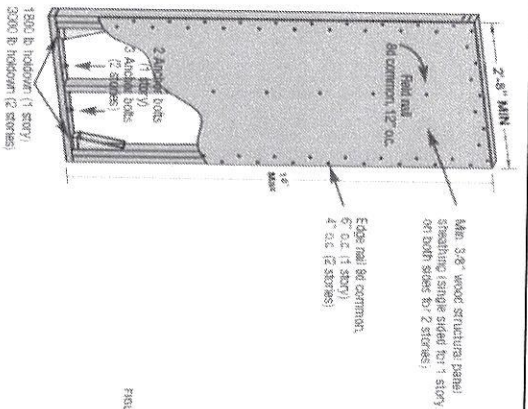


FIGURE R02 10.2.1 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

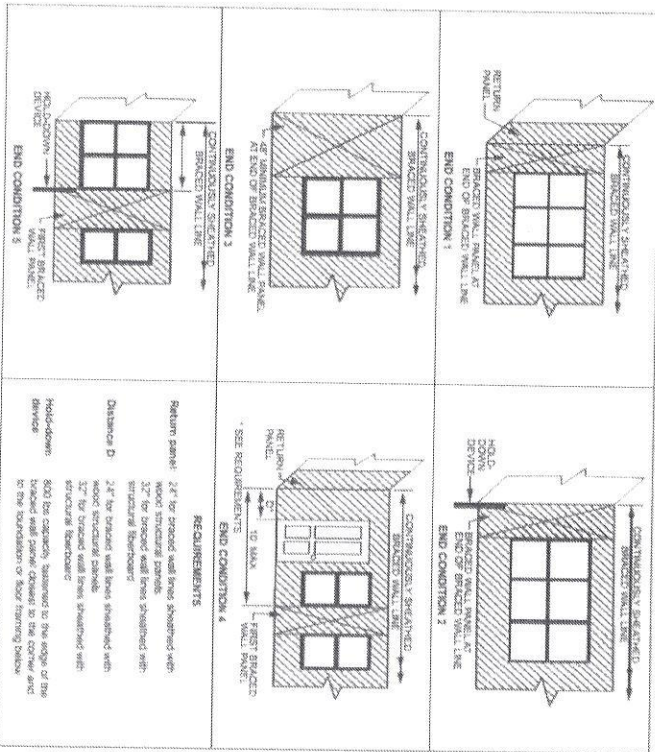
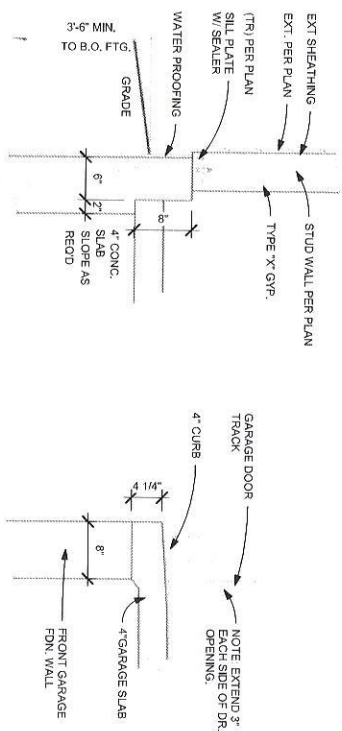
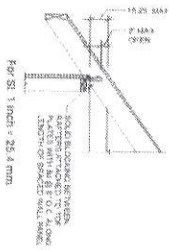

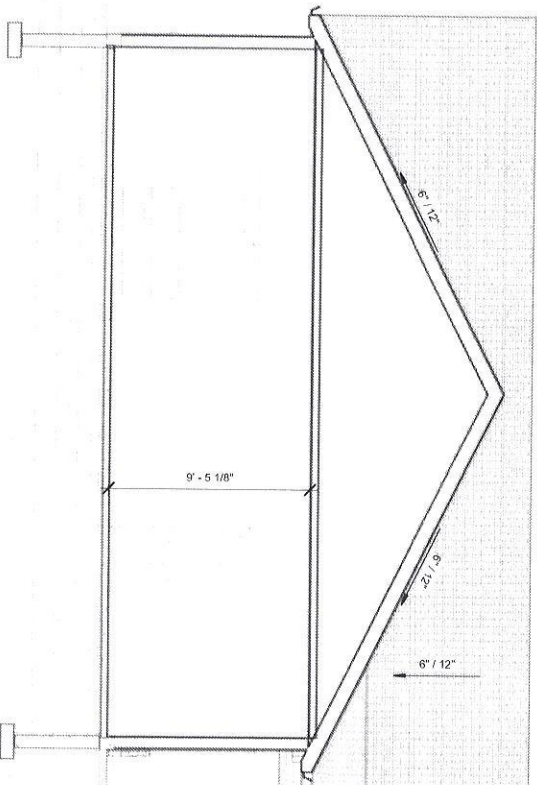


FIGURE R602.10.7-END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

WSP Wood structural panel [See Section R602.4]	3/8"		Exterior Sheathing per Table R602.3.1)	6' edges 1/2" field
			Interior Sheathing per Table R602.3.1.1 or R602.3.2)	Varies by fastener

1	Section 4
A4	1/4" = 1'-0"



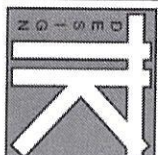
3	DETAIL AT GARAGE
A4	1" = 1'-0"

2 DETAIL AT GARAGE DOOR
A4 1" = 1'-0"

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPL.), AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS, OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORESEEN. AT DESIGN COMPLETION, CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

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SECTION / DETAILS