

AGENDA
PLANNING COMMISSION PUBLIC HEARING
GREENVALE TOWNSHIP
Thursday October 9, 2025, 6:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Map and Zone Review

Public Hearing

Adjourn

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday October 9, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

Hearing, September 11

Meeting, September 11

Citizen Business

Board Liaison Report

Permit Requests

Lunderburg

Zoning and Other Land Use Requests

TDR – Niemeyer

Ag-Preserve Termination proposal: Lacanne

Volkert Subdivision

Old Business

Cannabis A2 Zones

New Business

Adjourn

DRAFT

WEBSITE: www.greenvalletpw.org EMAIL: clerk.greenvalletpw.org Prepared by Mark Legvold, Clerk
Phone: (507-321-9311 31800 Guam Ave, Northfield, MN 55057 Page 1 of 1

DRAFT

Date/Time:	9/11/2025 7:00
Meeting Location:	Greenville Town Hall
Regular Meeting:	Start Time: 7:00 Adjourn: 7:40
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	
Others Present:	
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	Joyce Moore Dan Chesky II Passed Unanimously
Approve Previous Meeting Minutes Motion to Approve: Second: Action on Motion	Approve July 10 Minutes Stuart Berg Victor Volkert Passed Unanimously
Approve Previous Meeting Minutes Motion to Approve: Second: Action on Motion	Approve August 14 Minutes Dan Chesky II Stuart Berg Passed Unanimously
Citizen Business	none
Board Liaison Report	Comments by Chair Anderson regarding need for board members to send any questions regarding PC business to PC members directly. Any comments regarding A2 Zones can be emailed to PC or Board Members.
Agenda Item Motion to Approve: Second: Action on Motion	Permit Request by Jim and Jennifer Malecha was presented to the commission. It was found to be in order and complete, compliant with current ordinances. Motion to approve permit for property 16-00800-26-010 Chair Malecha Stuart Berg Passed Unanimously
Agenda Item Motion to Approve: Second: Action on Motion	Variance request by Tom Williams, Above Grade Properties Tom presented the request and flood zone map was reviewed by the PC. Citizens concerned with any development that do not meet neighborhood covenant will need to be covered by development. Soil and Water considerations were discussed as well as noting that this property is not on a township road, therefore not encroachment concerns exist. Motion to approve variance for property 16-42500-01-120 Chair Malecha Victor Volkert Passed Unanimously

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

Agenda Item	Variance request by Twin Organics Jacob Helliing was called forward, presented the project. PC members offered comments on application and no concerns were voiced by PC. Motion to approve variance for property 16-01000-05-010 Motion to Approve: Dan Chesky II Second: Stuart Berg Action on Motion: Passed Unanimously
Agenda Item	Variance request by Fred Vivant Fred was called forward and presented his project. The plan was reviewed, and no concerns were noted by PC in approving the variance. Motion to approve variance for property 16-30300-03-020 Motion to Approve: Chair Malecha Second: Joyce Moore Action on Motion: Passed Unanimously
Agenda Item	A2 Zoning for Cannabis was discussed, beginning with a review of current ordinance and desire by majority of township residents voicing concern to limit zone to 3% of the township property. Past conversation with township attorney and planner was mentioned regarding a 3-5% area. Difficulty in naming zones is acknowledged as understandable, and will be addressed as best as possible through clear communication of proposed zones and public hearing on all zones considered. Volkert voiced preference for Hwy 19 and 320th St to be primary areas considered. Moore voiced preference for Hwy 19 are to receive primary consideration. Chesky II prefers area on Hwy 19 and upper NE corner of Twp. Comment made that if the township splits zones (more than one zone in a geographical area) that only 2 zones are listed for a total of 3% acreage of total township. Berg prefers SW corner of township (Hwy 19 and 46) and NE corner of twp Chair Malecha articulated numerous possible considerations: - Border areas abutting Northfield City, North on Eveleth, West on 320th and S on Garrett - The area along Hwy 19, west on Baldwin to Township line. - Cty Rd 86 from Railroad Tracks, west to Garrett, south 1/2 mile, East back to tracks - Isle Ave, 86 W to Twp line, south on Isle 1/2 mile and west to Twp Line - From South twp line along Eveleth to 320th St, east to Dresden Ave, proceeding south to township line - From intersection of Fairgreen Ave and 86, east to township border. Discussion regarding set-backs and compliance with current ordinances took place. Suggestion by Craig Host regarding use of GIS metadata was noted for improvement of method to communicate areas under consideration. A423% of total area of township was re-stated, and need to consider this amount in all proposed areas. It was agreed that if all areas under consideration were identified within the next week, a hearing for Oct 9th would be able to take place. All members agreed on the timeline.

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

	Bill Roach questioned if land in a potential zone was identified, would the owner be obligated to sell? - No owner would be under an obligation to sell.
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 16-00400-25-016

Owner Information

Fee Owner

NIEMEYER PROPERTIES LLC

Mailing Address

27125 HAMBURG AVE W

FARMINGTON MN 55024

Property Address

Address

Municipality

GREENVALE TWP

Parcel Information

Sale Date		Total Acres	80.20
Sale Value	\$0.00	R/W Acres	0.79
Uses	AG-GREEN ACRES	Water Acres	
	AG-GREEN ACRES	Plat	SECTION 4 TWN 112 RANGE 20
		Lot and Block	4 112 20
		Tax Description	E 1/2 OF S 660 FT OF E 1/2 OF NW 1/4 ALSO W 1/2 OF SE 1/4 EX COM NW COR OF SW 1/4 E 3018 FT TO BEG S 471 FT E 925 FT TO E L OF NW 1/4 OF SE 1/4 N 471 FT TO NE COR W 925 FT 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	FULL HOMESTEAD	Y		

Assessor Valuation

	Taxable	Estimated
2025 Land Values (payable 2026)	\$633,500.00	\$708,900.00
2025 Building Values (payable 2026)*	\$0.00	\$0.00
2025 Total Values (payable 2026)*	\$633,500.00	\$708,900.00
2024 Total Values (payable 2025)*	\$602,600.00	\$655,200.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$1,738.00	\$0.00	\$1,738.00

* Manufactured Homes Payable the Same Year as Assessment.

SUBDIVISION AND TRANSFER OF BUILDING RIGHT AGREEMENT

This Subdivision and Transfer of Building Right Agreement is made and entered into this ____ day of _____, 2025, by and between Greenvale Township (“**Township**”) and Niemeyer Properties LLC, a Minnesota limited liability company (“**Owner**”).

WHEREAS, Owner owns the real property legally described as follows:

THE SOUTH 660 FEET OF THE E1/2 OF THE E1/2 OF THE NW1/4,
SECTION 4, TOWNSHIP 112 OF RANGE 20 AND THE W1/2 OF THE SE1/4,
SECTION 4, EXCEPT THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF
SAID SECTION 4; THENCE EAST, ALONG THE NORTH LINE OF THE
SW1/4 AND THE NW1/4 OF THE SE1/4, A DISTANCE OF 3018 FEET TO
THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED;
THENCE SOUTH, A DISTANCE OF 471 FEET; THENCE EAST, A
DISTANCE OF 925 FEET, MORE OR LESS, TO THE EAST LINE OF
SAID NW1/4 OF THE SE1/4; THENCE NORTHERLY, ALONG THE
EAST LINE OF SAID NW1/4 OF THE SE1/4; A DISTANCE OF 471 FEET,
MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NW1/4 OF
THE SE1/4; THENCE WEST, ALONG THE NORTH LINE OF SAID
NW1/4 OF THE SE1/4, A DISTANCE OF 925 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING.

DAKOTA COUNTY, MINNESOTA

(the “**Property**”).

WHEREAS, the Property is currently one property tax parcel which is PID No. 16-00400-25-016; and

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 SOUTH 660 FEET OF THE E1/2 OF THE E1/2 OF THE NW1/4,
SECTION 4, TOWNSHIP 112 OF RANGE 20, DAKOTA COUNTY,
MINNESOTA

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

Parcel 2:

THE W1/2 OF THE SE1/4, SECTION 4, TOWNSHIP 112 OF RANGE 20,
DAKOTA COUNTY, MINNESOTA, EXCEPT THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF
SAID SECTION 4; THENCE EAST, ALONG THE NORTH LINE OF THE
SW1/4 AND THE NW1/4 OF THE SE1/4, A DISTANCE OF 3018 FEET TO
THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED;
THENCE SOUTH, A DISTANCE OF 471 FEET; THENCE EAST, A
DISTANCE OF 925 FEET, MORE OR LESS, TO THE EAST LINE OF
SAID NW1/4 OF THE SE1/4; THENCE NORTHERLY, ALONG THE
EAST LINE OF SAID NW1/4 OF THE SE1/4; A DISTANCE OF 471 FEET,
MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NW1/4 OF
THE SE1/4; THENCE WEST, ALONG THE NORTH LINE OF SAID
NW1/4 OF THE SE1/4, A DISTANCE OF 925 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING.

(**"Parcel 2"**).

WHEREAS, one (1) single-family dwelling is currently permitted on the Property in the SW1/4 of the SE1/4 of Section 4, and the Owner desires to transfer this one (1) single-family dwelling right to Parcel 1; and

WHEREAS, the Township is willing to permit this subdivision and transfer of building right 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 one (1) single-family dwelling permitted on the Property shall be transferred and 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 one (1) single-family dwelling 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.

(signature pages follow)

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:

Niemeyer Properties LLC

By: _____

Printed Name: _____

Title: _____

STATE OF MINNESOTA)

)

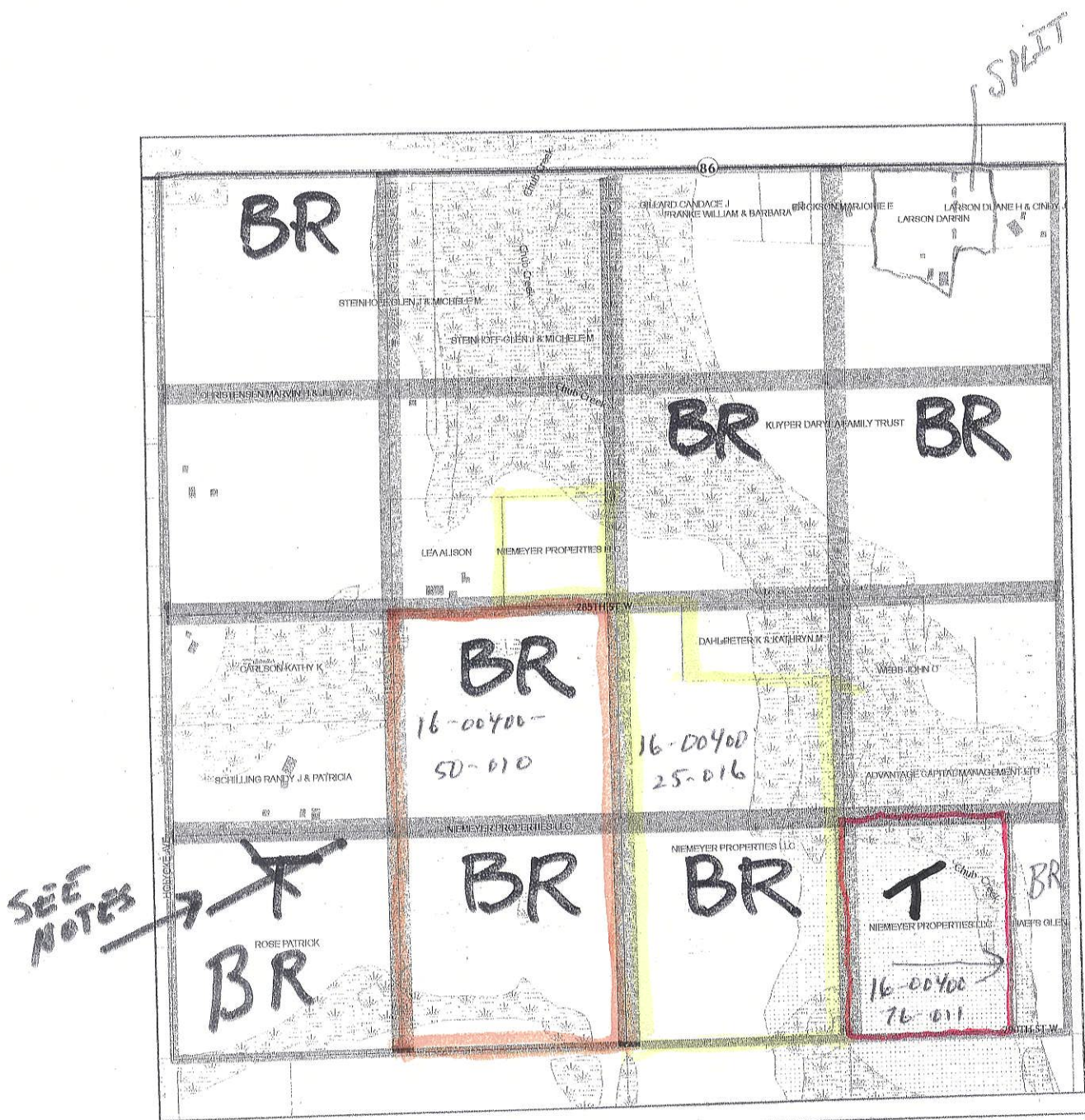
COUNTY OF _____)

 This instrument was acknowledged before me this ____ day of _____, 2025,
by _____, as _____ of Niemeyer
Properties LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public

This instrument drafted by:

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



2016 Building Rights Study - Section 4

-  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

Ken-

I represent LaCanne Farms Family Limited Partnership.

For consideration by the Greenvale Town Board at its October meeting, I have attached a Request by Landowner for Termination of Metropolitan Ag Preserve. This has been signed by Terry LaCanne. Victor Volkert stopped in my office yesterday and picked up the original to bring to the Township for signature, if approved by the Town Board.

For your reference, I have also attached the documents which originally put this land in Ag Preserves (Doc. No. 2787775) and the three documents that reenrolled the land in Ag Preserve (Doc. Nos. 3306523, 3306524, and 3306525).

Ryan

→ **WE UPDATED OUR FIRM NAME!**

Schmitz Ophaug, LLP is now Blumhoefer, Yahnke, and Lancaster LLP

Please update your address book with our new name and email.

Ryan L. Blumhoefer

Attorney at Law

ryan@bylattorneys.com

BLUMHOEFER, YAHNKE, AND LANCASTER LLP

220 Division Street S. // Northfield, MN 55057

507-645-9541 // bylattorneys.com

-
-
-
-
-
-

Receipt#: 139579

ABSTRACT FEE

\$40.00

2787775



Recorded on: 2/24/2011 12:49:21PM
By: DDW, Deputy

Return to:
GREENVALE TOWNSHIP
EDITH NELSON
29292 ISLE AVE
NORTHFIELD, MN 55057

Joel T. Beckman County Recorder
Dakota County, MN

METROPOLITAN AGRICULTURAL PRESERVES RESTRICTIVE COVENANT

THIS AGREEMENT, made and entered into this 2 day of February, 2011, by and between
Delane E. & Cheryl A. Christenson Record Fee Owner(s);

NA Contract for Deed Vendor(s) (Sellers), if any;

NA Contract for Deed Vendee(s) (Buyers), if any; hereinafter

collectively referred to as Landowner(s); AND the Township of Greenvale
Dakota County, Minnesota;

(NOTE: Above named Landowner(s) must be identified as husband and wife, a single person, a Partnership, a (State) Corporation, a Trustee of a Trust (describe), a Guardian or Administrator of an Estate (describe) - whatever the case might be - If property is homestead - spouse must join whether their name is on record or not - If property is non-homestead and spouse doesn't join - then a statement must be put at end of legal description that it is non-homestead.)

WITNESSETH:

WHEREAS, the Landowner(s) above names are the owners of the tract of land (the Land) in the County of Dakota State of Minnesota, legally described as:

(IF TORRENS PROPERTY - Use description from Certificate of Title, verbatim; IF ABSTRACT PROPERTY - Use description from abstract or deed, if possible, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homestead.)

Parcel Identification number: #16006 000 1050
#16006 000 1053
16006000 1054

Homestead or Non-homestead
(Circle One)

Legal Description:

See Attached Exhibit A

WHEREAS, the Landowner desires to receive the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program established by Minn. Stat., Chapter 473H, and has made application for initiating placement of the Land into a Metropolitan agricultural preserve, a copy of which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the Land described herein is classified as agricultural pursuant to Minn. Stat., Section 273.13 and Township of Greenvale has (have) approved and certified this Land as being eligible for designation as an agricultural preserve; a copy of the affidavit evidencing that the land is certified long-term agricultural is attached hereto and incorporated herein by reference as Attachment B;

WHEREAS, Minn. Stat., Section 473H.05, requires that the applicant complete and file as part of his application a "restrictive covenant which shall constitute an easement running with the land";

NOW, THEREFORE, in consideration of receipt of the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program, the Landowner on behalf of himself, his successors and assignees, agrees and covenants as follows:

1. The Land herein described shall be kept in agricultural use. Agricultural use as that is used herein means the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands, pasture and woodlands accompanying land in agricultural use shall be deemed to be in agricultural use.
2. The Land herein described shall be used in accordance with the provisions of Minn. Stat., Chapter 473H which exist on the date of this covenant.
3. This Restrictive Covenant shall be binding on the owner, or his successors and assignees, and shall be an easement running with the land.
4. Duration. This Restrictive Covenant shall be in force and effect in accordance with the aforementioned statute:
 - a. until expiration initiated pursuant to Minn. Stat., Section 473H.08 becomes final;
 - b. until the agricultural preserve is terminated by executive order of the Governor; or
 - c. until the Land is acquired by eminent domain;
 all in accordance with Minn. Stat., Chapter 473H.

5. Enforcement: This Agreement and Restrictive Covenant may be enforced by the Township or the State of Minnesota, or by an interested person, by appropriate action in the courts of the State of Minnesota.

This instrument was completed by Edith Nelson on a form prepared and approved by the Minnesota Department of Agriculture, 90 West Plato Blvd., St. Paul, Minnesota 55107.

IN WITNESS HEREOF, the parties to this agreement have caused this instrument to be executed on the day and year first above written.
(To be signed in the presence of a notary public with exact same name as on page 1.)

Witnessed Signature of Record Fee Owner(s):

Delane Christenson

Cheryl Christenson

Witnessed Signature of Contract for Deed Vendor(s) (Sellers), if any:

Witnessed Signature of Contract for deed Vendee(s) (Buyers) if any:

Witnessed Signature and Title of Public Officer:

Edith Nelson of Greenwald Twp Dakota County, Minnesota
(Signature and Title or Position of Local Authority)

For Individual or ~~Joint~~ Delane Christenson

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this 2 day of Feb, 20 11, by
Delane Christenson
(Print or type exact same name(s) with marital status or identity as on page 1.)

Edith Nelson
Signature of Notary Public
Commission Expires

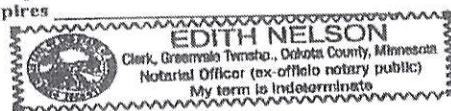


For Individual or ~~Joint~~ Cheryl Christenson

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this 2 day of Feb, 20 11, by
Cheryl Christenson
(Print or type exact same name(s) with marital status or identity as on page 1.)

Edith Nelson
Signature of Notary Public
Commission Expires



For Individual or Heir:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this 2 day of Feb, 2011, by
Delane Christenson
(Print or type exact same name(s) with marital status or identity as on page 1.)

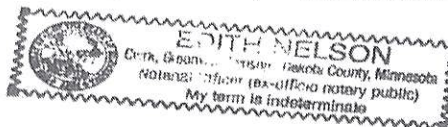
Edith Nelson
Signature of Notary Public
Commission Expires
 EDITH NELSON
Clerk, Greenvale Township, Dakota County, Minnesota
Notarial Officer (ex-officio notary public)
My term is indeterminate

For Public Officer:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this 2 day of February, 2011, by
by Richard Moore, the Greenvale Twp of the
(Print name) (Title) (Local Authority)
Supervisor Edith Nelson, Clerk

Signature of Notary Public
Commission Expires March 2012



For Corporation:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, its _____ and _____
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Corporation:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, its _____ and _____
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, partner of _____ a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, partner of _____ a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Attorney-in-Fact:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, as attorney-in-fact on behalf of _____

Signature of Notary Public
Commission Expires _____

For Trustee or Personal Representative:

State of Minnesota)
County of Dakota) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, the _____ of the _____

Signature of Notary Public
Commission Expires _____

AG-00869-02
1/84

**REQUEST BY LANDOWNER(S) FOR TERMINATION OF
METROPOLITAN AGRICULTURAL PRESERVE
BY MAJORITY VOTE OF AUTHORITY**

Pursuant to Minn. Stat. § 473H.09, subd. 3, the undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve. The Landowner(s) understand that the requested termination shall not be effective until approved by a majority vote of the Authority.

LOCAL AUTHORITY: Greenuale Township and _____
(if applicable)

1. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF RECORD FEE OWNER(S):
(Use this space only if applicable.)

LaCasse Farms Family Limited Partnership
45674 10th Ave.
Kenyon, MN 55946

Owner(s) are ("X" one):

- ☐ Individual(s)
☐ Legal Guardian
☐ Family Farm Corporation
☒ Other

(Specify): Limited Partnership

2. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED BUYER(S) (VENDEES):
(Use this space only if applicable.)

N/A

3. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED SELLER(S) (VENDORS):

N/A

4. TYPE OF PROPERTY ("X" one):

- ☒ Abstract
☐ Registered (Torrens)

5. COMPLETE LEGAL DESCRIPTION OF THE LAND. (If Torrens property, use the description from the Certificate of Title, verbatim. If Abstract property, use the description from the abstract or deed, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homesteaded.)

Parcel I.D. Number: 16-00600-53-011

Homestead or Non-homestead.
(Circle one)

Legal Description: 16-00600-53-013
16-00600-50-012
16-00600-54-010

See attached Exhibit A

6. TOTAL ACRES: 123.01

In accordance with the Americans with Disabilities Act, this information is available in alternative forms of communication upon request by calling 651-201-6000. TTY users can call the Minnesota Relay Service at 711. The MDA is an equal opportunity employer and provider.

Minnesota Department of Agriculture
625 North Robert Street
Saint Paul, Minnesota 55155-2538
651-201-6369

AG-03386
10/15/2019

7. REQUEST FOR TERMINATION.

The undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve.

IN WITNESS HEREOF, the parties to this agreement have caused this instrument to be executed on the day and year last notarized below. *(To be signed in the presence of a notary public with exact same name as on page 1.)*

Witnessed Signature of Record Fee Owner(s):

By: Terrance D. LaCanne, the President of LaCanne Farms Management Inc., the General Partner of LaCanne Farms Family Limited Partnership

Witnessed Signature of Contract for Deed Vendor(s) (Sellers), if any:

Witnessed Signature of Contract for Deed Vendee(s) (Buyers) if any.

For Individual or Husband/Wife:

State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires _____

For Individual or Husband/Wife:

State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires _____

For Individual or Husband/Wife:

State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

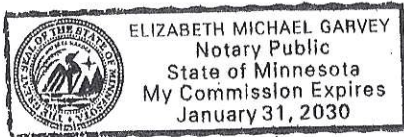
(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires _____

STATE OF MINNESOTA)

COUNTY OF Rice)

This instrument was acknowledged before me this 2nd day of October, 2025
by Terrance D. LaCanne, as President of LaCanne Farms Management, Inc., the General Partner
of LaCanne Farms Family Limited Partnership, a Minnesota limited partnership, on behalf of the
limited partnership.



Elizabeth Garvey
Notary Public

For Corporation:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, its _____ and _____,
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Corporation:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, its _____ and _____,
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, partner of _____, a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Partnership:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, partner of _____, a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Attorney-in-Fact:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, as attorney-in-fact on behalf of _____.

Signature of Notary Public
Commission Expires _____

For Trustee or Personal Representative:

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____, the _____ of the _____

Signature of Notary Public
Commission Expires _____

8. APPROVAL BY MAJORITY VOTE OF AUTHORITY.

The undersigned representative of the Authority hereby certifies that the Authority approved Landowner(s)
request for termination of the agricultural preserve and covenant identified herein by a majority vote taken on
the _____ day of _____, 20____.

_____ of _____
(Signature and Title or Position of Local Authority)

State of _____)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ (Name and Title), of _____

Signature of Notary Public
Commission Expires _____

This instrument was drafted by:

Ryan L. Blumhoefer (#391033)

Blumhoefer, Yahnke, and Lancaster LLP

220 Division St. S.

Northfield, MN 55057

P: 507-645-9541

EXHIBIT "A"

The following described tract, piece or parcel of land situate, lying and being in the County of Dakota, State of Minnesota, to-wit The Northeast Quarter of the Southwest Quarter and the South 10 rods of the Northwest Quarter of the Southwest Quarter in Section 6, Township 112, Range 20, according to the Government survey thereof.

AND

The following described tracts, pieces or parcels of land situate, lying and being in the County of Dakota and State of Minnesota, to-wit The South Half of the Southwest Quarter of Section 6, Township 112, Range 20, according to the Government survey thereof.

PID#16.00600.53.013, PID#16.00600.53.011, PID#16.00600.54.010, PID#16.00600.50.012

Together with that Declaration of Easement dated July 6, 2021, filed July 15, 2021 as Document No. 3477642 in Dakota County, and filed July 26, 2021 as Document No. A741887 in Rice County, providing access to Parcel No. 16.00600.53.011 via easement over Parcel No. 02.014.4.75.002.

Property Card

Parcel ID Number 16-00500-80-010

Owner InformationFee Owner
CARLY LUNDERBERGMailing Address
8933 197TH ST W

LAKEVILLE MN 55044**Property Address**Address

Municipality
GREENVALE TWP**Parcel Information**

Sale Date	09/26/2018	Total Acres	8.11
Sale Value	\$276,159.00	R/W Acres	0.50
Uses	RESIDENTIAL	Water Acres	
		Plat	SECTION 5 TWN 112 RANGE 20
		Lot and Block	5 112 20
		Tax Description	E 32 RODS OF S 1/4 OF SE 1/4

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)	\$127,100.00	\$127,100.00
2025 Building Values (payable 2026)*	\$0.00	\$0.00
2025 Total Values (payable 2026)*	\$127,100.00	\$127,100.00
2024 Total Values (payable 2025)*	\$76,900.00	\$76,900.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$446.00	\$0.00	\$446.00

* 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.

Greenville Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 2880X Holyoke Ave, Greenville Township, MN 55057 PID#

SUBMISSION CHECKLIST

- ☒ Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- ☒ 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- ☒ 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- ☒ New Construction Energy Code Compliance Certificate.
- ☒ New Construction, Residential Combustible Air Calculation Method.
- ☒ New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

- ☐ Finish Basement
- ☐ Deck
- ☒ Gas Fireplace: Quantity 2
- ☐ Masonry/Wood Fireplace: Quantity
- ☒ In-Floor Heat - Hydronic
- ☐ Geothermal System
- ☐ Solar System
- ☐ Other
- ☒ Complete Septic System Design, including soils.

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: Huechi Yang

Applicant's Signature: Huechi Yang Date: 09.10.2025

Greenvale Township

NEW BUILDING PERMIT APPLICATION

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

Project Address 2880X	Street Holyoke Ave	City Greenvale Township	State/Zip MN/55057	Property Identification #
Applicant Name Huechi Yang		Street Address 3231 Hennepin Ave	Applicant Telephone Number 612-789-7070	
City Minneapolis	State MN	Zip 55408	Applicant/Contractor Email Huechi@oadesignbuild.com	
Owner Name Carly Lunderberg & Blake Carroll	Telephone 507-301-8368	Street	City	State/Zip
Contractor's Name OA Design+Build+Architecture		Street 3231 Hennepin Ave	City Minneapolis	State MN
				Zip 55408
BC322423		03/31/2026	612-789-7070	
Contractor's State License Number (required)		Expiration Date	Telephone Number	
New construction residential home			\$1,200,000	
Brief Project Description			Completed Value (includes labor and materials)	

PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
☒ Building ☐ Accessory Building ☐ Other	☒ Residential ☐ Solar Energy	☐ Accessory Building ☐ Relocation ☐ Addition ☐ Fireplace ☐ Interior Remodel ☐ Fence/Wall ☐ Deck/Porch ☒ New Construction ☐ Foundation Only ☐ Plumbing ☐ Mechanical ☐ Above Ground Pool	☒ Agricultural ☐ Shoreland Overlay ☐ 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).
Huechi Yang

Date
09.24.2025

Completed application and permit checklist must be sent directly to the Building Official at:

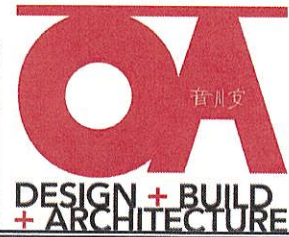
Permit # _____

Building Official - Mark Ceminsky
Beaver Creek Companies, Inc.
7226 235th St W
Farmington, MN 55024
Main Office: 612-819-1334
Email: markceminsky@beavercreekco.com

New Construction Energy Code Compliance Certificate

Per R401.3 Certificate. A building certificate shall be posted on or in the electrical distribution panel.

Date Certificate Post



Mailing Address of the Dwelling or Dwelling Unit

2880X Holyoke Ave

City

Greenvale Township

Name of Residential Contractor

Otogawa-Anschel Design+Build+Architecture

MN License Number

BC322423

THERMAL ENVELOPE

Insulation Location	Total R-Value of all Types of Insulation	Type: Check All That Apply							
		Non or Not Applicable	Fiberglass, Blown	Fiberglass, Batts	Foam, Closed Cell	Foam Open Cell	Mineral Fiberboard	Rigid, Extruded Polystyrene	Rigid, Isocynurate
Below Entire Slab	R-15							X	
Foundation Wall		X							
Perimeter of Slab on Grade	R-15							X	
Rim Joist (1st Floor)	R-28				X				X
Rim Joist (2nd Floor+)		X							
Wall	R-28				X				X
Ceiling, flat	R-60				X			X	
Ceiling, vaulted									
Bay Windows or cantilevered areas		X							
Floors over unconditioned area		X							
Describe other insulated areas									

RADON CONTROL SYSTEM

Passive (No Fan)
Active (with fan and monometer or other system monitoring device)
Location (or future location) of Fan:

Other Please Describe Here

Building envelope air tightness:

2 ACH 50

Duct system air tightness:

Windows & Doors

Average U-Factor (excludes skylights and one door) U:

0.22

Solar Heat Gain Coefficient (SHGC):

0.24

Heating or Cooling Ducts Outside Conditioned Spaces

X Not applicable, all ducts located in conditioned space

R-value

MECHANICAL SYSTEMS

Make-up Air Select a Type

Appliances	Heating System		Domestic Water Heater		Cooling System	
Fuel Type	PROPANE		PROPANE		ELECTRIC	
Manufacturer	NTI		NTI		LENNOX	
Model	FTVN150-II		FTVN150-II		EL16KC1-047	
Rating or Size	Input in BTUS:	150	Capacity in Gallons:	80	Output in Tons:	4
Efficiency	AFUE or HSPF%	96		96	SEER /EER	15.2

Not required per mech. code
Passive
Powered
Interlocked with exhaust device. Describe:
Other, describe:

Residential Load Calculati

Heating Loss	Heating Gain	Cooling Load
--------------	--------------	--------------

Location of duct or system:

Cfm's
" round duct OR
" metal duct

MECHANICAL VENTILATION SYSTEM

Describe any additional or combined heating or cooling systems if installed: (e.g. two furnaces or air source heat pump with gas back-up furnace):

Select Type

X	Heat Recover Ventilator (HRV) Capacity in cfm's:	Low:	35	High:	150
	Energy Recover Ventilator (ERV) Capacity in cfm's:	Low:		High:	
	Balanced Ventilation capacity in cfm's:				
	Location of fan(s), describe:				
	Capacity continuous ventilation rate in cfm's:				
	Total ventilation (intermittent + continuous) rate in cfm's:				

Combustion Air Select a Type

X	Not required per mech. code
	Passive
	Other, describe:
	Location of duct or system:
	Cfm's
	" round duct OR
	" metal duct

PROPERTY DESCRIPTION

THE EAST 1/4 BORDS OF THE SOUTH ONE FOURTH OF THE
SOUTH EAST QUARTER SECTION 4 TOWNSHIP 18
RANGE 20, RANGE 1, COUNTY, MINNESOTA.

THEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 5-10-24

Thomas J. O'Brien
THOMAS J. O'BRIEN, LAND SURVEYOR
MINN. SURV. LICENSE NO. 446127

BOA
 1882 Linn Road E.
 Bismarck, ND 58103
 Phone: (701) 441-7266
 e-mail: boia@bismarckboia.com
 Phone: (701) 339-5212
 Fax: (701) 339-9750

① SURVEY



② SITE PLAN
SCALE: 1" = 30'

1 FOOT CONTOURS



HOLYOKE AVENUE

WED SOIL SURVEY 3540:
UNFAVORABLE FOR
QUATERNARY PONDS

WEB SITE SURVEY 2001
UNFAVORABLE FOR EMPLOYMENT SITES
VERY LIMITED TO DWELLINGS WITH BASEMENTS
VERY LATER (UNFAVORABLE) TO DWELLINGS
WITH BASEMENTS
(AREA SHOWN MATCHED)

UNFAVORABLE FOR
BANKMENTS LEVEES
VERY LIMITED TO DWELLINGS

PROPANE TANK LOCATION (BO
600 GALLON OR LARGER)

SURVEY & SITE PLAN

DATE: 10/24/02



DESIGN + BUILD
+ ARCHITECTURE

OTOGAWA-ANSCHER DESIGN+BUILD
3212 HENNEPIN AVE S.
MINNEAPOLIS, MN, 55408
612.789.7070

PROJECT:
LUNDERBERG - CARROLL RESIDENCE
2880X HOLYOKE AVE, NORTHFIELD, MN
55057

DATE _____

DATE

REVISIONS

WISKON

A1

EXTERIOR ELEVATIONS
(COLORED)

THE STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF MINNEAPOLIS
I, the undersigned, being a duly licensed and qualified architect, do hereby certify that the foregoing is a true and correct copy of the exterior elevations of the building as shown on the plans and specifications filed for record in the office of the State Engineer and Surveyor, at St. Paul, Minnesota, this 12th day of June, 2020.

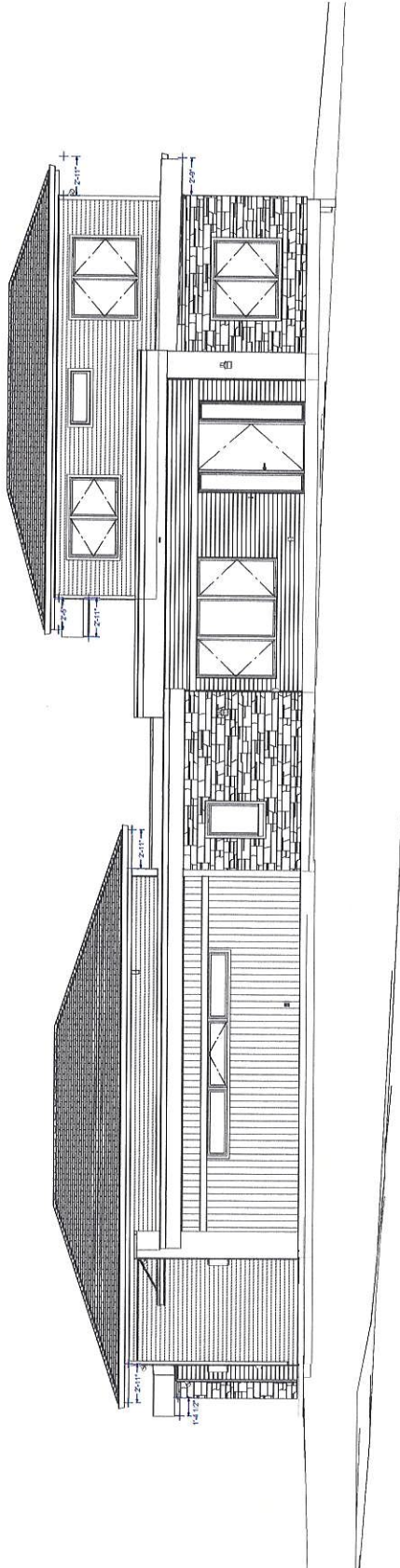


OTOGAWA-ANSCHUTZ ARCHITECTS, P.A.
3272 HENNING AVENUE S.
MINNEAPOLIS, MN 55408
TEL: 612.789.7070
FAX: 612.789.7070
www.otogawa-anschutz.com

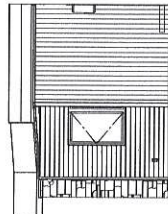
PROJECT
LUNDERBERG - CARROLL RESIDENCE
2880X HOLYOKE AVE, NORTHFIELD, MN
55057

DATE
REVISED
DATE

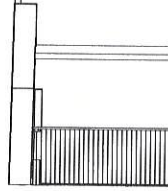




E1 EAST EXTERIOR ELEVATION
A13 1/4" = 1' FT



E1.1 EAST EXTERIOR ELEVATION
A13 1/4" = 1' FT



E1.2 EAST EXTERIOR ELEVATION
A13 1/4" = 1' FT

SOUTH EXTERIOR
ELEVATIONS

THE STATE OF MINNESOTA
COUNTY OF HENNEPIN
I, JAMES A. SCHMIDT, County Clerk, do hereby certify that this is a true and correct copy of the original as filed in my office.

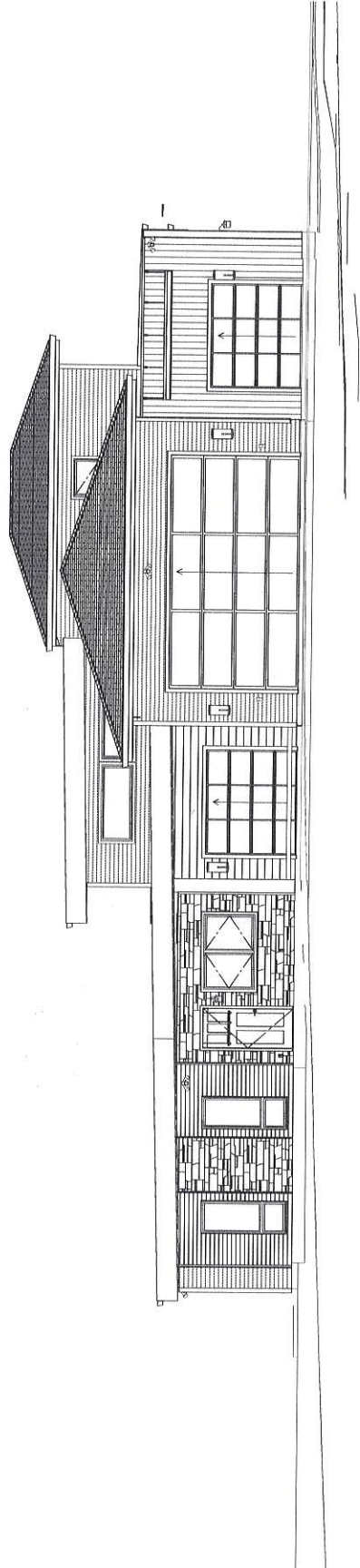


OTOGAWA-SANCHEZ DESIGN+BUILD
3212 HENNEPIN AVE. S.
MINNEAPOLIS, MN 55408
TEL: 612.789.0700
FAX: 612.789.0700
www.otogawa-sanchez.com

PROJECT
LUNDERBERG - CARROLL RESIDENCE
2880X HOLYOKE AVE, NORTHFIELD, MN
59057

REVISIONS
DATE

DATE
CHANGE



E2 SOUTH EXTERIOR ELEVATION
A14 1/4 IN = 1 FT