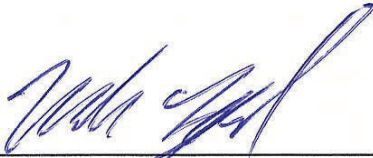


Planning Commission Hearing Minutes

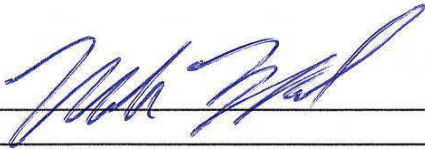
Date/Time:	9/11/2025 6:00
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:01 Adjourn: 6:17
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	
Others Present:	
Item	
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix C - page 25
Approve Agenda	
Motion to Approve:	Dan Chesky II
Second:	Stuart Berg
Action on Motion	Passed Unanimously
Agenda Item	Variance Request: Above Grade Properties Tom Williams was called forward and presented need for variance for avoid wetland for a 40x60 shed. Perry Gunderson, property owner to West of property inquired of intent of 50' setback requirements and why encroachment is necessary now, after planning was done. Wishes for 50' setback to be kept in place. Bill Roach, property owner East of project voiced concern about building movement and need to get exemption on the other side. Expressed desire for setback to be kept. No Further Comments were made
Agenda Item	Variance Request: Twin Organics Jacob Helling was called forward and presented need for variance to avoid current location of septic on property. No public comments were heard
Agenda Item	Variance Request: Fred Vivant Fred Vivant was called forward and presented project for 30-42 storage shed. Requesting a 10' encroachment but desires 25' for landscaping after project. Next-door neighbor (Mike Bofferding) has been spoken with and had expressed no concerns with project. No public comments were heard regarding the Vivant Project. -Chair called three times for any further public comments on any of the requests for variance heard tonight. No further comments were heard
Agenda Item	Motion to Adjourn Public Hearing
Motion to Approve:	Stuart Berg
Second:	Victor Volkert
Action on Motion	Passed Unanimously
Reviewed:	Approved:
	
Mark Legvold, Clerk	Ken Malecha, Chair

Greenvale Township

Meeting Minutes

Date/Time:	9/11/2025 7:00
Meeting Location:	Greenvale 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

Agenda Item Motion to Approve: Second: Action on Motion	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 Dan Chesky II Stuart Berg Passed Unanimously
Agenda Item Motion to Approve: Second: Action on Motion	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 Chair Malecha Joyce Moore 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 or 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 ^{from} 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. A23% 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. 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:  Mark Legvold, Clerk	Approved:  Ken Malecha, Chair

