AGENDA
PLANNING COMMISSION PUBLIC HEARING
GREENVALE TOWNSHIP
Thursday, October 8th, 2026, 6:00 pm
DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve Agenda

Set Back Variance for Permit at 10215 330th Street West

Public Input

Language change to the Driveway language in Ordinances

Public Input

Close Hearing

Adjourn

Note: The Planning Commission regular meeting will immediately follow the public hearing.

NOTICE FROM GREENVALE TOWNSHIP PLANNING COMMISSION

The Greenvale Township Planning Commission will conduct two PUBLIC HEARINGS on **Thursday, October 8, 2026.** The first hearing will be held at **6:00 PM** until all testimony is heard to take public testimony relating to a proposed variance for 10215 330th Street West, Northfield, MN. The second hearing will be held at approximately **6:20 PM** until all testimony is heard to review driveway separation language in the Zoning and Ordinance Manual.

The regular meeting of the Planning Commission will be held immediately following the public hearing.

At **7:00 PM on Thursday, October 8, 2026** a PUBLIC OPEN HOUSE will be held so the Planning Commission can hear feedback from residents to inform the 2050 Comprehensive Plan.

The Hearings and Meeting will be held at Greenvale Town Hall at 31800 Guam Ave, Northfield, MN 55057 and is open to the public. There may be a quorum of Board Supervisors and/or Road Commission members present. Audio through GoTo Meeting access information at www.greenvaletwp.org.

Greenvale Township

APPLICATION FOR INTERIM USE PERMIT, CONDITIONAL USE PERMIT, VARIANCE, ZONING AMENDMENT & SUBDIVISION/PLATTING

Greenvale Township 31800 Guam Avenue, Northfield MN 55057
Phone: 507-321-9311 Email: clerk@greenvaletwp.org

Please return the completed application form and required documentation to the Township Clerk.

Permit Checklist: (see Zoning Ordinance References on next page)

- Completed Application
- Application Fee and Escrow
- 4 copies of detailed site plans, aerial photographs, building plans, and other supporting documentation necessary to complete the application.

All permits/approvals require a public hearing and actions by the Planning Commission and Board of Supervisors.

Please Print or Type All Information

Applicant Linus & Mary Langer			
Home Phone 507-301-1788		Work Phone	
Address 10215 330th St W Northfield Mn 55057			
Site Address (If different)			
Property owner (If different from applicant)			
Platted Property Description:	Lot	Block	Addition
or			
Metes and Bounds Property Description	Section 30	Township 112	Range 20
PID Number 16 03000 51 012			
Present Use of Site RESD HSTD			
Present Zoning Classification of Site Agricultural			
Parcel Size 2 Acres			

Please check the type of application requested:

____ IUP ____ CUP ✓ Variance ____ Zoning Amendment ____ Subdivision/Plat

Please describe the nature of your request:

On 12/2/2023 silo (14'x40') was demolished without permission or notice by neighboring land owner. Variance request is for replacement with setback exceptions of approximately 35' from the west property line and 56' from the north property line.

Greenvale Township Zoning Ordinance References: a copy of the Zoning and Subdivision Ordinance is available on the Township's website: www.greenvaletwp.org.

- Variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- Performance Standards: Sections 7.01-7.16
- Subdivision/Platting: Sections 6.01-6.06

PLEASE READ

I hereby apply for the above consideration and declare that the information and materials submitted with this application comply with the Township's ordinances and are complete and accurate to the best of my knowledge.

*I agree to pay all **NON-REFUNDABLE** application fees in advance and, if required by the Township Clerk, I agree to post an escrow with the Township to fund expenses incurred by the Township in processing this request. I understand and agree that all Township-incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and shall be promptly paid by the property owner upon billing by the Township in the event the escrow fund is depleted. If payment of the Township incurred expenses is not received from the property owner within 10 days of billing, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or an assessment against the Owner's property via MN. Stat. 366.012.*

PLEASE NOTE THAT THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE APPLICATION.

Applicant Signature: Erin Langer 9/11/2026

Owner(s) Signature (If different from applicant) Mary Langer 9/11/2026

2026 Property Tax Statement

Date Ran: 9/11/2026

Dakota County Treasurer-Auditor
1590 Highway 55
Hastings MN 55033
651-438-4576

DISCLAIMER:
Dakota County provides this data only as a service and does not guarantee the accuracy

PROPERTY ID: 16-03000-51-012

TAXPAYER: LINUS A & MARY E LANGER
10215 330TH ST W
NORTHFIELD MN 55057-5217

TAX DESCRIPTION: SECTION 30 TWN 112 RANGE 20
30 112 20

VALUES AND CLASSIFICATION

	Payable 2025	Payable 2026
Estimated Market Value:	472,100	471,800
Homestead Exclusion:	4,061	4,088
Taxable Market Value:	468,039	467,712
New Imp/Expired Excl:	0	0
Property Class:	RESD HSTD	RESD HSTD

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. ☐		$4,730.00
If this box is checked, you owe delinquent taxes and are not eligible.		
2. Use this amount for the special property tax refund on schedule 1 on Form M1PR.	$4,890.00	
Property Tax and Credits		
3. Property taxes before credits	$4,890.00	$4,730.00
4. Credits that reduce property taxes		
A. Agricultural and Rural Credits	$0.00	$0.00
B. Other Credits	$0.00	$0.00
5. Property taxes after credits	$4,890.00	$4,730.00
Property Tax by Jurisdiction		
6. County: A. Dakota County Levy	$933.26	$983.82
B. Regional Transit Rail	$0.00	$0.00
7. City or Town: GREENVALE	$786.02	$732.90
8. State General Tax:	$0.00	$0.00
9. School District: 659		
A. Voter Approved Levies	$2,240.50	$2,126.98
B. Other Local Levies	$825.90	$780.70
10. Special Taxing Districts		
A. Metropolitan Special Taxing Districts	$40.68	$43.32
B. Other Special Taxing Districts	$63.64	$62.28
C. Tax Increment	$0.00	$0.00
D. Fiscal Disparity	$0.00	$0.00
11. Non-school voter approved referenda levies	$0.00	$0.00
12. Total property tax before special assessments	$4,890.00	$4,730.00
13. Special Assessments		
Principal:	(Total)	$0.00
Interest:	$0.00	$0.00
14. Your Total Property Tax and Special Assessments	**$4,890.00**	**$4,730.00**

DO NOT USE THIS STATEMENT FOR TAX PAYMENTS

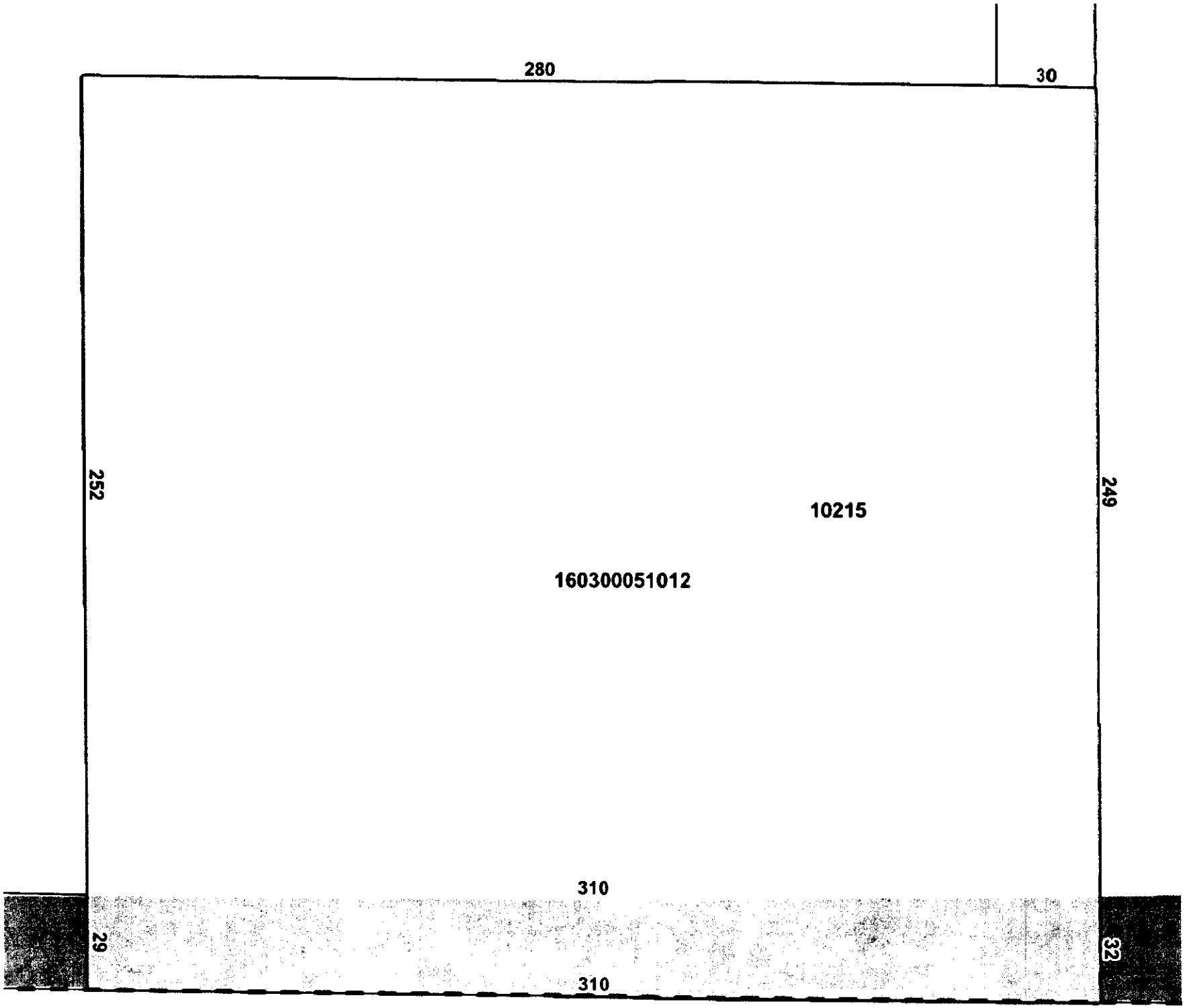
If the Line 1 box is checked, contact our Property Information Center at 651-438-4576 for delinquent tax amounts

Go Paperless

View the tax stub

TOWNSHIP USE ONLY

Case Number	
Date Received	9/15/2026
Application Fee Paid	Check number: 1036 Date: 9/11/2026
Application Complete	
Public Hearing Date	10/8/2026
Notes:	


280
30
252
10215
249
160300051012
310
29
32
310

LINUS LANGER
10215 330TH ST.
NORTHFIELD, MN 55057

75-1718/919

1036

DATE 9/11/2026

PAY TO THE ORDER OF Greenvale Township $ 500.00

five hundred & 00/100 DOLLARS

COMMUNITY RESOURCE BANK.

MEMO site variance

Linus Langer

⑈091917160⑈ 4439717⑈ 01036

Greenvale Township

NEW BUILDING PERMIT APPLICATION

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

Project Address	Street	City	State/Zip	Property Identification #
	10215 330th St W	Northfield,	MN 55057	16 03000 51 012

Applicant Name	Street Address	Applicant Telephone Number
Linus & Mary Langer		507-301-1788

City	State	Zip	Applicant/Contractor Email
Same			

Owner Name Telephone	Street	City	State/Zip

Contractor's Name	Street	City	State	Zip

Contractor's State License Number (required)	Expiration Date	Telephone Number

Brief Project Description	Completed Value (includes labor and materials)
replace pre-existing silo from 12/2/2023 demolition	

PROJECT INFORMATION (Circle all that apply)

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION		ZONING DISTRICT
Building	Residential	Accessory Building	Relocation	(Agricultural)
Accessory Building	Solar Energy	Addition	Fireplace	Shoreland Overlay
Other		Interior Remodel	Fence/Wall	Flood Plain Overlay
Silo		Deck/Porch	In Ground Pool	
		New Construction	Plumbing	
		Foundation Only	Mechanical	
			Above Ground Pool	

Silo is under 200 sq ft. Mn rule 1300.0120 exempts structures under 200 sq ft.

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**

Linus Langer Mary Langer 9/14/2026

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

Greenvale Township

Permit Instructions and New Construction Checklist

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

Address: 10215 330th St W Northfield Mn 55057 PID# 16 03000 51 012

* Mn rule 1300.0120 exempts structures under 200 sq ft.

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 _____
_____ Masonry/Wood Fireplace: Quantity _____
_____ In-Floor Heat - Hydronic
_____ Geothermal System
_____ Solar System
_____ Other
_____ Complete Septic System Design, including soils.

Rec'd 9/15

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: Linus & Mary Langer

Applicant's Signature: Linus Langer Mary Langer Date: 9/14/2026

Driveway/Access Road

1) Remove language from “Dimensional Standards” sec□on of Ordinance

New language
In approving placement of a Driveway or Access to a property on a Township road, Safety is the main objective. No Driveway or Access Road will be allowed to be less than 200 feet from the nearest intersection. When measuring the 200-foot separation the distance will be from center of intersection and center of proposed Driveway or Access.

Setbacks

If the driveway surface is hard surface (black top or cement) there must be a minimum 2 foot separation between road edge and hard surface to allow for plowing.

Property Separation?
The minimum culvert size is 18”, unless the ditch depth does not allow for it.

Approval of the placement of a Driveway or Access Road located on a Township road is the responsibility of the Township Supervisor assigned to be the Road Committee Liaison and the appointment Road Commission Member.

Driveway or Access Road placement on a County or State road is subject to the process and approval of that governing body.

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday, October 8, 2026
DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve Agenda

Approve Minutes

- September 10, 2026

Citizen Business

Board Liaison Report

Permit Requests

- Langer Accessory Building

Zoning and Other Land Use Requests

Old Business

New Business

- Driveway Language for Ordinance

Adjourn

Meeting Minutes
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday, September 10, 2026
DRAFT

Planning Commission Members Present: Ken Malecha, Chairperson; Criag Host; Victor Volker;

Commission Members Absent: Dan Chesky; Joyce Moore

Board Members Present: Scott Norkunas, Tony Rowan, Joy Royle

Ken Malecha called the meeting to order and led the pledge of allegiance
Opening statement was read by Ken

Vic made a motion to approve the agenda with changes for the meeting; Craig seconded; carried unanimously

Ken motioned to approve the minutes from the August 13th, 2026 regular meeting; Vic seconded the motion, carried unanimously

Ken motioned to add the driveway access approval to New Business; Craig Seconded; carried unanimously

Citizen Business

Charlie Anderson – 295th Street – recommendation for driveway language to include distance from the nearest intersection and safest possible place – the person making the decision should be with the road liaison and the selected member from the road committee.

Scott Norkunas – Foliage Avenue – Picnic reminder will be October 3rd

Board Liaison Report from Joy Royle

Need to add Application Dates to all permits – need to make sure we are have dates of signature and receipt

Permit Requests

Sullivan – Accessory Structure

- 10021 305th street west 16-01800-04-020 – the request is for an accessory structure in an agricultural zone; there is a map of the placement and it does meet

the setbacks for the property. Questions: Has the pad been down? The only time things can't get started is if there are footings

Craig motioned to recommend approval of the permit application to the town board for property 16-01800-04-020; Ken seconded the motion; carried unanimously

Zoning and Other Land Use Requests

LaCanne Building Rite Transfer and Subdivision of property

The Lacanne Farms Family Limited Partnership has put together an application for the transfer of development rights that currently exist on the four parcels that are all contiguous as it relates to the application. After the subdivision of the property, if it is approved, there will be six parcels. The current property identification numbers are: 16-00600-53-013 – 16-00600-53-011 – 16-00600-50-012 – 16-00600-54-010 these are all in section six and the present use is Ag. The four parcels are 30.05, 10, 42.26, 40.7 acres.

- The 4 lots are the minimum requirement for acreage and there will be a driveway that travels through the rice county property for access. They are all sitting within a ¼ x ¼ there are 2 existing houses in the northeast section of this quarter.
- Questions:
    - The application is not dated? The date on the Attorney email is 9/3? We will address all permit forms to make sure there is a date line.
    - Do we need signatures from every person in the corporation? We have not previously asked for corporate documents. If just one of the partners has not approved the documents we are opening ourselves to risk if there is a partner that is not in the know to this request and it is granted.
- The subdivision was reviewed by Bolton and Menk – Ryan Blumhoffer put together the documents in a good fashion.

Ken made a motion to recommend that the application board approve the application for the Subdivision and the parcel moves as applied with the request for business documents that the signer has the authority; Victor seconded the motion; Craig opposed due to the application has not been signed; motion carried

Old Business – None

New Business

- JPA Agreement with the Sheriff - The previous agreement only included citations for burning; we have not previously had enforcement for ordinances; Waterford has included trash and nuisance complaints; the fire department will charge a fee for burning without a permit.
- We do have an escalation for the complaint policy to be able to contact the sheriff for enforcement.

- Will recommend that we include enforcement for Trash dumping and Nuisance complaints, as well as the follow up on resident complaints as needed.

Consortium Survey Review

The grant has been approved from the Met Council for the consortium; Joy and Ken have attended the two consortium meetings.

- WSB has recommended a community meeting on October 8th to hear resident questions and recommendations. We will move the Planning Commission meeting to 6:00 pm and have the open house begin at 7:00 pm, this will not be a public hearing but an open house.
- WSB provided a template for a questionnaire for residents to create structure for resident feedback. We will customize it to suit our Township's needs.
- The questions were reviewed and the questions referring to mining and trail access were removed. The customized version of the questionnaire will be given to the board meeting for approval.
- We will mail a postcard and have the paper copies available for residents as well as an electronic form on the website.

Driveway Access Approval

- We can add the language review to public hearings that are coming up
- Tony indicated that the County and State have the permitting requirements on the county roads and state roads, we can review their language and spacings
- We should offer links to these permits on the website so they can get to the applications from our website when it is in the Township and not a Township road
- Approval of the driveway should be declared as road supervisor and the liaison to the road commission – the land owner should not be part of the approval process
- Information about the separation from a property line of adjoining properties should be defined
- Address driveway placement if it is due to safety from an intersection or other reason – do we need to modify the application for any notes and reason for approval?
- Ken will prepare some recommended language to present to the board.

Ken motioned to adjourn the meeting; Vic seconded; carried unanimously