

AGENDA
PLANNING COMMISSION PUBLIC HEARING
GREENVALE TOWNSHIP
Thursday September 11, 2025, 6:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Public Hearing

Variance Request - Tom Williams, Above Grade Properties

Variance Request – Twin Organics

Variance Request – Fred Vivant

Adjourn

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday September 11, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

 July 10, 2025 Meeting

 August 14, 2025

Citizen Business

Board Liaison Report

Permit Requests

 Jim and Jennifer Malecha

Zoning and Other Land Use Requests

 Variance Request - Tom Williams, Above Grade Properties

 Variance Request – Twin Organics

 Variance Request – Fred Vivant

Old Business

 Cannabis A2 Zones

New Business

Adjourn

Property Card	Parcel ID Number 16-42500-01-120
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Owner Information Fee Owner ABOVE GRADE PROPERTIES LLC Mailing Address 29002 ISLE AVE NORTHFIELD MN 55057	
---	--

Property Address Address 8882 298TH CT W Municipality GREENVALE TWP	
--	--

Parcel Information			
Sale Date		Total Acres	6.76
Sale Value	\$0.00	R/W Acres	
Uses	AG	Water Acres	
		Plat	HAZELWOOD CREEK ESTATES
		Lot and Block	12 1
		Tax Description	LOT 12 BLK 1 & COMMON AREA KNOWN AS OUTLOT A

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)	\$43,200.00	\$43,200.00
2025 Building Values (payable 2026)*	\$0.00	\$0.00
2025 Total Values (payable 2026)*	\$43,200.00	\$43,200.00
2024 Total Values (payable 2025)*	\$39,800.00	\$39,800.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$44.00	\$0.00	\$44.00

* 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.

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 <u>Tom Williams</u>		Work Phone <u>952-465-8410</u>	
Home Phone <u>952-465-8410</u>			
Address <u>29003 Isle Ave Northfield MN 55057</u>			
Site Address (If different) <u>8882 298th CT W. Northfield MN 55057</u>			
Property owner (If different from applicant) <u>Above Grade Properties LLC</u>			
Platted Property Description:	Lot	Block	Addition
<u>Hazelwood Creek Estates</u>	<u>12</u>	<u>1</u>	
or			
Metes and Bounds Property Description	Section	Township	Range
<u>SE 1/4 SE 1/4</u>	<u>08-112-20</u>	<u>Greenvale</u>	
PID Number <u>16-42500-01-120</u>			
Present Use of Site <u>Ag</u>			
Present Zoning Classification of Site			
Parcel Size <u>6.76 acres</u>			
Please check the type of application requested:			
☐ IUP ☐ CUP ☒ Variance ☐ Zoning Amendment ☐ Subdivision/Plat			
Please describe the nature of your request:			
<u>Requesting to move the proposed shed 25' off of the west property line</u> <u>violating the 50' side setback.</u> <u>Purpose to place the building there is to keep it out of the wetland</u> <u>line to the north.</u>			

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: T. W. W.

Owner(s) Signature (If different from applicant) _____

TOWNSHIP USE ONLY

Case Number	
Date Received	
Application Fee Paid	Check number: Date:
Application Complete	
Public Hearing Date	
Notes:	

**Greenvale Township
NEW BUILDING PERMIT APPLICATION**

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

Project Address 8882	Street 298th CT W	City Northfield	State/Zip MN 55057	Property Identification # 16-42500-01-12
Applicant Name Above Grade Properties LLC		Street Address 29002 Isle Ave	Applicant Telephone Number 952 465 8410	
City Northfield	State MN	Zip 55057	Applicant/Contractor Email tomwilliams83@gmail.com	
Owner Name Tom Williams		Street	City	State/Zip
Telephone 952 465 8410				
Contractor's Name Owner is Contractor		Street	City	State Zip
Contractor's State License Number (required)		Expiration Date		Telephone Number
Brief Project Description 40x64 Pole Shed		Completed Value (includes labor and materials) \$30,000		

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

Date

Tom Williams

8-1-25

Completed application and permit checklist must

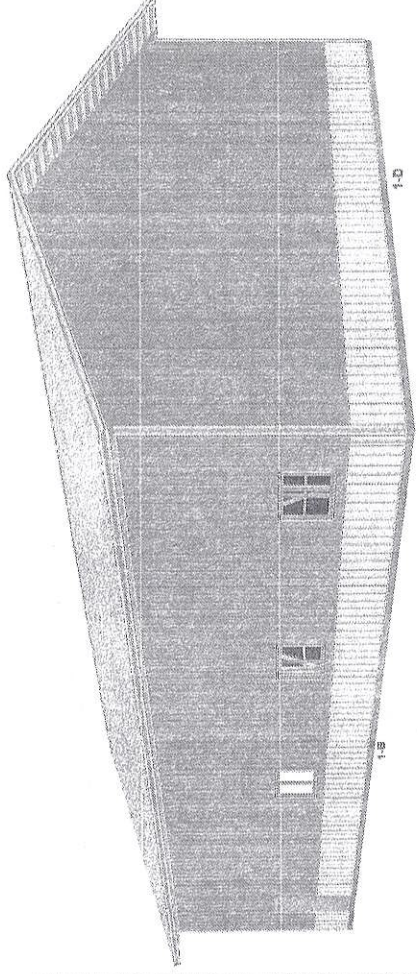
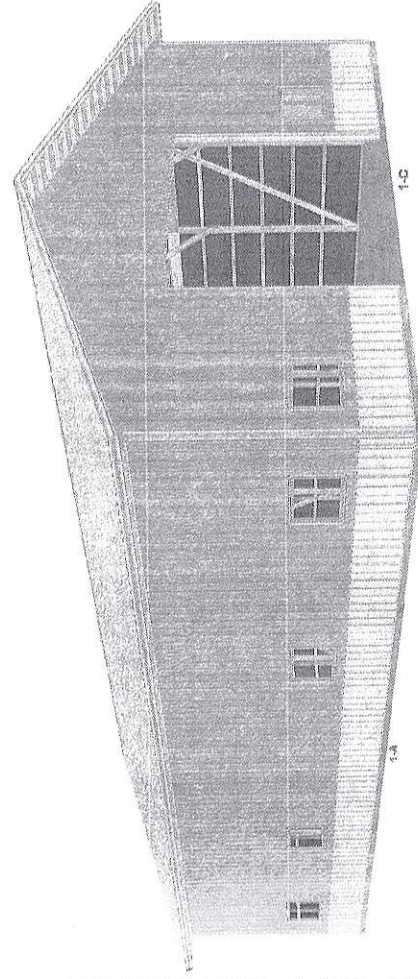
Permit # _____

be sent directly to the Building Official at:

Building Official - Mark Ceminsky
Beaver Creek Companies, Inc.
7226 235th St W
Farmington, MN 55024



THOMAS WILLIAMS NORTHFIELD, MN



Service doors and windows shown for representation only. Please confirm exact locations at time of construction.

DISCLAIMER
MIDWEST MINI PRINT, INC. and its affiliates do not warrant the accuracy or completeness of the information contained herein. The information is provided for informational purposes only and should not be used as a basis for any decision. The information is provided as a service to our customers and is not intended to be a substitute for professional advice. The information is provided as a service to our customers and is not intended to be a substitute for professional advice.

MIDWEST

MINI PRINT

DAKOTA COUNTY

— SOIL & WATER —
CONSERVATION DISTRICT

December 18, 2024

REF: 24-GNV-222

Victor Volkert
29755 Eveleth Ave
Northfield, Minnesota 55057

RE: Wetland Determination – Parcel ID Number: 164250001120, 164250001130

Victor,

Thank you for contacting our office regarding a wetland determination for the above reference parcels located in Greenvale Township. Through a delegated agreement with Greenvale Township, the Dakota County Soil and Water Conservation District provides assistance with implementing the Minnesota Wetland Conservation Act (WCA) which regulates the draining, filling and excavation of wetlands.

The attached map shows two parcels with an approximate area of 9.6 acres which is outlined in yellow. One potential wetland was identified within the parcels highlighted in teal near the 968 contour line. The wetland extends north to fill the parcels and into the adjacent parcels on the west and east edges of the property line.

Please note this is only a preliminary offsite wetland determination for planning purposes. A wetland delineation and field review may be necessary depending on any grading and construction activity proposed.

If there are questions on this information please contact me at 651-480-7791 or through email at david.holmen@co.dakota.mn.us.

Sincerely,

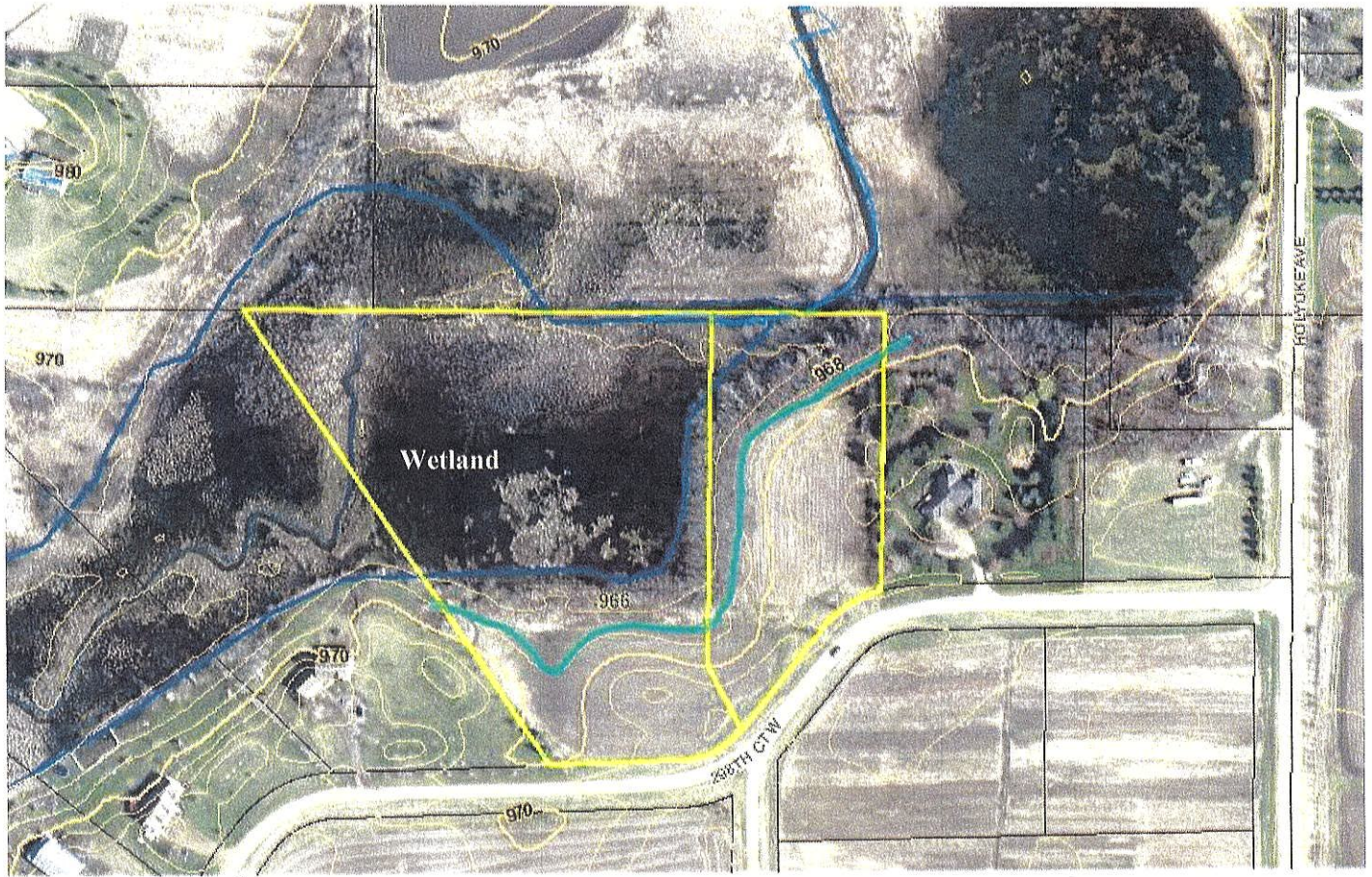


David Holmen, Resource Conservationist
Dakota County Soil and Water Conservation District

Enclosures: Maps showing approximate wetland location, floodplain location, and northwest acreage

Victor Volkert Parcels – Wetland Determination

Part of the South ½ of Southeast ¼ Section 08, Greenvale Township (approximately 9.6 acres)
Parcel Identification Number – 164250001120, 164250001130



North

2019 Aerial Photograph

This map constitutes an off-site wetland determination and is not intended to delineate jurisdictional boundaries under the Minnesota Wetland Conservation Act. This determination only applies to the Minnesota Wetland Conservation Act administered by Greenvale Township with technical assistance from the Dakota County Soil and Water Conservation District.

Map prepared by: David Holmen, Dakota Soil and Water Conservation District
Certified Wetland Delineator #1376

Date prepared: December 18, 2024

Signature:

Floodplain areas shown were taken from maps provided through Dakota County GIS. Questions or information regarding floodplain maps or floodplain ordinances should be directed to Dee McDaniels at dee.mcdaniels@co.dakota.mn.us or at 952-891-7024.

Property Card

Parcel ID Number 16-01100-05-010

Owner InformationFee Owner
TWIN ORGANICS LLCMailing Address
5680 290TH ST W
NORTHFIELD MN 55057**Property Address**Address
5680 290TH ST W
Municipality
GREENVALE TWPSale Date 09/29/2017
Sale Value \$375,000.00
Uses AG-GREEN ACRES**Parcel Information**Total Acres 10.92
R/W Acres 1.03
Water Acres
Plat SECTION 11 TWN 112 RANGE 20
Lot and Block 11 112 20
Tax Description PT OF E 1/2 OF NE 1/4 BEG 708.71 FT E OF NW COR SAID E 1/2 CONT E 620.95 FT TO NE COR S ON E LINE 773.08 TO PT 1873.59 FT N OF SE COR NE 1/4 N 88D29M07S W 619.22 FT TO INT WITH LINE BRNG S FROM PT OF BEG N 760.91 FT TO BEG**2025 Building Characteristics (payable 2026)***

Building Type	S.FAM.RES	Year Built	1965	Bedrooms	2
Building Style	ONE STORY	Foundation Sq Ft	1,372	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,372	Garage Sq Ft	520
Multiple Buildings		Finished Sq Ft	1,372	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)	\$138,659.00	\$159,200.00
2025 Building Values (payable 2026)*	\$548,556.00	\$563,100.00
2025 Total Values (payable 2026)*	\$687,215.00	\$722,300.00
2024 Total Values (payable 2025)*	\$684,305.00	\$715,700.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$3,822.00	\$0.00	\$3,822.00

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 <u>Andrew/Jacob Helling</u>		Work Phone <u>605 695 0223</u>	
Home Phone <u> </u>			
Address <u>5680 290th St. W</u>			
Site Address (If different)			
Property owner (If different from applicant)			
Platted Property Description:	Lot <u>11</u>	Block <u>11220</u>	Addition
or			
Metes and Bounds Property Description	Section	Township	Range
PID Number <u>16-01100-05-010</u>			
Present Use of Site <u>Agriculture</u>			
Present Zoning Classification of Site <u>AG</u>			
Parcel Size <u>10.92</u>			
Please check the type of application requested: ☐ IUP ☐ CUP ☒ Variance ☐ Zoning Amendment ☐ Subdivision/Plat			
Please describe the nature of your request: <u>see previous attachment</u>			

Nature of variance request:

Twin Organics is applying for a setback variance to build a greenhouse complex to expand tomato production. We believe we have a hardship with the geography of the property and the improvements made to the property by the previous owners.

1: Due to being on the corner the farm is limited in where we can expand our greenhouses due to the 110 foot setbacks on multiple sides. We are requesting a 50 foot setback from the township road on Eveleth Ave to install a greenhouse complex in the only open field we have available. The 110 foot setback comes so far into the field that there is very limited space to build.

2: The previous owners installed a large septic system and drainfield to handle the wash water coming out of the packshed for washing vegetables. The placement of this septic system also limits the farm's ability to expand. Without a variance the farm won't be able to grow and expand into the current infrastructure.

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: _____

Owner(s) Signature (If different from applicant) _____

Twin organics

TOWNSHIP USE ONLY

Case Number	
Date Received	<i>7/14/25</i>
Application Fee Paid <i>500⁰⁰</i>	Check number: <i>1905</i> Date: <i>7/14/25</i> <i>MJ</i>
Application Complete	
Public Hearing Date	
Notes:	

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township
31800 Guam Ave
Northfield MN 55057

Permit # 126
Application Fee: 1600.00

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

Project Address	Street	City	State/Zip	Property Identification #
5680 290th St.	W	Northfield	MN 55057	16-01100-05-
Applicant Name		Street Address	Applicant Telephone Number	
Twin Organics LLC		5680 290th St. W	605 695 0223	
City	State	Zip	Applicant Email	
Northfield	MN	55057	twinorganicsmn@gmail.com	
Owner Name	Street	City	State/Zip	
Andrew Helling				
Brief Project Description/intended use				
Butter connect greenhouse for tomato production 170x200				

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION		ZONING DISTRICT
☒ Agricultural Building	☒ Agricultural	☒ New Construction ☐ Foundation Only	☐ Relocation	☒ Agricultural

Notice: UNDER THE MINNESOTA STATE BUILDING CODE §16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY §103F.141 (FLOOD PLAIN MANAGEMENT) AND §326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.

- Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? ☐ YES ☐ NO
- Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)
 - ☐ Farm Implements
 - ☐ Livestock (excluding horses and the commercial boarding of animals where permitted)
 - ☒ Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)
 - ☐ None of the above

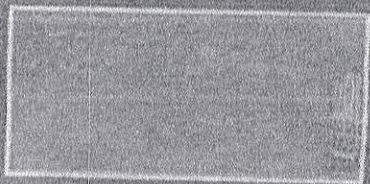
Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized 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. On-site Building Inspector reserves the right to review requirement for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoke if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all 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)

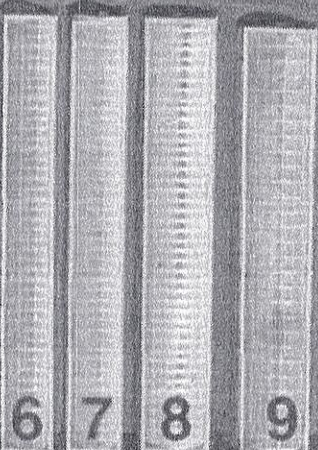
Date 6-17-25



Shop

House

Twin, Organics



6

7

8

9



Blue



Pack

5

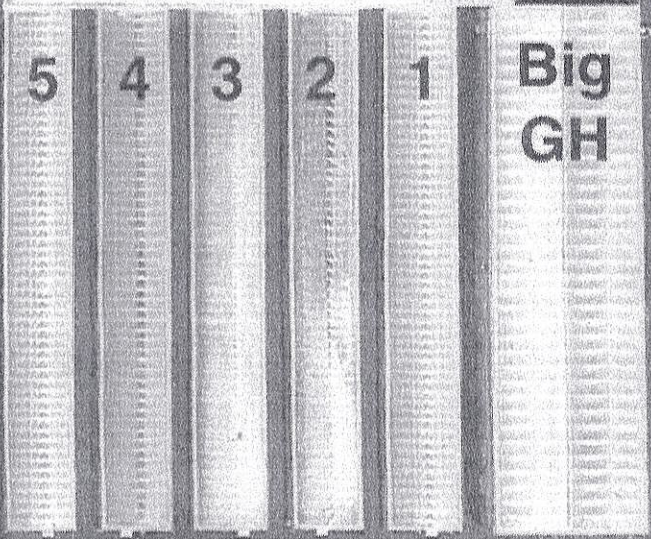
4

3

2

1

Big
GH



50 feet
setback

200 ft setback
from property line

50 feet
setback from road

Property Card

Parcel ID Number 16-30300-03-020

Owner InformationFee Owner
FRED J & COLLEEN R VIVANTMailing Address
28140 HOPEWOOD DR
NORTHFIELD MN 55057-5150**Property Address**Address
28140 HOPEWOOD DR
Municipality
GREENVALE TWP**Parcel Information**

Sale Date	03/01/1996	Total Acres	2.81
Sale Value	\$12,800.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GLENVIEW ESTATES
		Lot and Block	2 3
		Tax Description	

2025 Building Characteristics (payable 2026)*

Building Type	S.FAM.RES	Year Built	1996	Bedrooms	5
Building Style	TWO STORY	Foundation Sq Ft	1,507	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,652	Garage Sq Ft	1,176
Multiple Buildings		Finished Sq Ft	3,800	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)	\$104,300.00	\$104,300.00
2025 Building Values (payable 2026)*	\$554,100.00	\$554,100.00
2025 Total Values (payable 2026)*	\$658,400.00	\$658,400.00
2024 Total Values (payable 2025)*	\$661,600.00	\$661,600.00

Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$7,184.00	\$0.00	\$7,184.00

* 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.

Greenvale Township
NEW BUILDING PERMIT APPLICATION

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

Project Address 28140 Hopewood Dr		City Northfield	State/Zip MN 55057	Property Identification 16-30302-03-00
Applicant Name Fred Urvant		Street Address 28140 Hopewood Dr	Applicant Telephone Number 612-366-3323	
City Northfield	State MN	Zip 55057	Applicant/Contractor Email	
Owner Name Fred Urvant		Telephone 612-366-3323	State/Zip MN 55057	
Contractor's Name		Street	City	State Zip
Contractor's State License Number (required)		Expiration Date		Telephone Number
Brief Project Description BUILD 30'x42' Accessory Building			Completed Value (includes labor and materials)	

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

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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.

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Signature of Applicant (Owner or Contractor).

Date

**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

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

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- 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 <u>FRED VIVANT COLEEN VIVANT</u>			
Home Phone <u>612-366-3323</u>		Work Phone	
Address <u>28140 Hopewood Dr Northfield</u>			
Site Address (If different)			
Property owner (If different from applicant)			
Platted Property Description: <u>Glenview Estates</u>		Lot <u>2</u>	Block <u>3</u>
or			
Metes and Bounds Property Description		Section <u>05</u>	Township <u>112</u>
		Range <u>20</u>	
PID Number <u>16-30300-03-020</u>			
Present Use of Site <u>Residential</u>			
Present Zoning Classification of Site <u>Agriculture</u>			
Parcel Size <u>2.81 Acres</u>			
Please check the type of application requested:			
☐ IUP ☐ CUP ☒ Variance ☐ Zoning Amendment ☐ Subdivision/Plat			
Please describe the nature of your request:			
<u>BUILD 30x42' ACCESSORY STRUCTURE. NEED TO BE CLOSER THAN 50' TO LOT LINE AVE TO GAS LINE BURNED IN YARD. Request 25' side yard setback variance.</u>			

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: _____



Colleen L. Vivant

Owner(s) Signature (If different from applicant) _____

TOWNSHIP USE ONLY

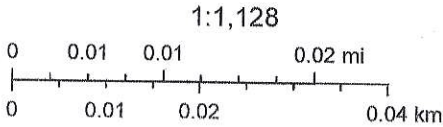
Case Number	
Date Received	
Application Fee Paid	Check number: Date:
Application Complete	
Public Hearing Date	
Notes:	

Property Map



8/24/2025, 2:25:36 PM

87' west line
96' - long



Dakota County, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Copyright 2018, Dakota County
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.

Property Card

Parcel ID Number 16-01800-26-010

Owner Information**Fee Owner**

JAMES R & JENNIFER L MALECHA

Mailing Address

5675 HAZELWOOD AVE

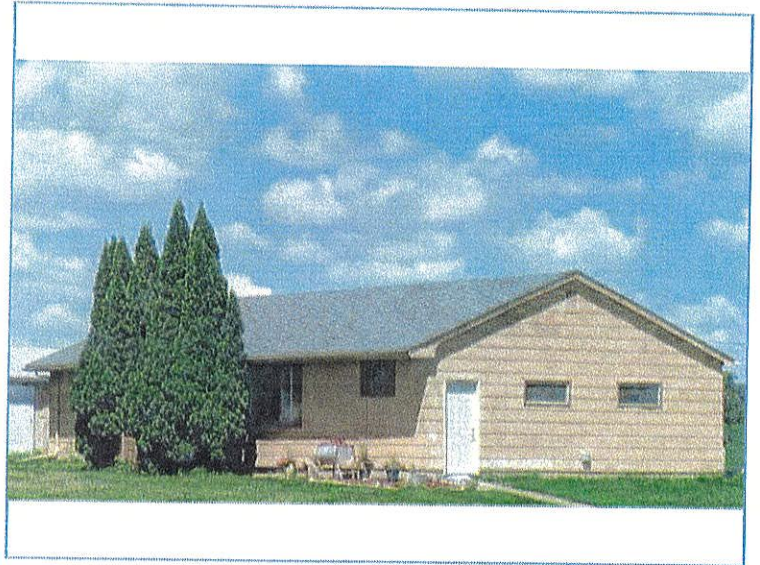
NORTHFIELD MN 55057

Property Address**Address**

10357 305TH ST W

Municipality

GREENVALE TWP

**Parcel Information**

Sale Date	10/18/2018	Total Acres	73.27
Sale Value	\$465,883.00	R/W Acres	0.95
Uses	AG-GREEN ACRES	Water Acres	
	RESIDENTIAL	Plat	SECTION 18 TWN 112 RANGE 20
	AG	Lot and Block	18 112 20
		Tax Description	NW 1/4 OF NW 1/4 & W 1/2 OF SE 1/4 OF NW 1/4 & E 1/2 OF SW 1/4 OF NW 1/4

2025 Building Characteristics (payable 2026)*

Building Type	S.FAM.RES	Year Built	1963	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,152	Bathrooms	1.00
Frame	WOOD	Above Grade Sq Ft	1,152	Garage Sq Ft	350
Multiple Buildings		Finished Sq Ft	1,152	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)	\$660,700.00	\$673,500.00
2025 Building Values (payable 2026)*	\$222,800.00	\$222,800.00
2025 Total Values (payable 2026)*	\$883,500.00	\$896,300.00
2024 Total Values (payable 2025)*	\$849,500.00	\$849,500.00

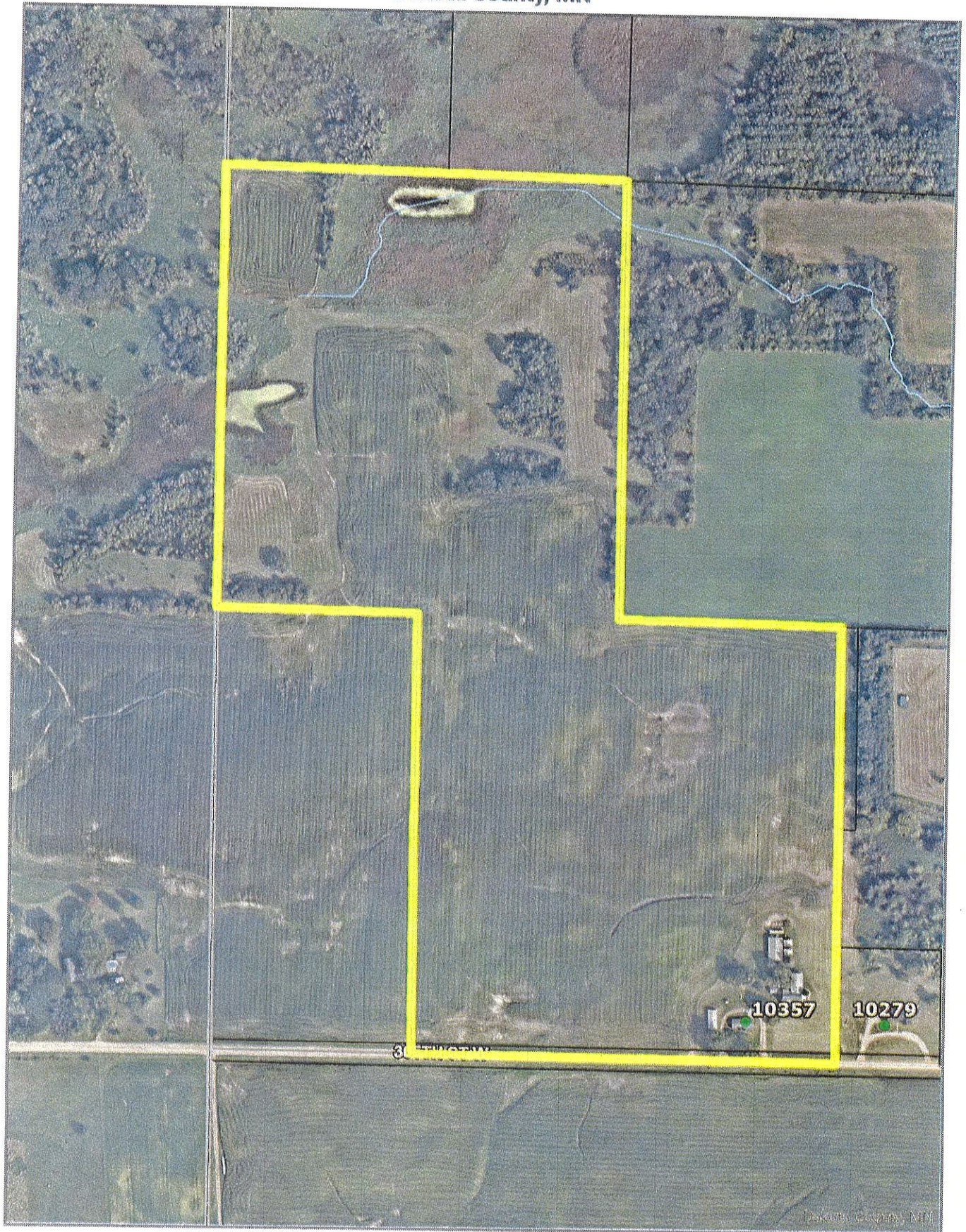
Property Tax Information

Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$4,648.00	\$0.00	\$4,648.00

* 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.

Dakota County, MN



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for zoning verification.

Map Scale
1 inch = 400 feet
9/5/2025

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township
31800 Guam Ave
Northfield MN 55057

Permit # _____

Application Fee: _____

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

Project Address 10357 305th St W		City Northfield	State/Zip MN	Property Identification #
Applicant Name James Malecha		Street Address 5675 Hazelwood Ave	Applicant Telephone Number 612-282-4065	
City Northfield	State MN	Zip 55057	Applicant Email jennmalecha@gmail.com	
Owner Name James Malecha		Street 5675 Hazelwood Ave	City Northfield	State/Zip 55057
Telephone 612-282-3461				
Brief Project Description/intended use Relocation of a shed for agricultural equipment				

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
☒ Agricultural Building	☒ Agricultural	☐ New Construction ☐ Foundation Only ☒ Relocation	☒ Agricultural

Notice: UNDER THE MINNESOTA STATE BUILDING CODE §16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY §103F.141 (FLOOD PLAIN MANAGEMENT) AND §326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.

1. Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? ☒ YES ☐ NO

2. Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)

☒ Farm Implements

☐ Livestock (excluding horses and the commercial boarding of animals where permitted)

☐ Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)

☐ None of the above

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. On-site Building Inspector reserves the right to review requirement for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoke if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all 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 8-28-25

Dakota County, MN



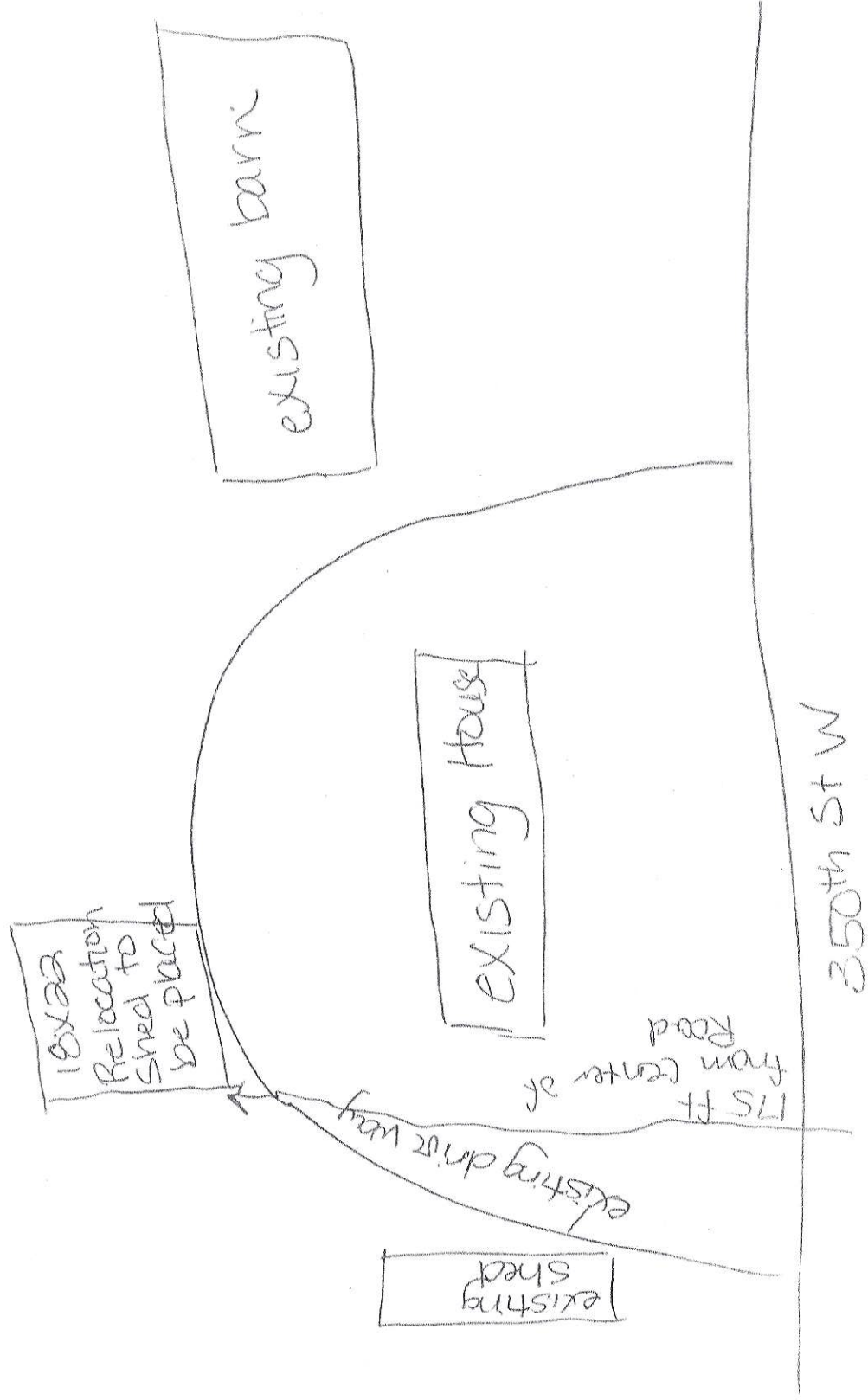
Dakota

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for zoning verification.

Map Scale
1 inch = 150 feet
9/5/2025

James Malecha
Permit Picture

Address
10357 305th St W



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 3

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

Agenda Item	Cannabis and results from hearing were discussed. T.J Hofer from Bolton and Menk was called forward to answer questions raised in hearing. A thorough discussion followed. Question re: number of cannabis ordinances being pursued. Bolton & Menk working on approx 24, 4 within Dakota Co. Discussion regarding mandating turn lanes and shoulder on roads where cannabis businesses would be allowed, for public safety reasons was discussed Tony Rowen was called forward to clarify questions re: Met Council and zoning. A2 is determined to still be Agriculture, Met Council wouldn't need to review ordinance change Question regarding failure of a cannabis business and what would happen to property. Any further development in twp and property would need to meet our existing ordinance and be approved Question re: Commercial nature of cannabis business - no further expansion of definition of commercial ag business Listening sessions brought forward a majority of citizens believing that the twp must do something to address potential concerns of cannabis businesses and restrict them as much as can be authorized. Definition of school and 1,000' set-back was reviewed. Alison Bartlett was brought forward to discuss further. A legal definition and consultation is thought to be most appropriate way forward. Both Bartlett and Hofer discuss several state statutes re school and definition, reporting standards, legal requirements for home schools was discussed Hofer believes that debate isn't necessary, as Twp could just include home-schools w/i definition of school in ordinance. Attny will still be consulted. Comments re: a redo of ordinance if found to be unnecessary - Hofer agrees that it can be done Dak Co assessing services letter re: zoning was discussed, County assesses each property based on use and believes that taxes wouldn't change if A2 zone is created. Hofer concurs with this statement. Joyce Moore recommended lowering percentage allowed in Twp to 3 to 4% and further states that the speed twp is accomplishing this is appropriate. Dan Chesky spoke on the fact that two separate issues are being discussed, ordinance allowing and the zoning of where we would allow. That the need to control what is allowed in township is important to consider, especially regarding the amount of money that the big ag companies can spend. Hofer spoke to desire for Bolton&Menk to do what is best for Greenvale, that A2 zone allows for best span of control and that a restrictive street standard allows for greater control Victor Volkert asked if we can re-zone to current industrial district (in Northfield). Hofer doesn't believe that to be able to be accomplished Chair makes motion to recommend approval of an ordinance establishing the A2 Agricultural business district, regulating access and driveways, and regulating cannabis and hemp businesses with change to page 13 D1 to add roads with shoulders and turn lanes for safety purposes and potential change to definition of school based on attny review. Motion to Approve: Chair Malecha Second: Dan Chesky II Action on Motion Passed Unanimously
Agenda Item	Motion to establish an A2 Agricultural zone Motion to Approve: Dan Chesky II Second: Stuart Berg Action on Motion passed Unanimously
Permit Report	Review of all permits issued in quarter was presented and reviewed. Fischer project will need to be reviewed and will be put on Aug agenda

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

Discussion	Information regarding Dakota County recycling event on Aug 4 and Water testing was requested to be placed on the webpage for the good of the Twp.
Motion to Adjourn Motion to Approve: Joyce Moore Second: Stuart Berg Action on Motion	Passed Unanimously
Reviewed:	Approved:
_____ Mark Legvold, Clerk	_____ Ken Malecha, Chair

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 3

Planning Commission Meeting Minutes

DRAFT

Greenvale Township

Second:	Stuart Berg
Action on Motion	Passed Unanimously
Tom Williams, Above Grade Properties	Tom Williams was present for an application, but need for variance was noted due to floodplain concerns. Public hearing will be conducted on Sep 11 at 6:00 PM.
Zoning and Other land Use Request: Twin Organics Variance	Jacob Helling presented a request for variance to allow building to be erected closer to road than allowed. Public hearing for variance scheduled for Sep 11 at 6:00.
Agenda Item	Cannabis Ordinance - Board moved ordinance and zone decision back to PC at board meeting, pending discussion of questions and for further review. Ordinance draft centering on hard surface was brought for discussion, as well as map of township. - Comments from Supv Anderson previously stated were relayed by board chair. Anderson believes that the township should move forward with ordinance change and zoning. - Mention of correspondence with attorney, all correspondence has been supplied to board members and public. - Specific questions by supervisor Royle were addressed No commercial zone exists in Greenvale Twp, we are an ag zoned township Because Cannabis is considered ag, it does not require a commercial zone Township considered commercial zone some time ago and it didn't move forward. It would need to be added to next comprehensive plan when it is reviewed. 5% land use discussed. The recommendation of adopting a 5% area is not found in statute but is found in precedent Re-naming A2 discussed, determined that this is most appropriate naming as it reflects purpose specially Board asked to review pros and cons of current newest revision and A2 zone recommendation. All believe best to move forward with current revision of ordinance. Motion to recommend to board that An ordinance establishing the A-2 Agriculture business district, regulating access and driveways, and regulating cannabis and hemp business be adopted.
Motion to Approve:	Chair Malecha
Second:	Dan Chesky II
Discussion	Discussion regarding specific area to be considered for A-2 and kept to 3-5% of township area centered around the hard surface areas, including: Either side of 320th St from Dresden to Garrett Twp area of Hwy 19 Area of 86 and Foliage Area of 86 from Foliage to Cemetery Area on County 46 discussed Chair Malecha and Commissioner Chesky will work to develop two primary proposals to discuss and make recommendation to board to consider.
Action on Motion	Passed Unanimously

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

Adjourn	Motion to Adjourn
Motion to Approve:	Victor Volkert
Second:	Stuart Berg
Action on Motion	Passed Unanimously
Reviewed:	Approved:
Mark Legvold, Clerk	Ken Malecha, Chair