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

Parcel ID Number 16-42500-01-120 **Property Card** 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 6.76 **Total Acres** Sale Date R/W Acres \$0.00 Sale Value Water Acres AG Uses HAZELWOOD CREEK ESTATES Plat Lot and Block LOT 12 BLK 1 & COMMON AREA KNOWN AS Tax Description **OUTLOT A** 2025 Building Characteristics (payable 2026)* **Bedrooms** Year Built **Building Type Bathrooms** Foundation Sq Ft **Building Style** Garage Sq Ft Above Grade Sq Ft Frame Other Garage Finished Sq Ft Multiple Buildings Miscellaneous Information Green Acres | Ag Preserve Open Space Homestead Watershed District School District NON HOMESTEAD NORTH CANNON RIVER 659 Assessor Valuation Estimated Taxable \$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.

\$0.00

\$43,200.00

\$0.00

\$43,200.00

\$39,800.00

2025 Land Values (payable 2026)

2025 Total Values (payable 2026)*

2025 Building Values (payable 2026)*

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

Revised 9.18.24

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

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

Completed Application

1 Page

- 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.

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Please Print or Type All Information Applicant Tem Williams				
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	Section Section Zen	Section Township 08-112-20 Greenvale d Zoning Amendment		

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

- variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- <u>Performance Standards</u>: Sections 7.01-7.16
- Subdivision/Piatting: 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: Tay 4/472	noncontractive and the second
Owner(s) Signature (if different from applicant)	
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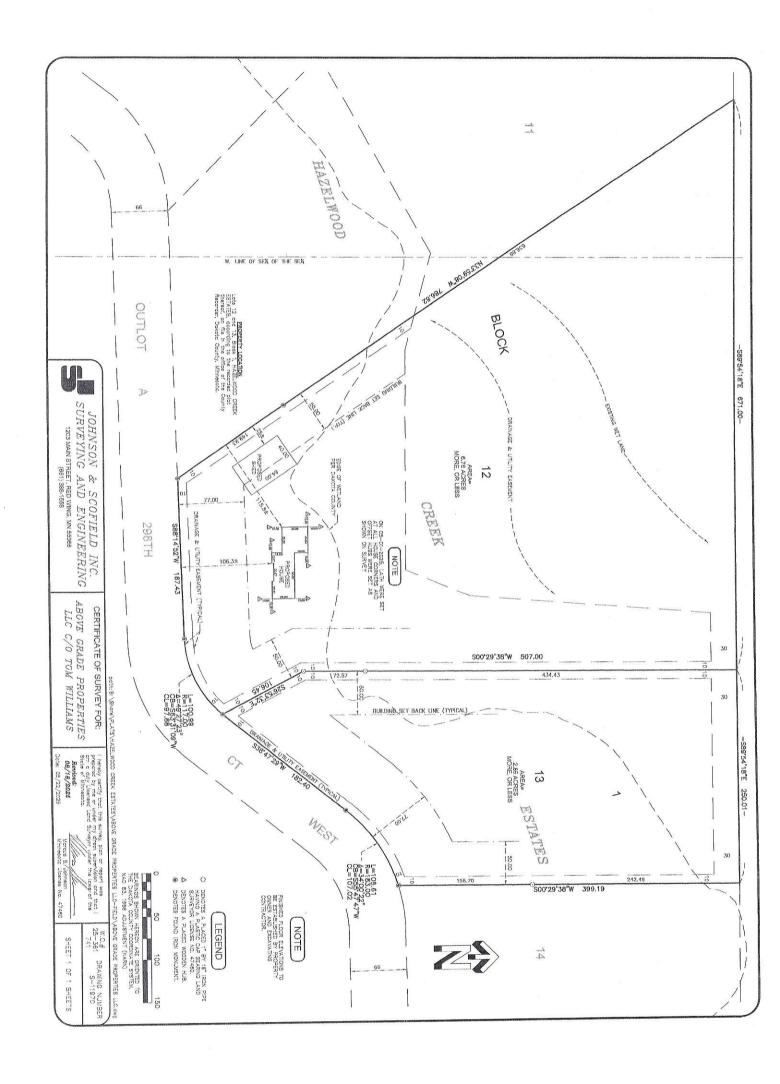
TOWNSHIP USE ONLY

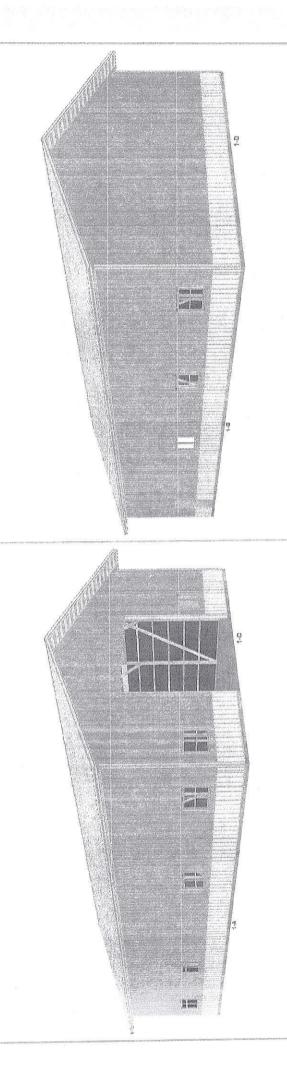
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Greenvale Township **NEW BUILDING PERMIT APPLICATION**

*Payments	i to Greenvale Tawı	rship must be recei	red before a	ny permits are is	sued"	
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Matheral	State M. J	<u> </u>	<u> 51057</u>	Appäcant/Contractor	23605112	15
Owner Name Tapy Will Telephone 502 465 M	Street Street	61.	City	9	Starte/(up	
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Contractor's State License Numb	per (respères)	Expiration Data	***************************************	Annual Section Contraction of the Section of the Se	Teksphane Mum	ber
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geometri esservento espetato por esta mantena especial especialmente especialmente especialmente especialmente	PROM	CT INFORMATION (Circle all tha	t apply)	***************************************	···
PERMITTYPE I	PROJECT PROPOSED USE	XANGERICA COMMENSAGE AND	CONSTRUCT	1	ZONING	DISTRICT
Notice: Separate permits system. The permit shall be days after its issuance, or the work is commenced. I hereby octify that I have regoverning this type of work widate or cancel the provision inspector reserves the right in permit may be suspended or ordinance or regulation of the property owner agrees to	Besidential Solar Energy are required for pluminecome null and woid a if the work authorized with what is an army other State or Later revoked if the permit brownship.	inless work or constru- l by the permit is suspi- plication and know the sa ether specified herein or ocal law regulating coast or soil erosion and sedim is been issued in error or	Plumi Mech Above installation, o ction authorized anded or above anded or above anded or true; not. The grantifuction or the p ent control that based on income	ace /Wall and Pool bing snicel e Ground Pool electrical work and ed by the permit is doned for a period and correct. All provi- ing of a permit does no erformance of constit t may be required dur- ect information suppli-	of 180 days a sions of laws an ot presume to guction. The oning construction lied or in violation expires when	Overlay
The property owner agrees to commenced within 180 days this permit, or work without	- Francis clarks of accornity for	IT WOLK IS SUSDEDURED, HER	REGISTALISMENTS OF LAWS.	inspected for 180 de	ys. Work beyor	nd the scope of
Signature of Applicant (Ov	mer or Contractor).			C	late 8-7-2	S.
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Completed application to be sent directly to the	Building Official at:	nefether.	· · · · · · · · · · · · · · · · · · ·	hospide a popular described por por constructivo de la construcción de		e e e e e e e e e e e e e e e e e e e
Building Official - Wark						
Beaver Creek Compani 7226 235 th St W	Same, Eliston					

Farmington, MM 55024





MINI PRINT



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,

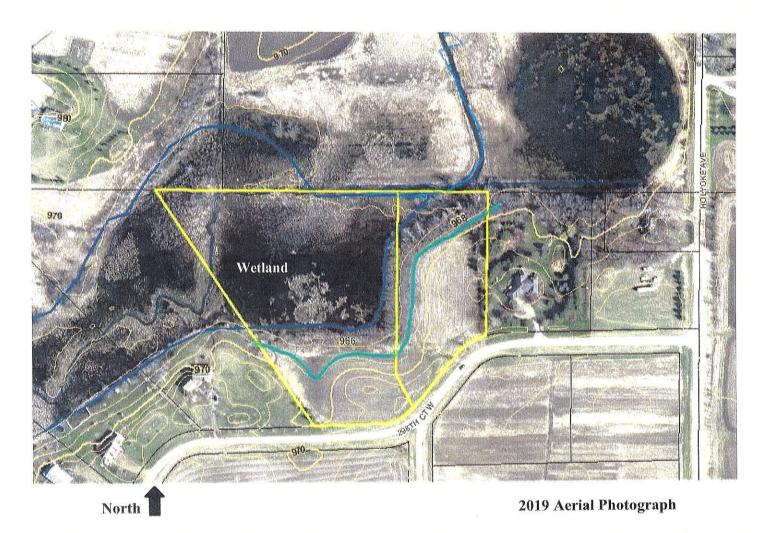
David Holmen, Resource Conservationist

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



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

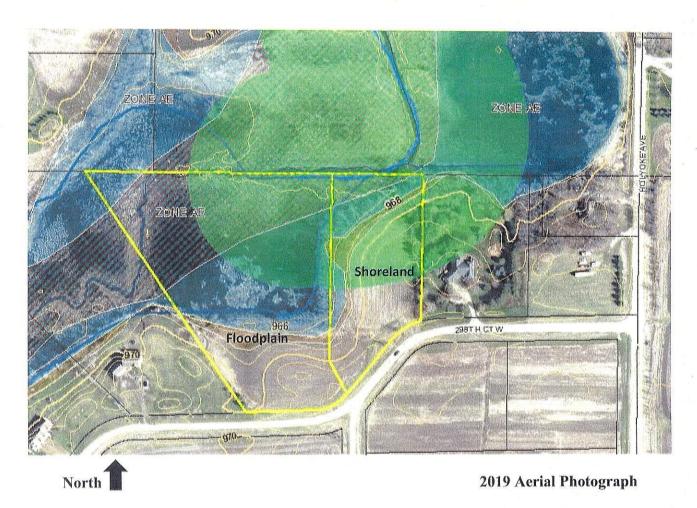
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Signature:

Victor Volkert Parcel - Floodplain

Part of the South ½ of Southeast ¼ Section 08, Greenvale Township (approximately 9.6 acres)

Parcel Identification Number - 164250001120, 164250001130



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 Information

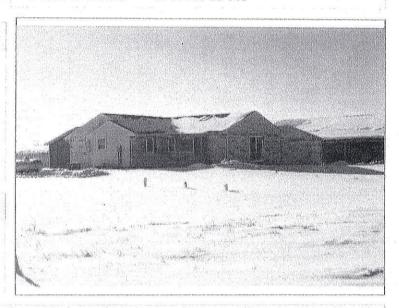
Fee Owner TWIN ORGANICS LLC

Mailing Address 5680 290TH ST W

NORTHFIELD MN 55057

Property Address

Address 5680 290TH ST W Municipality **GREENVALE TWP**



Sale 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

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

Tax Description

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2025 Building Characteristics (payable 2026)*

Building Type

S.FAM.RES

Year Built

2

Building Style

ONE STORY

1965

Bedrooms

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

Other Garage

1,372

School District

Watershed District

Homestead

Green Acres | Ag Preserve

Open Space

659

NORTH CANNON RIVER

FULL HOMESTEAD

Miscellaneous Information

Assessor Valuation

2025 Land Values (payable 2026) 2025 Building Values (payable 2026)* 2025 Total Values (payable 2026)* 2024 Total Values (payable 2025)*

Estimated Taxable \$159,200.00 \$138,659.00 \$548,556.00 \$563,100.00 \$722,300.00 \$687,215.00 \$715,700.00 \$684,305.00

Property Tax Information

Net Tax (payable 2025) \$3,822.00

Special Assessments (2025) \$0.00

Total Tax & Assessments (2025) \$3,822.00

Parcel data current as of 07/02/2025

Dakota County, MN

Page 1 of 2

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.

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Applicant Andrew /Jacob Helling					
	Work Phone	605 695 0223			
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	Section 05 - 010 Zonin	Lot Block 11220 Section Township			

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)	
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TOWNSHIP USE ONLY

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Application Complete		fi di	# 2 mm 1 MA 2 mA 1 mm 1 mm 1 mm 1 mm 1 mm 1 mm 1 m	
Public Hearing Date				
Notes:				
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EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township 31800 Guam Ave Northfield MN 55057

Permit #	<u> </u>	native to Annie Conference (Conference (Co		
Application	Fee:	16con	<u>80/00</u>	redu

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

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Project Address 5680 290 5	Street J. W	North	rfield City	MN	-5	State/Zip		pperty Identification #
Applicant Name		Street Add		and D. A.		Applicant Tele		
Twin Organia	is LLC	and the same of th	8029013	****	e Photographical and the control of	A STATE OF THE PARTY OF T	95023	Z
Noctofield	MN	State S	3057	21	p	Applicant Emai	rannics	nn Q grails
Owner Name Telephone Andrew	Helling	Street	MANAGEMENT BANGE BANGE OF LANGE BANGE OF LANGE BANGE OF BANK Wenggins are	Cit	ty		State/Zip	
Brief Project Description/int	ended use						A	0 -
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PERMIT TYPE	PROJECT PROPC	SED USE	"TY	PE OF CO	NSTRUCT	ION	ZONII	NG DISTRICT
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 Per MN §273.13, Subd. more, excluding the house Per MN State Building to house: (check all that a subdiscount of the sub	se, garage and imme Code §16B.60, Subd	diately surr	ounding one a	cre of land	P □YES	□NO .		
☐ Farm Implements								
☐ Livestock (excluding h	orses and the comm	ercial board	ding of animals	where per	mitted)			8
Agricultural produce/	products (see MN §2	273.13, Sub	d. 23(e)(3) for a	a list of qua	ilifying pro	duce/products	5)	
□ None of the above								
Notice: Separate perm system. The permit sha days after its issuance, the work is commence	all become null and or if the work auth d.	void unles orized by t	s work or con: he permit is s	struction a suspended	authorized or aband	d by the perm oned for a pe	it is not comn riod of 180 da	nenced within 180 lys after the time
I hereby certify that I have governing this type of wor violate or cancel the provi Inspector reserves the rigi permit may be suspended ordinance or regulation of The property owner agree	rk will be complied wi ision of any other Stat ht to review requirem I or revoke if the perm f Township.	ith whether and the or Local land and the control of the control o	specified hereir w regulating co erosion and sed issued in error nooses not to pr	n or not. The price of the contraction of the branch or on the braceed with	e granting or the perf rol that ma asis of inco the work.	pf a permit doe formance of cor my be required d prrect information Permit expires	es not presume estruction. On-s luring construct on supplied or i when work is n	to give authority to site Building tion. The building n violation of any not commenced
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Signature of Applicant (Date 6 1	en de compression de
			AMM/2					

Twin,Organics Pack 200 th satural

Property Card

Parcel ID Number

16-30300-03-020

Owner Information

Fee Owner

FRED J & COLLEEN R VIVANT

Mailing Address 28140 HOPEWOOD DR

NORTHFIELD MN 55057-5150

Property Address

Address 28140 HOPEWOOD DR Municipality

GREENVALE TWP



Sale Date

03/01/1996

Sale Value

\$12,800.00

Uses

RESIDENTIAL

Parcel Information

Total Acres

2.81

R/W Acres 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

Building Style

TWO STORY

Foundation Sq Ft

1,507

3.50

Frame

WOOD

Above Grade Sq Ft

2,652

Bathrooms Garage Sq Ft

1,176

Multiple Buildings

Finished Sq Ft

3,800

Other Garage

School District 659

Watershed District NORTH CANNON RIVER

Homestead-**FULL HOMESTEAD**

Miscellaneous Information

Green Acres | Ag Preserve | Open Space

2025 Land Values (payable 2026) 2025 Building Values (payable 2026)* 2025 Total Values (payable 2026)* 2024 Total Values (payable 2025)*

Assessor Valuation Taxable Estimated | \$104,300.00 \$104,300.00 \$554,100.00 \$554,100.00 \$658,400.00 \$658,400.00 \$661,600.00 \$661,600.00

Property Tax Information

Net Tax (payable 2025) \$7,184.00

Special Assessments (2025) \$0.00

Total Tax & Assessments (2025) \$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

Payn	nents to Greenvale To	ownship must be receive	ed before a	INV permits are	e issued	!
28140 Hopen	Street	north Fiel		State/Zip		Property Identificati
Applicant Name Fred UNANT City	28	treet Address SIYU Hape Ward Dr	-6 9 050	Applicant Telepho	one Numb	16-35300-53-1 er 323
north field	N	tate	Zip Su5 7	Applicant/Contrac		
Telephone Fred UN Contractor's Name	MM 612-368332	treet 3 28142 Hyreuxetov treet		field ,	State/Zi	55057
	30	rreet	City		State	Zip
Contractor's State License N		Expiration Date	- The state of the		Telepho	ne Number
Brief Project Description	Bullo 30'xy	Z' Accessory Bu	ailding	Completed Value (includes la	abor and materials)
	PRO.	JECT INFORMATION (Cir	cle all that	annly)	***************************************	
PERMIT TYPE	USE USE		NSTRUCTIO		Z	ONING DISTRICT
Accessory Building Other	Residential Solar Energy	Accessory Building Addition Interior Remodel Deck/Porch New Construction	Relocati Fireplace Fence/W In Groun	e Vall Id Pool	Shor	cultural reland Overlay d Plain Overlay
		Foundation Only		cal round Pool	2	
A CONTRACTOR OF THE CONTROL OF THE CONTROL OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTROL OF	vecome num and void n	cing, heating, fireplace instanted in the construction by the permit is suspended	manhla main a al I			
violate or cancel the provision Inspector reserves the right permit may be suspended o prdinance or regulation of T The property owner agrees	to review requirements for revoked if the permit has ownship. to pay all plan review fees a from date of permit, or if	clication and know the same to ther specified herein or not. T cal law regulating construction soil erosion and sediment con been issued in error or based even if he/she chooses not to p work is suspended, abandoned be subject to penalty.	he granting of or the perfor ntrol that may on incorrect in	f a permit does no mance of construit be required during information supplies.	t presume ction. The ng constru ed or in vi	e to give authority to e on-site Building action. The building olation of any
Signature of Applicant Ow	mer or Contractor).	Olleen Clarent	Jane	Dat	e 20	25
Completed application a			ermit#	- Land		AC
be sent directly to the B	Building Official at:	•				
Building Official - Mark	1/2					
Beaver Creek Companie	s, 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

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

A "				
Applicant FRED SIVANT COLERS V				
Home Phone 612-366-3323 Address 28140 Hopewood Dr North (Cd)		Work Phone		
Address 28140 Hopewood Dr Nu	f4(21)			
Site Address (If different)	111(1,6)			
Property owner (If different from applicant)				
Platted Property Description:	Lot	Block	Addition	
Glewier Estates	.2	DIOCK	Addition	
or		 		
Metes and Bounds Property Description	Section	Toursalsia		
poly 2000 ipiloti	Occion	Township	Range	
	05	112	20	
PID Number (6-30300 - 03 - 02 0		J		
Present Use of Site Residential	A CONTRACTOR OF THE PARTY OF TH			
Present Zoning Classification of Site	- Huse			
Parcel Size A.S.I Acres				
Please check the type of application requested:				
IUPCUPX Variance Zoning Amendment Subdivision/Plat				
Please describe the nature of your request:				
BUILD 30×42' AGESTORY CLOSER THAN 52' TO LOT L	5 muaule	· WEED	n BE	
CLOSER THYOU 52' TO LOT &	DE AVE	TO 645	cipie Budited	
IN YMO. Regrest 25' Side and setback vallance,				
	2 H			

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:	Meen L. Uwant
Owner(s) Signature (If different from applicant	

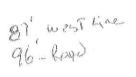
TOWNSHIP USE ONLY

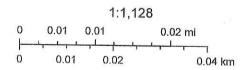
Case Number			
Date Received			
Application Fee Paid	Check number: Date:	3	
Application Complete	IN VIVI		
Public Hearing Date			
Notes:			
	FI		
			9
			e

Property Map



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





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

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**



Sale Date

10/18/2018

Sale Value

\$465,883.00

Uses

AG-GREEN ACRES

RESIDENTIAL

AG

Parcel Information

Total Acres

73.27

R/W Acres

0.95

Water Acres

Lot and Block

Plat

SECTION 18 TWN 112 RANGE 20

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 Building Style

S.FAM.RES

Year Built

1963

Bedrooms

3

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

School District

Watershed District

Miscellaneous Information Homestead

Green Acres Ag Preserve Open Space

659

NORTH CANNON RIVER

FULL HOMESTEAD

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



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 1 inch = 400 feet for zoning verification,

Map Scale 9/5/2025

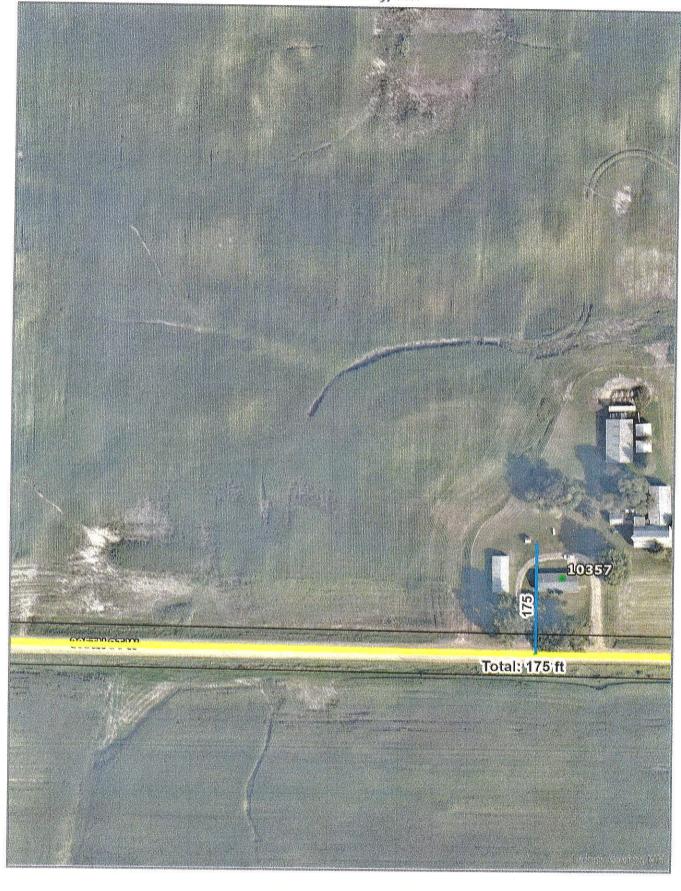
EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

31800 Guam Ave		p	ermit#	
Northfield MN 55057	Application Fee:			
Payments to	Greenvale Township mus	t be received before any per	v	e d
Project Address 10357 305th St W	Street	cuc received before any per		
Applicant Name	Total Alberta Black to the control of the control o	City Northfield	State/Zip MN	Property Identification I
James Malecha City	Street Ac 5675 F	ldress Hazelwood Ave	Applicant Telep 612-282-	hone Number 4065
Northfield Owner Name James M	State MN	Zip 55057	Applicant Email	Chapter and the Control of the Contr
Telephone 612-282-3 Brief Project Description/Int	Malecha Street 461 567	'5 Hazelwood Ave Northf		State/Zip 55057
Relocation of a s	ended use hed for agricultural equip	ment		enterproperties and an extensive and control to the set of the set
	And the state of t	PROJECT INFORMATION		
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCT	ION	ZONING DISTRICT
X Agricultural Building	X Agricultural	New Construction X	Relocation	X Agricultural
		Foundation Only		n
2. Per MN State Building C to house: (check all that a Farm Implements Livestock (excluding ho	code §16B.60, Subd. 5, will the boply) rses and the commercial board	puilding for which you are requesting the second se	ano g exemption be	
□ Agricultural produce/pi	roducts (see MN §273.13, Subd.	. 23(e)(3) for a list of qualifying prod	uce/products)	
□ None of the above			* * *	
days after its issuance, or the work is commenced.	if the work authorized by th	neating, fireplace installation, election work or construction authorized lessentials is suspended or abandor	by the permit is ned for a period	not commenced within 180 of 180 days after the time
violate or cancel the provision in the property owner agrees to be of the property owner agrees to the property owner agrees to provision in the property owner agrees to the provision in th	on of any other State or Local law to review requirement for soil en- revoke if the permit has been is: ownship.	n and know the same to be true and c ecified herein or not. The granting pf regulating construction or the perfor osion and sediment control that may sued in error or on the basis of incorn oses not to proceed with the work. Po abandoned, or not inspected for 180	a permit does no mance of constru be required durin ect information s	ot presume to give authority to action. On-site Building ag construction. The building applied or in violation of any
vork without a permit or ins	pection will be subject to penalty	, o nor inspected for 180	days. WOLK DEAC	ona the scope of this permit, or

Signature of Applicant (Owner or Contractor)

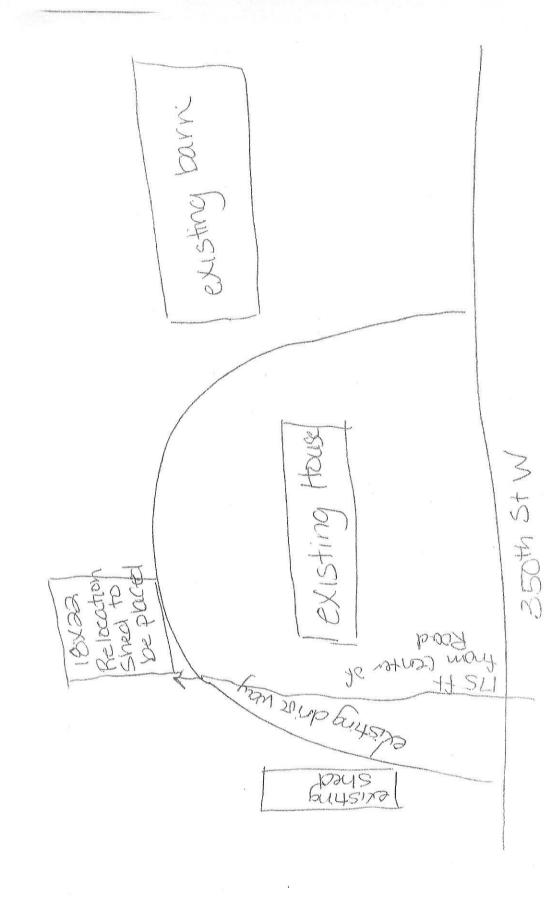
Dakota County, MN



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Map Scale 9/5/2025

Ames Marcola Permit Dicture Modress 10357 305th St



Planning Commission Meeting Minutes

Greenvale Township

Orcentale rowns	
Date/Time:	July 10, 2025 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:08 Adjourn: 8:25
Commission Members	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart
Present:	Berg, Dan Chesky II
Members Absent:	none
Others Present:	TJ Hofer, Bolton & Menk
Item	,
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and
opening otatement	Procedures Manual, Appendix B - page 24
Approve Agenda	Motion to approve the agenda
Motion to Approve:	
	Victor Volkert
	Passed Unanimously
Approve Previous	Approve June 12, 2025 Meeting Minutes
Meeting Minutes	Javaa Maara
Motion to Approve:	
	Victor Volkert
	Passed Unanimously
Citizen Business	- Alison Bartlet spoke re: hope impact of tax structure and home school is
	looked at further regarding cannabis
	- Victor Volkert was interested in school district map of home schools
	-Joyce Moore questioned if home school included students taking online
	school
Board Liaison Report	Supv Norkunas mentioned clean-up day
	Supv Anderson mentioned commented re: cannabis and community
	engagement during process
Permit Requests	Langer, Linus and Mary were called forward. Langers have applied to
-	reconstruct silo as ag structure. Questions regarding the application and
	process: LaCanne is on application as contractor and voiced opposition to
	being on application. Langers were asked to remove LaCanne from
	application.
	-The request by Langers is to have accidentally demolished silo replaced.
	Understands that there is nuance in the issue
	-Drawing submitted by Langer reviewed, variance would be needed, as plan
	does not meet set-backs
	-Written comments from building inspector reviewed, mentioning many
	compliance issues with plan to replace silo as a structure
	-Langer mentioned MAT has resources that support replacement
Motion to Deni	MOTION to deny application for replacement of Ag Structure.
Motion to Deny:	
	Dan Chesky II
Action on Motion	4-1-0 Volkert votes no, wants Langers to have chance to re-apply and
	states they have a right to rebuild
Agenda Item	Twin Organics Variance Request tabled to Aug meeting, as applicants were
	not present

WEBSITE: www.greenvaletwp.org EMAIL: clerk.greenvaletwp.org Prepared by Mark Legvold, Clerk Phone: (507-321-9311 31800 Guam Ave, Northfield, MN 55057 Page 1 of 3

Planning Commission Meeting Minutes

Greenvale Township

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, Med 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 woule 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

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DRAFT

Greenvale Township Planning Commission 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, Cler	k Ken Malecha, Chair

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Planning Commission Meeting Minutes

Greenvale Township

Greenvale rowns	inp Meeting Minutes
Date/Time:	8/14/2025 19:00
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:05 Adjourn: 7:52
Commission Members	Chair Ken Malecha, Commissioners Victor Volkert, Stuart Berg, Dan Chesky
Present:	
Members Absent:	Joyce Moore
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 Agenda, addition of "Application Requirements"
, approve Agentua	discussion added to board report
Motion to Approve:	·
	Dan Chesky II
	Passed Unanimously
Approve Previous	Motion to approve July 10, 2025 PC Hearing Minutes
Meeting Minutes	livotion to approve only 10, 2023 i o rieaning minutes
Motion to Approve:	Chair Malacha
	Stuart Berg
	Passed Unanimously
	Motion to table July 10, 2025 PC Regular Meeting Minutes pending changes
	I wouldn't to table July 10, 2025 PC Regular Meeting Minutes pending changes
Meeting Minutes	Vistor Valleart
	Victor Volkert
	Dan Chesky II
	Passed Unanimously
Citizen Business	none
Board Report	Board Liaison report included discussion of adding to application
	requirements for building permits verbiage that requires applicants to add
	pins or flags to properties in order for commission members to view where
	building location will be on property. Recommendation to change general
	instructions on application was agreed upon by all, no motion taken as this
	is an administrative change.
	Good Tree farmstead event center and recent story featuring Jenn
	Welbaum in local paper was mentioned
Permit Request: Ed	Discussion regarding property owned by the Jones Family (not in
Jones Property	attendance) at 16-01900-77-020 and a permit to build shed on property.
	Application is complete, setback requirements are met. Motion to approve
	application.
Motion to Approve:	· ·
Second:	Victor Volkert
	Passed Unanimously
Permit Request: Georg	Georg Fischer (Sr) and Georg Fischer (Jr) presented application for
Fischer	replacement and enlargement of milk house on current barn. Application
	was noted for complete accuracy and stands as an example for others.
	Noted that permits have already been approved by building inspector and
	demo can proceed regardless of commission action at this time. Motion to
	approve application.
Motion to Approve:	Chair Malecha
•	<u>. </u>

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Planning Commission Meeting Minutes

Greenvale Township

Orcentale rowns	
Second:	Stuart Berg
Action on Motion	Passed Unanimously
Tom Williams, Above	Tom Williams was present for an application, but need for variance was
Grade Properties	noted due to floodplain concerns. Public hearing will be conducted on Sep
	11 at 6:00 PM.
Zoning and Other land	Jacob Helling presented a request for variance to allow building to be
Use Request: Twin	erected closer to road than allowed. Public hearing for variance scheduled
	for Sep 11 at 6:00.
Organics Variance	Cannabis Ordinance
Agenda Item	
	- 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
	Dan Chesky II
Discussion	Discussion regarding specific area to be considered for A-2 and kept to 3-
Discussion	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
ACTION ON MORION	r assect onanimously

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Planning Commission Meeting Minutes

Greenvale Township

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

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