

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday July 10, 2025, 7:00 PM

DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

June 12, 2025

Citizen Business

Board Liaison Report

Permit Requests

Langer, Linus and Mary

Zoning and Other Land Use Requests

Variance Request – Twin Organics

Old Business

Cannabis Ordinance

New Business

Permit Quarterly Report

Adjourn

Greenvale Township Planning Commission Meeting Minutes

DRAFT

Date/Time:	June 12, 2025 - 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:10 Adjourn: 8:37
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Dan Chesky II
Members Absent:	Stuart Berg
Others Present:	T.J. 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 Procedures Manual, Appendix B - page 24
Approve Agenda Motion to Approve: Second: Action on Motion	Joyce Moore Dan Chesky II Passed Unanimously
Agenda Item Discussion Motion to Approve: Second: Action on Motion	Appoint Ken Malecha to continue as Chair Linus Langer mentioned concern re: PC policy and procedure and term limits, discussion determined that Board had approved change, allowing for continued service as chair. Policy and Procedure most recent revision is on the township webpage Joyce Moore Dan Chesky II Passed Unanimously
Agenda Item Motion to Approve: Second: Action on Motion	Appoint Dan Chesky II as vice Chair Joyce Moore Victor Volkert Passed Unanimously
Approve May 8 Public Hearing Minutes Motion to Approve: Second: Action on Motion	Chair Malecha Victor Volkert Passed Unanimously
Approve May 8 Meeting Minutes Motion to Approve: Second: Action on Motion	Chair Malecha Dan Chesky II Passed Unanimously
Approve June 2 Public Hearing Minutes Motion to Approve: Second: Action on Motion	Joyce Moore Chair Malecha Passed Unanimously
Approve June 2 Special Meeting Minutes Motion to Approve: Second: Action on Motion	Dan Chesky II Joyce Moore Passed Unanimously

Greenvale Township Planning Commission Meeting Minutes

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Discussion	Discussion regarding practice of attaching attendance rosters to minutes in the future. As rosters are filed separately, they will no longer be attached.
Introduce Guests	T.J. Hofer, Bolton & Menk
Agenda Item	Citizen Buisness (none)
Agenda Item	Permit Requests (none)
Agenda Item	Board Liaison Report: Supervisor Norkunas was unable to attend, Chair Anderson mentioned that road construction on County Road 46 will start on June 18th, with complete closure on the 23rd.
Agenda Item	Judith Malecha Property Split: 28639 Garrett. Chair Malecha stepped away from commission, Dan Chesky stepped in as vice chair. Malecha presented details of deeding 1.6 acres to neighbors. Discussion re: lot size for purpose of shed construction found no issues. Motion to approve property split of Judith Malecha property at 28639 Garrett
Motion to Approve:	Dan Chesky II
Second:	Victor Volkert
Action on Motion	Passed 3-0-1 Malecha abstained due to property ownership
Old Business	<p>Cannabis</p> <p>T.J. Hofer and Charles Anderson presented information to the board, along with Chair Malecha and V.Chair Chesky II regarding their work on draft ordinance "Regulating the Consumption, Production and Sale of Cannabis" for Greenvale Township.</p> <p>Hofer explained in great detail each section of the draft ordinance, existing and evolving state statutes, definitions, performance standards, requirements for each use, and the abilities the township has in drafting the most restrictive measures within the ordinance in order to comply with existing statutes.</p> <p>-Question re: Is this commercial even if grown outdoor? -Hofer, "yes"</p> <p>Discussion re: ability to additionally tax (twp cannot),</p> <p>-Question re: Can we adopt larger set-backs for Cannabis uses? -Hofer remarked that it would present potential legal challenges</p> <p>Question re: Moratorium on any cannabis uses w/i twp in order to fully consider will be researched. Hofer believes state actions would not allow.</p> <p>-Chair Malecha discussed communications with Legal council, suggestion for second Ag district for Cannabis and capabilities for regulation twp would have if adopted. Suggestion for public meetings/listening sessions.</p> <p>Motion to conduct two listening/public information sessions; one for June 26th, one for June 30th - Each session from 6 - 8:00 PM</p>
Motion to Approve:	Chair Malecha
Second:	Joyce Moore
Action on Motion	Passed Unanimously
Agenda Item	Schedule Public Hearing to discuss adoption of Ordinance Regulating the Consumption, Production and Sale of Cannabis by Greenvale Township for Thursday July 10th, 6:00 PM
Motion to Approve:	Chair Malecha
Second:	Joyce Moore

Greenvale Township Planning Commission Meeting Minutes

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Action on Motion	Passed Unanimously
Agenda Item	Tom Sorem TDR determination (from Zoning and other Land Uses Section) moved to later part of meeting in order to wait for Mr. Sorem. Mr Sorem was unable to attend, however discussion is entered into the record
Discussion	Tom Sorem has approached township to research and determine how many Development rights exist within his property. Research involving past deeds (presented at meeting) and exisiting documentation at the township determined that 7 TDR's exist within the area presented. All documents regarding property are available for review. No further action by commission was taken - information only.
Discussion	Discussion Re: Intergovernmental meeting took place - Chair Malecha had attended with Supv Norkunas. Roads, Annexation, Quarry project were primary topics
Motion to Adjourn	
Motion to Approve:	Joyce Moore
Second:	Dan Chesky II
Action on Motion	Passed Unanimously
Reviewed:	Approved:
_____	_____
Mark Legvold, Clerk	Ken Malecha, Chair

**TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT
AND REGULATING THE POSSESSION, SALE, AND CONSUMPTION OF CANNABIS**

The Town Board of Greenvale, Minnesota ordains:

Section 1 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

Agriculture, Commercial Outdoor Cannabis: See “Cannabis cultivation”.

Agriculture, Commercial Indoor Cannabis: See “Cannabis cultivation”.

Cannabis Business: Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

Cannabis Cultivation: A commercial cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

Cannabis Cultivator: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended. Cannabis cultivators are considered a commercial use for the purposes of this ordinance.

Cannabis Delivery Service: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended. Cannabis delivery service are considered a commercial use for the purposes of this ordinance.

Cannabis Manufacturer: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended. Cannabis manufacturer are considered an industrial use for the purposes of this ordinance.

Cannabis, Mezzobusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended. Cannabis mezzobusiness are considered a commercial or industrial use for the purposes of this ordinance.

Cannabis, Microbusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended. Cannabis microbusiness are considered a commercial or industrial use for the purposes of this ordinance.

Cannabis Sales, Retail: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers. Retail cannabis sales are

considered a commercial use for the purposes of this ordinance.

Cannabis Retailer: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended. Cannabis retailers are considered a commercial use for the purposes of this ordinance.

Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers. Cannabis retail businesses are considered a commercial use for the purposes of this ordinance.

Cannabis Sales, Wholesale: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business. Wholesale cannabis sales are considered an industrial use for the purposes of this ordinance.

Cannabis Testing Facility: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended. Cannabis testing facilities are considered a commercial use for the purposes of this ordinance.

Cannabis Transporter: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended. Cannabis transporters are considered a commercial use for the purposes of this ordinance.

Cannabis Wholesaler: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended. Cannabis wholesalers are considered an industrial use for the purposes of this ordinance.

Light Manufacturing, Lower-Potency Hemp Edible: A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended. Lower-potency hemp edible light manufacturing is considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible sales: The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers. Lower-potency hemp edible sales are considered a commercial use for the purposes of this ordinance.

Lower-Potency Hemp Manufacturer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended. Lower-potency hemp manufacturers are considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible Retailer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended. Lower-potency hemp edible retailers are considered a commercial use for the purposes of this ordinance.

School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.

Section 2 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS, shall be amended by adding the underlined text as follows:

5.01 Establishment of Districts

For the purposes of this Ordinance, Greenvale Township is hereby divided into the following zoning districts:

A-1 Agriculture District

A-2 Agricultural Business District

S Shoreland Management Overlay District

F Floodplain Management Overlay District

5.02 A-1 - Agriculture District

- A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to protect such land from encroachment by non-agricultural-related uses, structures or activities. Agricultural operations, which include the conduct of commonly-accepted agricultural practices, are considered a priority permitted use in this district.
- B. Permitted Uses and Structures. The following uses are permitted in the A-1 -Agriculture District:
1. Agriculture
 2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
 3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
 4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.

5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
 6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
 7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
 8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.
 9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
 10. Personal storage buildings.
 11. Home occupations subject to the performance standards in Section 4.05 (A).
 12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14
- C. Accessory Uses. The following uses are permitted accessory in the A-1 – Agricultural District:
1. Driveways, private garages, parking spaces, or carports for personal use.
 2. Personal horse or animal boarding.
 3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.
 4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.
 5. External Solid Fuel-Fired Heating Devices per Section 4.14.
 6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.
 7. Photovoltaic (Solar) Systems per Section 4.16.
- D. Conditional Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing a conditional use permit:
1. Government buildings and facilities.
 2. Places of worship or cemeteries.

3. Commercial or Public Recreation including parks.
4. Schools.
5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
7. Communications towers and antennae, subject to Section 4.19.
8. Wind energy conversion systems, subject to Section 4.20.
9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing an interim use permit:

1. Home occupations as defined and subject to the standards in Section 4.05 (B).
2. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
 - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
 - b. The dwelling must be removed when no longer used by the farm worker.
 - c. The temporary dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the

manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers,

3. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
4. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
5. Kennels, subject to the following standards:
 - a. The minimum size for such a facility shall be five (5) acres.
 - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
 - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
 - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
 - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
 - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.

6. Bed and Breakfast

F. Transfer of Residential Development Rights

Within the A-1 -Agriculture District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility.

Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-1 Agriculture District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

5.03 A-2 - Agriculture Business District

- A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to allow for limited commercial uses, structures, and activity that is agricultural in nature

or allowed by preemption. protect such land from encroachment by non-agricultural-related uses, structures or activities..

B. Permitted Uses and Structures. The following uses are permitted in the A-2 - Agriculture Business District:

1. Agriculture
2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.
5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.
9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
10. Personal storage buildings.
11. Home occupations subject to the performance standards in Section 4.05 (A).
12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

- C. Accessory Uses. The following uses are permitted accessory in the A-2 - Agriculture Business District:
1. Driveways, private garages, parking spaces, or carports for personal use.
 2. Personal horse or animal boarding.
 3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.
 4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.
 5. External Solid Fuel-Fired Heating Devices per Section 4.14.
 6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.
 7. Photovoltaic (Solar) Systems per Section 4.16.
- D. Conditional Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing a conditional use permit:
1. Government buildings and facilities.
 2. Places of worship or cemeteries.
 3. Commercial or Public Recreation including parks.
 4. Schools.
 5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
 6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
 7. Communications towers and antennae, subject to Section 4.19.
 8. Wind energy conversion systems, subject to Section 4.20.
 9. Wholesale Solar Uses

- E. Interim Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing an interim use permit:
1. Agriculture, Commercial Outdoor Cannabis.
 2. Agriculture, Commercial Indoor Cannabis.
 3. Bed and Breakfast
 4. Cannabis Delivery Service.
 5. Cannabis, Low Potency Hemp Manufacturer.
 6. Cannabis Microbusiness.
 7. Cannabis Mezzobusiness.
 8. Cannabis Sales, Low Potency Hemp Sales, Retail.
 9. Cannabis Sales, Wholesale.
 10. Cannabis Testing Facility.
 11. Cannabis Transporter.
 12. Home occupations as defined and subject to the standards in Section 4.05 (B).
 13. Kennels, subject to the following standards:
 - a. The minimum size for such a facility shall be five (5) acres.
 - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
 - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
 - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
 - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
 - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.
 14. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
 - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.

- b. The dwelling must be removed when no longer used by the farm worker.
 - c. The temporary dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.
- 15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
- 16. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
- F. Transfer of Residential Development Rights
Within the A-2 - Agriculture Business District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.
 - 1. Residential Development Right
A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.
 - 2. Residential Development Rights Transfer
Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer
Development rights may be transferred from one parcel to another within the A-2 - Agriculture Business District subject to the following conditions and requirements:
 - a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
 - b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.
4. Recording of the Residential Development Rights Transfer
A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.
5. Fee and Reimbursement of Out-Of-Pocket Expenses
The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

Section 3 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

7.15 Access and Driveways

- A. The standards within this section shall not apply to farm or field access roads.
- B. No driveway shall be located within a turn lane to a public road or another private driveway.
- C. On undivided roads, driveways on opposing sides of the road shall be aligned with one another or separated to the extent practicable as determined by the Township Engineer.
- D. Access and Driveways Serving Commercial or Industrial Uses
 1. Access serving commercial or industrial uses shall be on an improved pavement road.
 2. Access to the lot shall be from the frontage of the lot.
 3. A shared driveway located on the common lot line and/or a cross access easement

may be required for commercial access on lots. When required to provide a shared driveway or cross access easement, the subdivider shall record an easement to allow cross access to and from the lots served by the shared driveway and a joint maintenance agreement defining the maintenance responsibilities of the property owners.

4. Turning movements to and from a driveway may be restricted at the time of construction or at a future date based upon existing or anticipated roadway conditions.
5. A driveway may be approved as an interim access to be phased out at a future time or condition.

7.16 Cannabis and Hemp Businesses

A. Cannabis and Hemp Businesses. All cannabis and hemp businesses shall meet the following standards:

1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
2. Buffer Required:
 - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
 - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
 - c. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
 - d. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.
 - e. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this Section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, daycare, residential treatment facility, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
3. No onsite consumption is permitted, except where described below.
4. The use must meet all other standards established for the A – Agriculture District in 5.04 of this ordinance.
5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
 - a. The facility shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property.
 - b. Growing cannabis must comply with all applicable laws and shall not

- produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
 - c. The applicant shall provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
 - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
 - 6. All mechanical and odor suppression equipment and trash enclosures must be screened in a manner that protects adjacent properties from visual impacts and noise levels.
 - 7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.
 - 8. Exterior lighting shall meet the following standards:
 - a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.
 - b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.
 - c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.
 - 9. Water and Wastewater
 - a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.
 - b. Water use within the site shall be designed to maximize the amount of water reuse possible.
 - 10. Off-street Parking
 - a. Parking shall be provided based on the average for the use established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.
 - b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.
 - B. Agriculture, Commercial Outdoor CannabisAs a principal or accessory use, commercial outdoor cannabis is subject to the following standards:
 - 1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in

- compliance with the standards set by the Office of Cannabis Management.
 - 2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.
 - 3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.
- C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial indoor cannabis is subject to the following standards:
 - 1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
 - 2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
 - 3. Indoor cannabis cultivation and growing facilities within the A – Agriculture District must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.
 - 4. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.
- D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales establishment or a lower potency hemp retail establishment subject to the following standards:
 - 1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
 - 2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
 - 3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
 - 4. Fleet vehicle parking may not occupy any required parking spaces.
 - 5. All delivery and loading areas must be screened from view of the public street or adjacent properties.
 - 6. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- E. Cannabis, Low Potency Hemp Manufacturer. Cannabis and low potency hemp manufacturing is subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis and or Lower-Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are subject to the following standards:
 - 1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.

2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject to the following:
 - a. The consumption area shall be entirely indoors.
 - b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
 - c. Food and beverage shall not be prepared or sold on-site.
 - d. Live entertainment shall not be permitted.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- G. Cannabis Mezzobusiness.As a principal use, cannabis microbusiness uses are subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
 2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Low Potency Hemp Sales, Retail. As a principal or accessory use, retail cannabis and low potency hemp sales are subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Retailer and/or Lower Potency Hemp Retailer and in compliance with the standards set by the Office of Cannabis Management.
 2. Must be registered with the Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.

6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in compliance with the standards set by the Office of Cannabis Management.
 2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 3. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp manufacturer, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this ____ day of _____, 2025.

Town Chair

ATTEST:

Town Clerk

Property Card	Parcel ID Number 16-03000-51-012
----------------------	----------------------------------

Owner Information
Fee Owner LINUS A & MARY E LANGER
Mailing Address 10215 330TH ST W NORTHFIELD MN 55057-5217



Property Address
Address 10215 330TH ST W
Municipality GREENVALE TWP

Parcel Information			
Sale Date		Total Acres	2.00
Sale Value	\$0.00	R/W Acres	0.22
Uses	RESIDENTIAL	Water Acres	
		Plat	SECTION 30 TWN 112 RANGE 20
		Lot and Block	30 112 20
		Tax Description	E 310 FT OF S 281 FT OF E 1/2 OF SW 1/4 SUBJ TO HWY ESMNT

2025 Building Characteristics (payable 2026)*					
Building Type	S.FAM.RES	Year Built	1988	Bedrooms	4
Building Style	ONE STORY	Foundation Sq Ft	1,196	Bathrooms	2.50
Frame	WOOD	Above Grade Sq Ft	1,196	Garage Sq Ft	484
Multiple Buildings		Finished Sq Ft	2,064	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)	\$98,539.00	\$99,400.00
2025 Building Values (payable 2026)*	\$369,173.00	\$372,400.00
2025 Total Values (payable 2026)*	\$467,712.00	\$471,800.00
2024 Total Values (payable 2025)*	\$468,039.00	\$472,100.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$4,890.00	\$0.00	\$4,890.00

* 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.

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	Street	City	State/Zip	Property Identification #
10215 330th St W		Northfield, MN 55057		Parcel ID: 16-03000-51-012
Applicant Name	Street Address	Applicant Telephone Number		
Terrance D LaCanne	308 7th St	507-251-2685		
City	State	Zip	Applicant Email	
Kenyon	MN	55946	TDLACANNE@GMAIL.COM	
Owner Name	Street	City	State/Zip	
Telephone Linus Langer	10215 330th St W	Northfield	MN 55057	
Brief Project Description/intended use				
REPLACE 14X40 SILO THAT WAS UNINTENTIONALLY DEMOLISHED				

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION		ZONING DISTRICT
<input checked="" type="checkbox"/> Agricultural Building	<input checked="" type="checkbox"/> Agricultural TBD...	<input type="checkbox"/> New Construction <input type="checkbox"/> Foundation Only	<input type="checkbox"/> Relocation <input checked="" type="checkbox"/> New Used	<input checked="" type="checkbox"/> 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 ACRES / SILO IS REBUILT FROM ORIGINAL 80
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

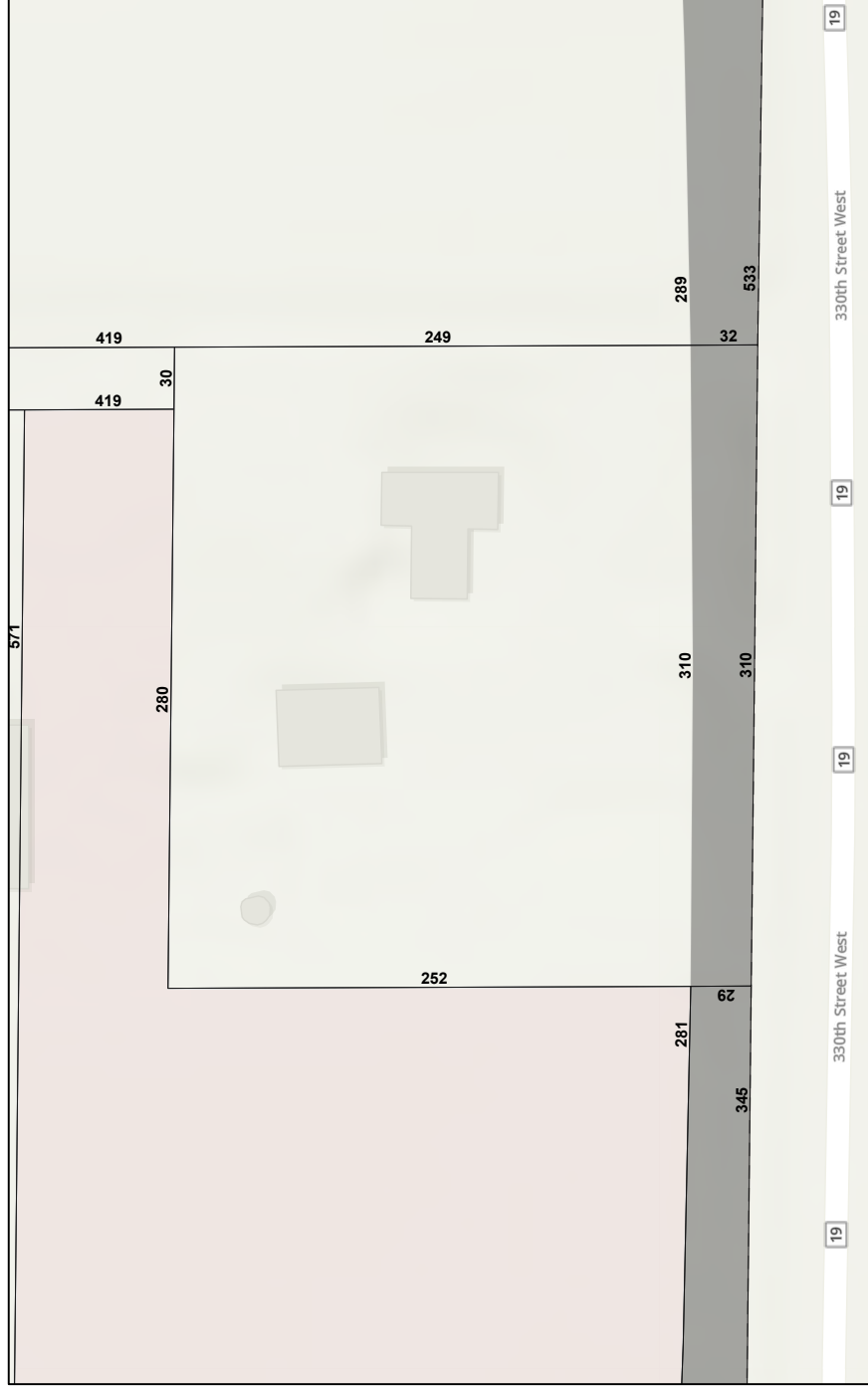
Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized 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) Linus Langer Date 6/17/25

Silo Map



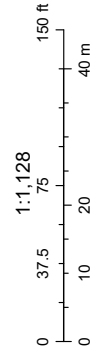
7/1/2025, 4:00:26 PM

Parcels



Tax Parcel

Right of Way Easement



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS,

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





7226 235th Street West, Farmington, MN 55024
Building Official

Greenvale Township 31800 Guam Ave., Northfield, MN 55057

Greenvale Township Planning Commission and Board of Supervisors,

I have reviewed Exempt Agricultural permit application for Linus Langer, 10215 330th St. W, Northfield, MN 55057 PID # 15-03000-51-012.

I have the following conclusions:

Application lists Terrance D LaCanne as applicant, Signed by Linus Langer

1. Terrance, as from what I have researched, has no ownership in said property.
2. Application state from original 80 acres. The original 80 acres has been divided up and sold to multiple owners. Linus Langer owns 2-acres according to property records.
3. Property is listed as residential in Dakota County Property Records.
4. Property is only 2 acres.
5. Greenvale Township 4.03 C requires 2.5 acres if considered accessory building.
6. Does not meet 326B.103 Subd. 3, Definitions.
7. Does not meet MN Statute 273.13 Subd. 23 Agricultural land use.
8. Land is less than 11 acres in size, exclusive of house, garage and surrounding 1 acre.
9. Does not meet MN Statute 297A.69 Agricultural Exemptions.
10. May not meet Greenvale ordinance 4.03 C.
11. Location does not appear to meet Greenvale Township setbacks, Greenvale ordinance 5.07 Rear and side yard setbacks 50', Height of 45' unless in shoreland overlay than 25', also Greenvale Fall height distances from neighboring property may affect.
12. No plans have been submitted for this structure.

Based on what I have reviewed, as listed above the Greenvale planning commission and Town Board of Supervisors would need to determine if any permit could be issued for the structure applied for in the Exempt Agricultural permit application.

Please let me know if you have any questions,

Mark Ceminsky
Building Official
SSTS Inspector
Greenvale Township

Beaver Creek Companies Inc.
612-819-1334

Property Card		Parcel ID Number 16-01100-05-010	
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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		

Parcel Information			
Sale Date	09/29/2017	Total Acres	10.92
Sale Value	\$375,000.00	R/W Acres	1.03
Uses	AG-GREEN ACRES	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

Property Card	Parcel ID Number 16-01100-05-010
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* 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.

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.

- 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) _____

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

31800 Guam Ave

Northfield MN 55057

Permit # 16-01100-05-010

Application Fee: 16-01100-05-010

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

Project Address <u>5680 290th St. W</u> Street <u>W</u> City <u>Northfield</u> State/Zip <u>MN 55057</u> Property Identification # <u>16-01100-05-010</u>	
Applicant Name <u>Twin Organics LLC</u> Street Address <u>5680 290th St. W</u> Applicant Telephone Number <u>605 695 0223</u>	
City <u>Northfield</u> State <u>MN</u> Zip <u>55057</u> Applicant Email <u>twinorganicsmn@gmail.com</u>	
Owner Name <u>Andrew Helling</u> Street _____ City _____ State/Zip _____	
Telephone _____	
Brief Project Description/intended use <u>Butter connect greenhouse for tomato production 170x200</u>	

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
<input checked="" type="checkbox"/> Agricultural Building	<input checked="" type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Relocation <input type="checkbox"/> Foundation Only	<input checked="" type="checkbox"/> 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 6-17-25



Shop

House

Twin,Organics



6 7 8 9



Blue



Pack

5 4 3 2 1

Big
GH

5 ft
setback



200 ft setback
from property line

50 foot
setback from road

Greenvale Township Permit Report, 2025 2nd Quarter

GT-007-2025	4/22/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George and Denise Budd	Addition
GT-008-2025	Apr-25	16-02800-01-010	7750 320th St W, Northfield MN 55057	Sara Lofgren	Solar install (roof)
GT-009-2025/C	4/14/2025	16-00200-76-020	5909 290th St W, Northfield MN 55057	James Null	Window Replacement
GT-010-2025/C	4/14/2025	16-00400-10-14	7980 280th St W, Northfield MN 55057	Bill Franke	Re-Roof House& Shed
GT-011-2025	4/14/2025	16-02000-51-011	9605 320th St W, Northfield MN 55057	TJ Grossman	Install Inground Pool
GT-012-2025	void				
GT-013-2025	waiting variance	16-02100-05-021	31068 Guam Ave, Northfield MN 55057	Gilomen	Solar installation
GT-014-2025	4/18/2025	16-00100-25-011	5274 280th St W, Northfield MN 55057	Johnson Reiland/Catlin	Plumbing permit
GT-015-2024	4/24/2025	16-009000-01-11	7750 290th St W, Northfield MN 55057	Stephanie Swenson	New Construction - Build home
GT-136	5/16/2025	16-00900-01-011	7750 290th St W, Northfield MN 55057	Aaron Swenson	Septic
GT-016-2025	5/5/2025	16-0100003-010	6948 290th Sr W, Northfield, MN 55057	John Kuyper	Roof Mounted Solar
GT-017-2025	5/2/2025	16-0040025-015	8353 285th St W, Northfield MN 55057	George & Denise Budd	Drain Tile & Sump Pump
GT-018-2025	5/13/2025	16-00200-27-040	28218 Foliage Ave Northfield, MN 55057	David Roehl	Re-Roof Barn
GT-020-2025	5/16/2025	16-01700-50-016	30813 Iran Path Northfield, MN 55057	Donavin Prescott	Re-side front of house
GT-021-2025	5/16/2025	16-01700-50-016	30813 Iran Path Northfield, MN 55057	Donavin Prescott	Windows
GT-023-2025	5/28/2025	16-00200-27-012	28010 Foliage Ave S northfield, MN 55057	David Mittelstaedt	Re-roof shed
GT-137	6/9/2025	16-00500-01-014	28459 Holyoke Ave Northfield, MN 55057	Edgar Dominguez	Septic
AG GT-001-2025	6/6/2025	16-02400-01-014	4905 315th St W Northfield, MN 55057	Alissa Jacobsen-Sharing Our Roots	AG Building Permit
AG GT-002-2025	6/6/2025	16-00400-25-015	8353 285th St W, Northfield MN 55057	George & Denise Budd	AG Building Permit
AG GT-003-2025	6/6/2025	16-02800-75-012	8075 330th St W, Northfield, MN 55057	Will & Jessica Bollum	Re-roof Ag Building

Greenvale Township Permit Report, 2025 2nd Quarter

GT-012-2025	void				
GT-013-2025	6/13/2025	16-02100-05-021	31068 Guam Ave, Northfield MN 55057	Rose Gilomen	Solar installation
GT-019-2025	6/13/2025	16-01700-50-016	30813 Iran Path, Northfield, MN 55057	Donavin Prescott	Re-roof house
GT-022-2025	5/16/2025	16-02700-01-012	6730 320th St W, Northfield, MN 55057	Williams CommLLC	Foundation pads & 2 move in buildings
GT-024-2025	6/9/2025	16-00400-51-022	28528 Holyoke Ave, Northfield, MN 55057	Daniel Chesky II	concrete slab for pole shed
GT-025-2025	6/10/2025	16-02300-51-012	31560 Foliage Ave W, Northfield, MN 55057	Georg & Carol Fischer	demo milk house
GT-026-2025	6/10/2025	16-02300-51-012	31560 Foliage Ave W, Northfield, MN 55057	Georg & Carol Fischer	Garage build
GT-027-2025	6/18/2025	16-02000-51-011	9605 320th St W, Northfield MN 55057	Grossman	Re-roof
GT-028-2025	6/25/2025	16-01500-75-012	7088 307th St W, Northfield, MN 55057	Edward & Amber Hayford	re-roof garage

Greenvale Township Permit Report, 2025 2nd Quarter