

Greenvale Township Planning Commission
Meeting Minutes
Thursday, December 14, 2023

Present: Ken Malecha (Chair); Commissioners Scott Norkunas, Joyce Moore, Victor Volkert, Steve Wickelgren and Jane Dilley, Town Clerk

Others Present: David & Cindy Roehl, Bruce Paulson, Charles Anderson, Gregory Langer, Victoria Langer, Mary Collins, Perry Collins, Tony Rowan, Richard Moore, Bob & Katie Ruddle, Andy Anderson, Linus Langer, Jim Larson, Sandy Larson, Dean Odette, Eric Christianson

Guests: Jim Larson and Bob & Katie Ruddle

Chairman Malecha asked the audience to join in the Pledge of Allegiance at 7:00pm.

Opening Statement: Malecha stated the Planning Commission (“PC”) is an appointed body that makes recommendations on planning and zoning issues to the Town Board. These recommendations are advisory only. The elected Town Board members make the final decisions on matters brought before the PC. The PC will act tonight on matters received by the Zoning Administrator by noon ten (10) business days before the meeting tonight. Questions on submissions after the deadline can be addressed under New Business; they will be placed on the following month’s agenda. The audience was reminded this is a public meeting, not a Public Hearing. Meetings are open to the public to observe. Audience comments are limited to topics being discussed. Malecha reminded the audience to sign the attendance sheet and silence their electronic devices.

Agenda: A permit request was added to the agenda for Victor Volkert for a shed with survey and site plan included. Malecha added next meeting and Public Hearing under New Business. With these changes, Wickelgren made a motion to approve the agenda, Volkert seconded. Motion carried 5– 0.

Minutes: The minutes from the October 12, 2023 Regular Planning Commission Meeting were reviewed and approved via a motion by Malecha, seconded by Moore. Motion carried 5 – 0. The minutes from the November 2, 2023 Special

Planning Commission meeting meeting were reviewed and approved. Norkunas made the motion to approve. Volkert seconded. Motion carried 5 – 0.

Citizen Comments: Richard Moore: I spent a lot of years working with this Township. I have seen what this Planning Commission can do. They have done more in a couple of years than even the board of supervisors and the planning commission before them. I just want to give them a compliment and say good job doing it. Keep it up.

Board Liaison Report: Tony Rowan said he didn't have any news from the Board to relay but echoed Richard Moore's comments. Appreciate everyone stepping up on this project.

Building Permits: First is a deck permit from Rae Simi 29655 Isle Ave. The deck is 5' x 16' and meets setback requirements. Moore made a motion to recommend approval and forward it to the Board of Supervisors. Malecha seconded. Motion carried 5 - 0.

Victor Volkert submitted a building permit request for a 40' by 60' ag shed along 290th St W near Eveleth Ave accompanied by a site plan with setbacks. Malecha made a motion that the Planning Commission recommends approval of the Board of Supervisors for the application for Victor Volkert to build an agricultural shed on PID 16-012000-25-014. Seconded by Norkunas. Motion carried 4 – 0, with Volkert abstaining.

Zoning and Other Land Use:

Bob & Katie Ruddle presented a subdivision agreement for PID 16-00100-25-010 that creates two new parcels, surveys provided. Subdivision agreement drafted by attorney Ryan Blumhoefer. Both new parcels will have a building entitlement. Surveys note primary and secondary locations for septic systems. Building eligibilities were verified in the Building Rights (green) Notebook. Norkunas made a motion to approve the parcel splits and the assignment of building right to the two new parcels, with the Planning Commission recommending approval by the Board of Supervisors. Wickelgren seconded. Motion carried 5 - 0.

Victor Volkert presented a parcel split on PID 16-012000-25-014 to create a new parcel and transfer a building entitlement. The Building Rights Notebook

contained no information about building rights previously confirmed by the prior Board. Volkert produced documentation about the building right and it has been added to the Building Rights Notebook. Attorney Ryan Blumhoefer prepared the subdivision agreement which describes the transfer of a building entitlement. The subdivision was accompanied by a survey. Malecha made a motion to approve the subdivision and the transfer of the building entitlement, and to forward it to the Board of Supervisors with a recommendation for approval. Wickelgren seconded the motion. Motion carried 4 – 0, with Volkert abstaining.

Old Business: PC members have received a redlined and a clean version of the ordinance manual with changes to date. Copes are in the public packet and on the website. One revision involved the term “long term agricultural.” This appears in the Comprehensive Plan and we added the state’s definition to our ordinance manual.

Norkunas noted the language in 4.04 Nonconforming Uses and Structures just doesn’t flow well when reading it. Bolton & Menk agrees and will re-work that section. Home occupations will permit one nonresident employee.

Wording in 4.17 General Standards for Interim and Conditional Use Permits contains wording using a double negative which makes it difficult to read. Section has been reworked to used the term “not detrimental” to the conduct of agriculture.

5.04 Permitted Uses and Structures – public utilities (et al) moves from a permitted use to requiring a conditional use permit.

Moore expressed concern that there are still issues with solar that make it not ready for prime time. Malecha requested she bring research from industry sources to share with the PC.

Norkunas remarked that the term “transfer of building entitlement” (or right) is more commonly referred to as a “transfer of development entitlement” in other counties and the State of Minnesota. The Minnesota Department of Agriculture has a publication on the transfer of development rights, and they actually endorse it as a way to preserve agricultural land. Discussed this with Bolton & Menk, they will create a new term in the definitions section.

We have several nonconforming residences in the township. We want to work through those issues and will do so outside of this ordinance update project.

New Business: Malecha believes the PC should meet again before the Public Hearing. Malecha will ask the Board for approval for the PC to have a special meeting on the first Thursday of the month, January 4. Malecha asked for a motion to schedule the Public Hearing. Volkert made a motion to hold a Public Hearing on Monday, January 8, 2024 starting at 6:00pm. Wickelgren seconded the motion. Motion carried 5 – 0.

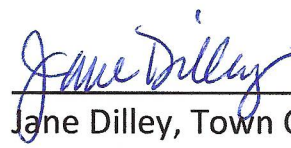
Moore made a motion to adjourn, Malecha seconded. Motion carried 5 – 0.

APPROVED – January 11, 2024

Prepared by:



Ken Malecha, Chair



Jane Dilley, Town Clerk