

**Greenvale Township Planning Commission
Meeting Minutes
Thursday, December 8, 2022**

Present: Ken Malecha (Chair); Commissioners Joyce Moore, Scott Norkunas, Victor Volkert; Supervisor Charles Anderson, Board Liaison and Jane Dilley, Town Clerk

Present via phone: Mark Legvold, attended via Go To Meeting call in; cannot be counted as part of the quorum or vote.

Others Present: Tate Stanton, Danny Stanton, Mary Collins, Perry Collins, John Fink, David Legvold, Gregory Langer, Andy Collins, Brittney Ernst, Kurt Hembd, Dean Odette, Bruce Paulson, Andy Anderson, Nathan Schumm, Tanner Schumm, Matthew Collins, David Roehl, Pete Roehl, Kelly Roehl, Ron Welbaum, Jenn Welbaum, William Otting, Tom Wirtzfeld, Tim Collins, Jessica T., Steve Hansen, Tommy Mulligan, Dan Mulligan, Tony Rowan, Vickie Tyler, John Kuyper, Nathan Gilomen, Steve Olin, Lori Olin

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

Opening of the Meeting: Malecha asked if there were any guests to be introduced (none). Malecha stated the Planning Commission (“PC”) is an advisory body that makes recommendations on planning and zoning issues to the Town Board. 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. Items received after that time will be placed on the following month’s agenda. The audience was reminded this is a public meeting, not a Public Hearing. Audience comments are limited to topics being discussed. Malecha reminded the audience to sign the attendance sheet and silence their electronic devices.

Agenda: Malecha asked if the PC members had any changes to the agenda. Malecha added the amendment to the Policy and Procedures Manual and an update on the grant. Moore moved to approve the agenda with these updates, Volkert seconded. Motion carried 4 - 0.

Minutes: The November 10, 2022 Public Hearing minutes were reviewed. Moore made a motion to approve the minutes, seconded by Volkert. Motion carried 4 – 0. The November 10, 2022 PC minutes were also reviewed. Volkert made a motion to approve, seconded by Norkunas. Motion carried 4 – 0. Malecha thanked Dilley for the very thorough minutes.

Building Permits: none.

Zoning and Other Land Use: A question of building rights was submitted on behalf of the Helling family. There are no records in the Building Rights book, but there is record in the Board minutes of a split being approved. The split is recorded at the County. There is no paper file on this property in the Town Hall. Papers relating to this property were found in the boxes the former Linus Langer delivered from his home to the Town Hall. The parcels with building rights are: 1) 16-006-00-50-010; 2) 16-006-00-53-010; and 3) 16-006-00-54-010. Malecha will update the Building Rights book based on the minutes and the records of the County.

David Legvold spoke from the audience that Mark Legvold was in Washington DC on military orders, wanting to participate in the meeting. M. Legvold was on the GoToMeeting call, which is a "listen-only" call. For Legvold to participate, Malecha explained his planned absence would need to be disclosed via a posting along with his remote location. The meeting resumed.

Board Liaison Report: Charles Anderson reported that summary publications of the two new ordinances (Alternative Energy Sources and Nonconforming Land Uses) appeared in the Northfield News. Malecha continues to go through boxes from the former clerk in search of documents. Anderson said the township has received 13 applications for Nonconforming Land Uses. He has also fielded several questions from the public about wood burners, also known as solid fuel sources.

New Business:

The PC then began the review of the applications submitted for consideration under the Nonconforming Land Use ordinance. The overhead projector was used to share the content with the audience of each application as it was being reviewed.

1. The application from Dave Roehl was reviewed. Two PC members remarked the application was thorough and they had no questions. The land use is a full-service beauty salon and mini storage. Malecha made a motion to recommend approval of the application for PID 16-00200-27-014 as a Legal Nonconforming Land Use and forward it to the Board of Supervisors. Volkert seconded the motion. Motion carried 4 – 0.
2. The application from the Collins Family LLC was reviewed. There are four businesses located on this parcel. The application is for the PID number, and all uses are addressed in the application. Perry Collins described the uses of each area of the parcel. The businesses are involved in tree removal and resulting wood products. Norkunas asked about equipment, acknowledging the list would change from time to time. Collins had a list of equipment with him and read from it. On average 2 – 5 pieces of equipment are replaced yearly. Volkert noted a nice berm is in place around the property. Norkunas made a motion to recommend approval of the application for PID 16-01200-01-020 as a

- Legal Nonconforming Land Use and forward it to the Board along with the equipment list. Volkert seconded the motion. Motion carried 4 – 0.
3. The application from John and Dana Kuyper was reviewed. The Kuypers have a storage business. The application was thorough and complete, citing the buildings used for storage. Malecha made a motion to recommend approval of the application for PID 16-01000-01-030 as a Legal Nonconforming Land Use and forward it to the Board. Volkert seconded. Motion carried 4 – 0.
 4. The application from Terry Mulligan was reviewed. Terry was represented by his sons. The land uses are landscaping and tree farming. Malecha asked about the number of employees. Generally, six full time with a larger number of seasonal workers. Moore made a motion to recommend approval of the application for PID 16-02900-50-014 as a Nonconforming Land Use and forward it to the Board. Malecha seconded. Motion carried 4 – 0. A copy of the business certificate from the Secretary of State was distributed, showing an incorporation date of January 9, 1976. Malecha made another motion to recognize the Mulligan business as a Legal Conforming land use, as it was in existence prior to when townships started doing zoning. Moore seconded the motion, which carried 4 – 0.
 5. The application from Nathan and Kari Gilomen was reviewed. The land use is a trucking company. The PC had no questions. Malecha made a motion to recommend approval of PID 16-02100-05-011 as a Legal Nonconforming Land Use and to forward this application to the Board. Volkert seconded, motion carried 4 – 0.
 6. The application from Scott and LeeAnn Norkunas was reviewed. Norkunas moved to the guest side of the table. The business is electrical contracting. The application was thorough and there were no questions from the PC members. Moore made a motion to recommend approval of the application for PID 16-02200-29-012 as a Legal Nonconforming Land Use and forward it to the Board. Volkert seconded. Motion carried 3 – 0, with Norkunas abstaining.
 7. The application from Steve and Lori Olin was reviewed. The land use is construction, landscaping, snow removal, automotive restoration and repair and storage. The application was complete and thorough. Norkunas made a motion to recommend approval of the application for PIDs 16-30300-04-040 and 16-00500-03-070 as Legal Nonconforming Land Use and forward it to the Board. Malecha seconded. Motion carried 4 – 0.

David Legvold spoke from the audience stating the law was being violated by not allowing Mark Legvold to be part of the meeting. Mark Legvold is in Washington, DC on military orders. Malecha stated in order for Legvold to be part of the meeting, prior notification was required.

8. The application from Todd and Marcie Dobmeier was reviewed. The land use is pallet recycling. There were no questions from the PC members. Malecha made a motion to recommend approval of PID 16-00100-76-020 as a Legal Nonconforming Land Use and forward it to the Board. Norkunas seconded. Motion carried 4 – 0.

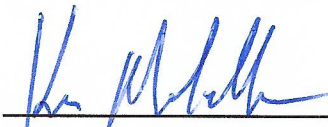
9. The application from Roehl Holdings LLC was reviewed. The land use is yard waste composting. The application listed equipment, buildings and the scope of the business permitted by the County. Malecha made a motion to recommend approval of PID 16-00200-27-032 as a Legal Nonconforming Land Use and to forward it to the Board. Volkert seconded. Motion carried 4 – 0.
10. The application from Charles and Donita Anderson was reviewed. The land use is landscaping, lawn care, snowplowing, and auto/truck repair. Malecha asked if there was a salvage operation being run on the property – no. Norkunas made a motion to recommend approval of PID 16-00800-51-010 as a Legal Nonconforming Land Use and to forward it to the Board. Moore seconded. Motion carried 4 – 0. Malecha provided documentation showing the business was started in 1974, prior to township zoning and made a motion to recognize the property as a Legal Conforming Land Use. Volkert seconded. Motion carried 4 – 0.
11. The application from Craig and Linda Wasner was next; however, the property owners were not in attendance, so the application will be reviewed at the January PC meeting.
12. The application from Ron and Jenn Welbaum was reviewed. The land use is an event and educational center. The PC did not have any questions. Moore made a motion to recommend approval of PID 16-00900-53-010211 and to forward it to the Board. Volkert seconded. Motion carried 4 – 0.
13. The application from Steve and Jodi Hansen was reviewed. The land use is boat motor repair and storage. Storage involves, trailers, boats, and motors. Malecha made a motion to recommend approval of PID 16-02400-75-020 as a Legal Nonconforming Land Use and to forward it to the Board. Seconded by Moore. Motion carried 4 – 0.

Old Business: The amendment to the Planning Commission Policies and Procedures Manual has not been updated because we do not have an electronic version of the document. Bruce Paulson has a copy and will forward it to Dilley. Very much appreciated. Malecha reported he had been in touch with Maggie Dykes of Dakota County Community Development Agency, which will do the funding for rewriting our ordinance manual. The CDA will not begin work on the grant funding until January, so we hope to know more during the first quarter of 2023.

Malecha asked for a motion to adjourn. Moore so moved, seconded by Malecha. Motion carried 4 – 0.

APPROVED – January 12, 2023

Prepared by:



Ken Malecha, Chair



Jane Dilley, Town Clerk