

## **Planning Commission Meeting Minutes**

**October 2, 2025**

Completed by: Sue Bertrand, P&Z Staff

Site visits completed for Robinson site by Adam Ossefoort and Jim Pratt on 8/28/2025

Site visits completed on all sites by Adam Ossefoort and Ken Hovet 9/24/2025

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the September 4, 2025 meeting minutes approved. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as amended. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

**AGENDA ITEM 1: Donniel Robinson-Section 28, Moran Township, Site Address: 40324 County Rd. 21, Browerville, MN 56438 PID: 19-0029102**

1. Request to build a 60' x 120' building to grow Cannabis indoors as a licensed microbusiness, according to Statue, in AF-2 Zoning District.

Donniel was present as the applicant. She stated she is returning from the previous meeting in September to apply for her CUP for Buzzing Bee Farm. She presented her Power Point Presentation that addressed a few items from the previous meeting from community feedback and the Planning Commission. This may be viewed in full upon request at the Planning and Zoning office.

Staff Findings: Adam read through the new information in the staff report for October. The staff report is available for viewing upon request in the Planning & Zoning Office.

### **Proposed Conditions if approved:**

1. Establishment of a commercial grade fence around the perimeter of the cannabis operation.
2. All exterior lighting shall be compliant with MN Rule 9810 but shall not cast light beyond the property boundary.
3. Establishment of vegetative screening on the north, west, and south sides of the cannabis operation on the exterior of the fencing. Vegetative screening shall consist of two rows of conifer trees that are no less than 10' tall at the time of planting. Trees in each row shall be offset from each other to provide maximum screening potential.
4. There shall be no signage of the business allowed at any time.
5. Applicant shall allow for periodic review of the property by County staff.
6. Applicant shall obtain all applicable State licenses prior to the start of operation.
7. Applicant must abide by all other applicable Federal, State, and local standards.

**Considerations for denial:**

1. Is the proposal in conformance with the Comprehensive Plan?
2. Has adequate information been provided to address the potential for discharge waters that may not enter the standard septic system?
3. Is the intensity of the proposed use reasonable for the area in which the use is proposed?
4. Are there potential negative impacts to surrounding properties that cannot be addressed by conditions? (odors, noises, visual impacts)
5. Is there sufficient access to emergency services?
6. Does any portion of the proposal have a detrimental impact on the health, safety, and welfare of the general public?

Correspondence received: Adam stated any new correspondence was from Todd Wadena and Chris Odden which were added and just read in the staff report.

Public comment: Neal Becker, 25089 430<sup>th</sup> St., a resident of Moran Township, and have lived 25 years in Colorado and has first hand experience with grow houses and what they bring and what they do not bring. He worked down town Denver where most of the big grow houses are. When he started there, they weren't there. He had left the company because of what they brought. The odors, the people that unfortunately came with. They had to build a fence around their parking lot so people's, the worker's cars, didn't get broke into. People that were there would come rummaging through your trash cans to find solid waste discrepancies from the warehouses because when the plant dies, where do they throw it? We have never talked about solid waste here, we always talked about the water. Where does that go? Do we put it in the ground? Throw it in the dumpster? Burn it out back? It brought a lot of unhealthy things to a neighborhood that was very nice in part of Denver. Above that, if you have a micro license in the state of Minnesota, you have the right do retail sales. In Todd County, in the statutes, you can only do retail sales within a Commercial area. This is not a Commercial zoned area.

Jim asked Adam to address the retail sales.

Adam explained the application doesn't involve a retail sales request. Even though the State license states they could apply for that, out Ordinance doesn't allow it in this Zoning District, nor does this application contain a retail aspect.

Jim confirmed retail sales of it is not allowed in AF-1 zoning district and it would never be allowed in it.

Darren Heldman, from Moran township, had a couple things he had googled, this is in areas that have already had legalized Cannabis, noted examples of increased drug related health issues and public safety concerns. Particularly involving adolescent use and higher frequency of use and impaired driving. Increased emergency room visits and hospitalizations. Following the opening of retail cannabis stores, and he stated he realizes they cannot use that, in Colorado one analysis reported nearly a 30% increase in Emergency room visits and a 200% rise in hospitalizations related to marijuana and Cannabis. This also provides greater availability and normalization to use, and some researchers have raised concerns at increased access through legalization may have contributed to perception among young people that Cannabis is less risky, which could lead to accidental

consumption of edibles and abuse, as found in a 2022 study noting a 245% increase in teen Cannabis abuse. Impaired Driving. Some studies show a rise in impaired driving incidents following legalization. Some states experiencing an increase in drivers involved in fatal crashes testing positive for THC. In Colorado, the number of traffic fatalities that involve drivers who tested positive for THC more than quadrupled between 2013 and 2016. This all falls under #6 that Adam just went through, and one last thing, cattle may use more water, but they serve a broader purpose for life in general. They provide food, they help families provide work ethics for their kids, they provide fertilizer for other food crops like hay, corn and soybeans, and none of these listed will hurt anyone if they consume too much and certainly not cause anyone to go to the emergency room. Cattle, hay, soybeans and corn will not draw in strangers to our area either, which is a quiet small-town conservative community. With that, he asks the board to deny this building or any business of this kind.

Kimberly Harff, still has a few concerns, even though it is going to have a tight tank system for waste water, the waste water still contains THC in it and how are we going to monitor when these holding tanks get dumped and are you going to buy your own truck to haul the waste water and where are you going to dump it? Do you have an agreement with a city sewer system like Long Prairie or Staples to dump it? Doesn't know a lot of local septic system haulers are going to be really excited to sign up for hauling water that contaminated with THC, as how often will they have to flush it, and how will they determine if it is gone? Just like antibiotics in milk, zero tolerance. They are really going to have to rinse the tanks out, and are they really going to want to haul it? She stated she didn't know that there is a plan for the waste water. Even though you are going to recycle the water, you are still going to have waste water contaminated with THC. The other concern was the 30-minute response time. Yes, you have talked to the Sheriff about the building, but if you are not living there, it takes a low life 3 minutes with a portable saws-all to open the side of a building and get in there. Still concerns about security. She stated concerns on who is going to make sure the carbon air filters are changed regularly? New County position to check carbon filters, or another expense pushed onto the community to pay someone else to do it? What if this becomes an LLC and the owners' default on it? Who is responsible for the clean-up? The County? Will it be like an expensive meth lab? Unforeseen, how to clean up a Cannabis facility. Still has a problem with her not living there. She asked, how can you care about a community you don't even live in? Talked to the fire department the building is there about possible hazardous cannabis burning up and possible hazardous waste if it caught on fire? Too many questions and not enough answers to pass this. Should not be in a rural area far away from sewage disposal and fire dept. Recommends you don't pass this.

Nicole Zelgert, lives on the opposite side of the property as Kim does. One of Kim's questions is if they default who cleans up? Public records show they still have a loan out for this property, they do not own it. Stated she reached out to the bank, that has the deed, and they have a cannabis clause in theirs, they cannot have cannabis on that property, and expected them to reach out to Todd County as they informed her to call Todd County if she had questions. Nicole offered information if we would like to talk to her. They have a clause in their loan "there cannot be Cannabis on the property". They will not buy a contract for deed and they forbid Cannabis from being on that property. Law enforcement and fire department, is there a plan in place? No. She talked to Fire Dept. in Staples, because she is between Staples, Browerville and Clarissa. Who is going to respond first? If they don't know what is in there, how will they properly protect themselves? How do they know what they are supposed to bring for that fire? There are different materials needed for different fires. Law enforcement, they don't know what they are going to go into, some druggie? What's going to happen to that person? What is going to happen to our community with this? In the Todd County P & Z Ordinance almost every reference to Cannabis states retail. The only statutes are the setbacks. Addressed the board and

stated you have no reason, you can't vote no on this. She would like to see that updated to specify other Cannabis businesses, not just retail. Would like to have another statute that they would have to actually have a meeting with law enforcement to let them know what is happening in there and to prove they have done this, submit a notarized letter with multiple signatures testifying this has been done. Also, if they do not own the property, there should be another letter from the financial institution that states they will agree to this, notarized, with signatures from officers of the bank, not just employees.

Alan Halbersma, representing Moran township, commended Donniel for the additional information provided, that is quite helpful. He read in the Todd County Ordinance, Regulations on the Cannabis Business, Administration Section 12.01, Finding and Purpose. Todd County makes the following legislative findings: the purpose of this ordinance is to implement the provisions of MN Statutes Chapter 342, which authorizes Todd County to protect the public health, safety and welfare of Todd County residents by regulating the Cannabis business within the legal boundaries of Todd County. He stated Todd County has already said they are there to protect the people in Todd County. He then took the licensure requirements for running a micro-business from 342, and a lot has been met by Donniel, however, Todd County says with 342 sub 3: additional information required for her to get her license: Operating plan demonstrating the proposed layout facility including a diagram of ventilation and filtration system, plans for waste water and disposal for any manufacturing or cultivating activities, plans for providing electric and other utilities for normal operations, plans for compliance with applicable building codes, Federal and State environmental workplace safety requirements and policies, and plans to avoid sales to unlicensed businesses and individuals under age 21. Fair amount of that was covered by Donniel, tonight. His concerns; she made comparisons to crop growers, beef farmers and the dairy industry and he knows, working with the feedlot stuff, we have Ordinances and staff comes out and makes sure we cross the "t's" and dot the "i's" already. His concern is who is going to make sure the "t's are crossed and dot the "i's" on these Cannabis businesses that may come to Todd County? That is why the community looks to the board to protect the health, safety and welfare of us. He stated there is a purpose there that needs to be met, and everyone needs to know who do we report to when we see things are not right? Suggests if this is required by the state, she needs to address who is going to pump that tight tank and where is the water supposed to go? Doesn't think we should put the buggy before the horse, if we are approving it, and we are supporting the State 342, and she has to do more work for the state, and 342 is written by the state, then we should require it here, at this meeting.

Paul Kortie, neighbor, knows a lot has been addressed, some of the water, not a whole lot talked about fire. He brought it up last meeting, if a building this size catches fire, does Todd County have anything for fire suppression? If you are drying all these plants, and something goes south and they light up, guarantees in 30 minutes that building will be gone. Could also catch fields, trees and affect neighboring properties. We don't know how you are going to affect a neighboring property value. Would any of you go and buy property next to a Cannabis? It just needs to be put to rest.

Board discussion:

Ken addressed Donniel, what do you do with the dead plants? What is your plan for them?

Donniel, her initial plan was composting. Some of these questions are a little unknown, in that, if we don't have a building permit, we have not engaged architects and engineers. She is consulting with some, but she

would have a structured plan. Where they ask for the final plans in 342, that has to do with final licensure, and that's once you've begun the planning and begun the build. Ideally, it would be composting.

Ken, several have brought this up, the liquid waste water, you mentioned you would have a tight tank, who is going to pump and haul that and where is it going to go?

Donniel stated they do not know that. She knows from other states and communities, that the method that is used is they have a holding tank for the amount of water that comes off. She stated she thinks that is something the office of Cannabis Management is also going to have to address. In all fairness to the State, they are early and they have not done this either and some of these questions have remained unanswered for people like her hoping to join this industry, as well.

Ken, for the waste water contained, what are your consultants telling you the would-be contaminants?

Donniel, THC, any fertilizers they had used, anything they had done if it is past mitigation, potentially. The bigger issues are the THC and fertilization.

Jim, is the composting done inside or outside.

Donniel, stated inside.

Andy, main structure or separate structure for composting?

Donniel, likely have a secondary structure, with utility space within. There are also some closed system composting that allows it to do its work "contained".

Jim what is done with the compost afterwards.

Donniel stated some goes into tea, to fertilize the plant and she stated this is not her expertise and should be, but she would think some of the material would be used in the soil of the growing system itself, the plants themselves.

Jim selling them green or drying them?

Donniel, drying them. There is a separate space for growing and separate for drying. Also, to address the fire suppression, that is part of what the Engineers will design for them as part of the building.

Andy, a lot of these concerns are addressed by the state, and we don't have that in front of us, because it is a state consideration?

Jim, how do we make a decision when we don't have answers?

Andy, new for everybody, including us and including the state.

Jim stated he agreed, but if the state is going to cram something down our throats, they don't need to use us as Guinea pigs, either.

Donniel stated that was fair, as the state has not provided all of the answers and the direction we need yet. We are all trying to piece it together with what other states have done.

Andy stated with all of our CUP permits, we all abide by all applicable Federal, state and local laws and rules, but will that meet what these concerns are? He cannot answer that. Might be quite arduous to build into our CUP permit.

Ken write a book with the conditions.

Andy, the business vs the retail language, there is cultivation language in our Ordinance but very sparse, cultivation is allowed in AF-1, AF-2 and Commercial zoning, which this would fall under, as you are not a retail business.

Donniel stated the micro license allows for various types of work to be done within the business and she applies for endorsements. They can do some or all of them, depending on endorsement. Her business is for cultivation, transportation and processing, so they can cut the plant apart. Since we are not just pulling the plant out of the pot and handing it off. We have to have that additional endorsement.

Roger, asked if it does not say in our ordinance that they must have the permit from the state before we can ok it?

Adam stated part of the state's review process before they issue the license is to check with the local authority to make sure all of the permits are in place. So, they don't actually issue the license to the land owner until the local County, City or whoever, has gone through their process if they require permits. Then they get a preliminary approval from the state, develop plans, get local permitting then it circles back to the state, and part of that is making sure they have obtained local permitting.

Donniel added it includes building inspections as part of full licensure.

Andy stated we are required by state, to make the rules, to allow this. Gut feeling is they wish they could wait on this but we really can't, and don't want to delay somebody's plans because we are squeamish but there is an awful lot of public concern.

Adam stated the first 60 days is October 10<sup>th</sup>, so we have until then to notify the applicant in writing we have extended it another 60 days that brings us to December 9<sup>th</sup> to make that final decision. But, within that, you have to recognize the commissioners need time to review this and actually make the decision on it, too. There is probably time to gather more information or if there is things you need me to research, it's in there, but we do not want to put the commissioners in a position where they have very limited time to review this, also.

Andy on time, we are kicking the can 30-60 days down the road, waiting for more concrete direction on this.

Roger, going 60 days to make our decision, gives the commissioners time to make theirs.

Adam, Nov. 18<sup>th</sup> and December 2<sup>nd</sup> leaves us two commissioner's meetings before the 120 days is up for the decision to be finalized. Unless the applicant requests to table in writing to give the County more time.

Andy stated he is not even sure what he needs to know before then.

Jim stated there is a lot of stuff they want to know but probably won't get answers from the state.

Tim asked Adam about Cannabis not even allowed on this property through the lender?

Adam stated he couldn't even answer that tonight, but his immediate thoughts to that are it is not up to the County to do the bank's job for what is allowed out on the property through the loan, but if there is some connection there, I could not answer that tonight.

Tim asked if we are impeding the process if we allow it and it is not allowed through the lender? That's where he has questions.

Adam stated that would be the Bank's responsibility to take that up with the land owner.

Adam stated he could look into that, and gladly do that, again, that would require us not to make a decision tonight.

Donniel, stated she had spoken with the bank about the proposed use of the land, and that was not brought up at all. There is a minimal amount left on the loan and to simply satisfy the loan and pay it off, if that was necessary, and stated she is quite interested on how they shared personal information, too.

Andy, there are legitimate concerns that have been brought up on the societal impact, is outside our scope in decision making.

Ken stated that is something that has already been made for us by the state. We have no choice in the matter. They are all good points, but that is something you should have argued with your legislatures when they were making the law. You are way too late for that now.

Donniel stated as far as the facility itself, no one under the age of 21 is allowed, not even her own 18-year-old daughter can enter the facility. We have no intention of participating in retail in this community. It would likely all go to the metro unless there is a want and need for it, which she is not seeing.

Roger stated we are caught between a rock and a hard spot. Do we need this for a cash crop for our County? We grow a lot of corn and soybeans in the County, and very little is used in this County, it is put on a truck, as you would do with your marijuana and it is moved out of the County. Granted, you are not going to have the same problems with corn and soybeans as you would have with marijuana or possibility. If we don't need it why are we putting in so much corn and soybeans because we are not using it, but we still do it and that is the

nature of a farmer. Would like to see another 60 days for more research on it and motioned to table until November meeting, seconded Lloyd.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be tabled for more information collected.

Adam stated November 6, 6:00.

Jim took a short recess at 7:01 pm.

**AGENDA ITEM 2: Off Grid Recovery Community Inc.-Section 18, Bartlett Township, Site Address:**  
48650 County 23, Verndale, MN 56481 **PID:** 01-0018200

1. Request a CUP to grow either up to 5000 sq. ft. of cannabis in a secured area, to host onsite cannabis events, and operate an onsite thrift store all located in AF-1 Zoning District.

Jason Adams e-mailed and requested to postpone his application until next month.

**AGENDA ITEM 3: William Bontrager-Section 8, Eagle Valley, Site Address:** 18032 County Rd 78, Eagle Bend, MN 56446 **PID:** 07-0007200

1. Request to add retail sales to existing wholesale greenhouse operation and construct 4 additional greenhouse structures and 2 canopies located in AF-1 Zoning District.

William was present as the applicant.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

**Proposed updated conditions:**

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to construction of 4 additional greenhouses and 2 canopies as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.



Correspondence received: None

Public comment: Karen Asfeld, from all of the hoopla on the last one about what are we bringing into the community and area, this is going to be totally opposite. Everybody knows about the Amish green houses and stands and how they are drawing business from multiple cities even St. Cloud, and even restaurant owners have said they can always tell when greenhouses are open as their business picks up, because of all of the consumers who stop somewhere along the line. This is a good addition for Eagle Valley township. Her sister lives close on that road and they live close to Twin Eagle Dairy and talk about trucks running all the time with silage, there is really no concern with semi's coming and traffic to the roads or anything, and thinks with the boards' approval with will be a great addition and good for the community. Talk about the sales tax revenue, they pay just like everyone else and this is a plus, plus, all the way around.

Board discussion:

Roger states it says commercial, but does it include retail sales?

Adam stated the previous permit limited to wholesale only, this application does include retail onsite if this permit is approved.

Ken went through his site visit report. This report may be viewed in full upon request, at the Planning and Zoning office. Suggested a condition to make the driveway wide enough for two-way traffic, otherwise they will be stacked up on the County road, and we wouldn't want that.

Andy asked where will the retail part of the business occur, as that is where the larger parking area needs to be?

William, by the existing greenhouse.

Lloyd asked how long was the driveway?

William stated about a ¼ mile and his plans included widening and building up an area in the center of the driveway.

Andy and Roger talked of widening the approach.

William stated the approach is extra wide, plans to take out the fence to widen it out.

Ken tight on parking now, but ample room to expand fairly quickly.

Andy basically tripling the capacity?

William, yes.

Jim planning on building right away the four?

William stated not right away.

Andy after three years must come back if he only builds two?

Adam read out of the ordinance substantially completed within 36 months, means the necessary permit obtained and acted upon the permit, that not it needs to be completed.

Andy stated more for Williams information.

Jim stated Adam added #3 to allow for the two-way traffic condition.

Ken motioned to approve with the five conditions, Andy seconded.

Conditions:

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The driveway access shall be widened to allow for two way traffic prior to the start of operation.
4. The business is restricted to construction of 4 additional greenhouses and 2 canopies as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
5. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on October 21, 2025.

**AGENDA ITEM 4: Amos Byler-Section 03, Little Sauk Township, Site Address: 20752 200<sup>th</sup> Street, Long Prairie, MN 56347 PID: 17-0003100**

1. Request to establish a machining/repair shop business and construct a 40'x80' building for the operation in AF-1 Zoning District.

Amos was present as the applicant.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

**Proposed conditions:**

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Public comment: None.

Correspondence received: None.

Board discussion:

On Site Visit Report by: Ken, stated no concerns whatsoever. This report may be viewed, in full, at the Planning and Zoning Office, upon request. Ken stated he filled out nine questions on this and has no concerns whatsoever. All looks good to him.

Ken asked if he had been to the township?

Amos, yes.

Lloyd stated it is about time you have something like that over there.

Andy asked if this is a machine shop customizing in repair?

Amos, both.

Ken motioned to approve, Roger seconded with the conditions as presented.

Conditions:

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on October 21, 2025.

**AGENDA ITEM 5: Joseph Bontrager-Section 20, Eagle Valley Township, Site Address: 17849 352<sup>nd</sup> St., Clarissa, MN 56440 PID: 07-0023500**

1. Request to amend CUP#2020-021 to eliminate condition #3, to add an additional 30'x100' greenhouse and a 12'x20' storage space, to eliminate the sheet metal business and construct poly furniture in the existing structure in AF-1 Zoning District.

Joseph was present as the applicant.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

**Proposed conditions:**

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to construction of one additional greenhouse as identified in the application. Additional greenhouses shall require the review of the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Correspondence received: Yes. Adam read aloud the e-mail letter from Zalesak. This letter may be viewed, in full, at the Planning and Zoning office, upon request.

Adam mentioned he took it to mean a township road not a County road, as it is a township road they are on.

**Public comment:**

Karen Asfeld, from Iona township, just a public comment, not an adjoining neighbor, has visited greenhouses many times, probably since their existence, well written letter that was just read. She stated since she has many relatives in the community in that area, over the years, we have all appreciated everything the Amish have done. Stated she is so glad she has Amish neighbors. But they have been met with such discrimination and hatred from people who just dislike them for being different. The first time they applied for the greenhouse was during covid, and it was a call-in meeting that she had participated in, and it is really frustrating that they are taking the brunt for the road condition, and the traffic and the dust. She has contacted as many townships in Todd County as she can, and had spoken with the late Allen Parish, who was on the Hartford Township board for many years, and he had said the problem is obvious. We don't have these issues in Hartford, we learn to raise the taxes to take care of the roads. Hartford has very nice tar roads. What's happening in Eagle Valley township? Chopped the tar up and went to gravel, said it was cheaper. She stated what's happening in Eagle Valley township, they think it is cheaper with road grading all of the time. She stated she rode the bus route to school for twelve years in Eagle Valley township and she stated two other roads were turned to gravel, during the covid lock down. Do you think they are going to spend any money? Do you think they are going to raise any taxes? During covid, when she found out they wanted to have the land owners be responsible, that is when she reached out to other townships that have these businesses with semi's and traffic, and the other townships have no problem complying and keeping up with the roads. Are these board members too afraid to speak up to the one that is in control of dictating this hatred? She expressed her concerns with the harassment towards the Amish, when the Amish have contributed so much to the community during a time when there has been a decline of farming and income. She is very much in support of this application, and is not in support of the ten-year agreement from previous CUP. She stated, like Allen Parish stated, someone should have the State look into that governing township board, as they are being negligent of upholding their responsibilities.

Board discussion:

Joseph (owner of property) stated his daughter has taken over the business located at this location, and Joseph took the responsibility to help Leroy out. Joseph's business is on 183<sup>rd</sup>, about half a mile apart, he will attest to John's letter and feels it is unjust charging the young couple with additional \$2,000.00 per year in fees for the road maintenance. He hasn't seen any additional road maintenance, and is leaving it up to the board to decide. Stated do what you think is best.

Jim asked if they chloride any of that?

Joseph, no. Stated they did chloride in front of Nelson's and Steve Yates, who lives North of Clarissa. He stated he didn't know why, but those people did not have to pay for it.

Jim stated you shouldn't have to pay for upkeep if that is not what it's being used for. It's quite obvious what is going on here.

Roger has pig farms around him, no contract, calls contractor and sends the bill to the farmer responsible. Agreed with Jim, especially where they are not blading the road, they should not have to pay an extra \$2,000.

Andy, has anyone confronted the township about not maintaining the road there to a little higher degree?

Joseph, yes, Ramona Ladue, of East West Realty, neighbors to them, she requested road maintenance, and there have been quite a few calls. They did put gravel on 344<sup>th</sup> Street after the green house season, and stated he appreciates that.

Andy, once this last year they did that?

Joseph, yes.

Andy, is the township aware of the request to terminate the \$2000.00 per year?

Joseph, yes, he was at the meeting, township just laughed at Joseph. Thought maybe it was an absurd request, he guesses.

Lloyd, that doesn't seem fair to have to pay that every year.

Andy, we didn't get any correspondence from the township?

Adam stated, no, the township supervisor was in to his office this past week and Adam offered to write up what he had to say being no one was available from the township to attend the meeting tonight and he would not submit anything for the record.

Ken asked to hear the old condition #3.

Adam re-read the old condition from the existing CUP: An annual donation of \$2,000 to Eagle Valley Township for the next 10 years for continued road maintenance on access roads to the greenhouse. Review must be conducted by the Planning Commission after 10 years to determine the need of a continued donation. This condition lapses in the event of closure of the business.

Ken, stated if they are not getting anything for the \$2,000.00, then scrap that condition completely.

Adam stated that is exactly what this application is requesting and the amendment of adding a second greenhouse, and to convert the metal business to a poly furniture type business.

Ken added, he thought it was over reach by the County to put that \$2,000.00 in there. If anything, they should have required them to get an agreement with the township on the road, but leave the contents of that agreement up to them.

Andy, 25 mph speed limit signs condition been met?

Adam, yes, those signs have been placed. He has confirmed with the township that the \$5,000 up front and the yearly \$2,000 have all been paid and are current.

Andy, looks like the agreement has been met in good faith.

Jim, right, and added it has been kept by Joseph, on his end, but not by the township.

Andy agreed, that is where he was going with it.

Joseph added they prepaid \$1,000 the first of the year, in advance, to see how it would go, as far as road maintenance and there is no difference.

Roger, take that off, and approve the greenhouse addition separate?

Adam explained, it is all one application. It is really an amendment to the existing one. It will be the same CUP except that the condition #3 will be removed, allow one more greenhouse, so, we have a total of two out there, then convert the steel business to the poly furniture business.

Ken stated he did the site visit and doesn't see a problem with an extra greenhouse. It's going to be back behind the existing one, and doesn't think anyone will be able to see it at all.

Andy asked wholesale or retail?

Adam & Ken, retail.

Tim suggested. If Joseph has been paying money forward, and the work has not been done, should we have the County Attorney review the contract?

Adam stated there is no existing contract, it is just meeting the #3 condition of the first CUP.

Roger asked if we needed to add a condition that we are removing the \$2,000.00 annual fee?

Adam stated no, when the commissioners get it, Joseph has already requested to drop that fee as the application request has stated.

Jim stated if that is what the decision is, it would be on here that we recommend amending it and eliminating that third condition.

Tim stated he would feel better about getting the County attorneys opinion on it, and feels it should be reviewed.

Jim agreed, but is the County Attorney going to want to stick his nose in township business?

Andy, that's his job. If there is something illegal going on.

Adam stated separate from this board, we can look into that.

Joseph stated he certainly didn't want to cause any trouble.

Roger stated we've been known to cause trouble.

Joseph added, sometimes you just have to let the dust lay.

Andy stated he understood Joseph's position and reason, but if there is corruption, and not saying there is, it is our responsibility as citizens to ask questions, because if we are all quiet, that allows corruption to persist. That is one of the things we try to prevent.

Adam made the clarification, he should not have had those proposed conditions in there, as when you are amending an existing CUP, you are restricted to the conditions that are there. The request is to remove one. So, really it is just to allow the additional green house, convert to the poly furniture and to remove condition #3 and there will be no new conditions put on that.

Jim, basically amending what exists.

Adam these conditions will stand, minus #3 if you guys decide to remove that. The signs are already in place, they have adequate parking space, the condition to create additional parking space to accommodate peak level of business would still exist, we could still do the review after 10 years, and obviously #6 would be irrelevant because we are adding another green house.

Andy, do we need a review in ten years? Stated he is usually in favor of simplification.

Ken motioned to recommend amending of the original CUP with removing #3 as per the request, and adding the 30' x 100' green house with the 12' x 20' storage structure and converting the sheet metal business to poly furniture.

Jim asked Joseph if that covers everything for you?

Joseph, yes

Motion seconded by Roger.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on October 21, 2025.

**AGENDA ITEM 6: Alvin Borntreger-Section 17, Iona Township, Site Address: 17916 300<sup>th</sup> St., Clarissa, MN 56440 PID: 13-0016902**

1. Review of CUP-2023-024 and a request to add an additional 34'x148' greenhouse in AF-1 Zoning District.

Alvin was present as the applicant.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

**One note:** We have no documented complaints against this site for the existing green house that is there,

**Recommendation:**

Continuation of the existing CUP and allow the addition of one additional green house.

**Conditions:** No additional conditions.

Correspondence received: None.

Public comment:

Karen Asfeld, stated she is the next-door neighbor on this one, looking East. It is on a gravel road and shouldn't be any problem, because anybody who has lived on gravel knows just what that is like, and her township seems to be taking care of things.

Board discussion:



On Site Visit Report by: Ken, no trouble building another green house as there is a lot of space. Ken stated maybe a little short on is parking.

Adam stated this allows another greenhouse but the conditions still exists to cover the parking.

Ken, other than that, he has no concerns.

Jim stated he doesn't have anything, pretty simple request.

Roger stated we know who the next-door neighbor is on this one, so we know we are not going to have any problems and motioned to approve with no additional conditions, Andy seconded.

Roll call vote commenced as follows:

<b>Board member</b>	<b>Vote (yes or no)</b>
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on October 21, 2025.

Roger motioned to adjourn and Lloyd seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 8:09 PM.