

Planning Commission Meeting Minutes

November 6th, 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 Adams site by Adam Ossefoort and Ken Hovet 9/24/2025

Site visit completed for the Sexton site by Adam Ossefoort and Roger Hendrickson on 10/29/2025

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 October 2nd, 2025 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as printed. 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.

Staff Findings: Adam read through the new information in the staff report for November. 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. Gated access shall be equipped with electronic key access limited to the owners and employees only.
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. Operations must comply with all requirements of the Office of Cannabis Management.
6. A wastewater holding tank must be installed to contain all water used for the growing process per MPCA regulations.
7. Applicant must obtain DNR water appropriations permitting water usage in excess of 10,000 gallons per day or 1,000,000 gallons per year.

8. Carbon air filters or higher technology must be installed for filtration of all air exiting the facility.
9. Detailed building plans designed by a licensed engineer, architect, or person of equal qualifications shall be provided in full to Todd County prior to issuance of any land use permits.
10. Applicant shall allow for periodic review of the property by County staff.
11. Applicant must abide by all other applicable Federal, State, and local standards.
12. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the subject property and/or use of the property is not in compliance with the conditions of approval as stated herein.

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: Yes, Nicole Zellgert. Adam read the letter out loud and this letter may be viewed in full, upon request, at the Planning & Zoning office.

Public comment:

Kim Harff, thanked the board for some of the conditions the public had asked for. She stated they still have concerns as they don't have answers for:

the holding tank, who pumps it and where does it get disposed of?

The thirty-minute response time, it is still a big concern. No guarantee the sheriff can get there in that time.

Emissions, who is going to monitor those? When it stinks, MPCA says to call local gov't, who do we want her to call?

Property values, talked to several neighbors if this gets passed, they may might be moving.

If there are more than 18,000 people, retail store yes, but no evidence for growing facilities. As of October 2025, there are two large scale cultivator licenses, that have now gotten combo licenses, so they can sell both medical cannabis and cultivate and wholesale for the adult retail market, there are 11 micro businesses that have received their final licenses and there is one mezzo business, which has 15,000 sq. ft. of cannabis, plus the Tribal Nations that don't have to list theirs on the Cannabis site. There are currently 1854 applicants for micro businesses. A lot. She also looked into MN grants and there are a lot for cannabis, almost \$3,000,000.00 got passed for cannabis growers for 2026, technical assistants, loans & financing, CanStart for micro businesses, so, remember that when voting for your state legislators next time.

Her concern, is we do not have the infrastructure for it.

Recorded now, some of the local towns, the municipal sewer systems cannot handle the THC sewer, and still have the question, where is that tight tank going to be pumped? Who is going to pump? Where is it going to go?

Doesn't think Todd County should be the Guinea Pigs. We pay taxes, we are the residents of the County, we signed the petition with lots of people who didn't want this facility. Wanting it and having a reason for not having it are two different things.

She recommended the board vote no on this, as we do not have enough answers.

Paul Kortie, to enlighten on the carbon filters, he lives up in Carver County and they have a reservation that has an active grow center, and has a co-worker right next door. On the reservation, it is a Sovereign Nation where you do not have any input, but here, we can share our input, and give our concerns, and hopefully you will listen and hear we have enough stuff against this. He went out there to see what carbon filters are like and it's not a pleasant odor, and does not want to be on a property that may have that unpleasant odor. As a whole, why isn't this addressed to all of Todd County? If this sneaks through and more comes up, you will be going through this same mess again and again. What are you going to put as a cap on grow centers? Hope you deny this.

Loyde Zelgert, neighbor, contacted the Todd County Sherriff and asked him what his feelings were about this facility, he gave him permission to talk, he is not for this at all, if they have an emergency, they will respond but there is no guarantee how long, is thinking in a couple of years we are going to have more problems than we want. Who is going to be watching over who she hires, and check into that, do they have a record? Who will be responsible? Who is going to be here to call? Are you going to hire people to check on this? The Sherriff stated the County not getting any revenue out of this. She probably doesn't even put gas on from Browerville. She wants to spend more time with spouse, you would think her spouse would be here to support her. Very much against this.

Vern Desatell, stated he was sitting on a plane on the way to Brazil, visiting with a man from Colorado, just after they had legalized this in Colorado. This guy had a lot of money, was into bulls, and his property values dropped when they legalized dope in Colorado.

Nick Jares, agrees with everything in that letter that was read, just because "everybody's doing it", he doesn't agree with it. Not in agreement with this, but does agree 100% with the letter that was read.

Jason Adams, owner of Off Grid Recovery Community, from Verndale, started up about a year and half ago on behalf of his son, who is recovering from opiod addiction, nearly cost him his life. His youngest son, 17 years old, has tried to commit suicide, watching his older brother deal with his addictions. He knows MN legalized medical marijuana over ten years ago. He has been a user of medical marijuana for ten years. Held a job as a brewing technologist and travelled the Globe, providing spare parts and support to all of the big breweries in the United States, and having been trained in Germany and Switzerland, had an opportunity to open a distillery at one time, in Buffalo, MN and had been approved to run a micro-distillery. Alcohol is tough drug. Addiction is a scary thing. Lack of knowledge is a scary thing. Watching your kid be resuscitated by 30 doctors in a hospital and hoping to God he comes back to life and they can save him. Makes you think of what rooms you do want to walk into and if you should be afraid of them or not. This room of addiction that everybody is afraid to face wants to point the finger at marijuana, where he knows there are large hemp fields growing out here and they are huge. The difference between Hemp and marijuana is a lower concentration of THC in hemp. These farms of hemp are fed by rain water, there is no irrigation systems. All of us here can legally grow up to eight plants in our homes right now. Not sure everyone is aware of that, but it is the truth. As far

as the smell goes? He has smelled some farms and from living out in the area, he takes it for what it is. It's God's country. It's beautiful. He takes all of it and all of the smells. The animals, the dogs he raises. He is pro cannabis and will continue to be pro cannabis. He will stand for those that bring this to the table because the rehab facilities that we do have, actually allow for medical cannabis consumption because it is at a point of suicide reduction right now. We are in an opioid war crisis right now, and there are also Grants available to Todd County for this opioid crisis that they are very well aware of. He is, as a recovery community, looking at putting together a program so it does get back to the community. Largely in youth groups, adult groups, foreclosure prevention. That step between coming out of treatment and not being accepted by your families, because you are "just an addict forever" and trying to find a job after you have lost your home, because you have been in treatment for the last three months. That is the realm that he lives in, by helping those people that everybody else says "oh, you smoke weed". Jason Adams, owner operator of Off Grid Recovery.

Gary Weber, why promote things that is a deficit to our family, but jumping beyond that, looking at the board as the rulers here, like others, where does the buck stop? Who is the contact person, who is in charge or who is controlling? Has not heard who is identified as that or are you going to create a committee before you actually vote on this? To actually have a policy for this to work? Critical to know all this before you can vote forward. Once you open the door, you can't go backward. We need somebody's name and contact to give the feedback and information when we require it.

Jason Jares, things he hasn't seen is the proof. Black and white, give us the numbers, the proof how has this helped people? He has yet to see the numbers. There have also been proposals from sites they are not going to do live events and come here tonight and it has listed to do live events, when told at the town board meeting that was not going to happen. A lot of deception going on. Mound systems are out in the country and has septic concerns to accommodate the number of people. This must be looked into before we issue permits to build. We need a detailed plan and not just give them a blank slip and let them put up what they want for whatever. Cattle farmers and everybody else has to abide by rules that are set by the township the government and everything else. We have to have our ducks in a row. If you want to get a feedlot permit, you can't just go here, I want a feedlot permit. There is a lot of stuff that has to get done before we can even get a feed lot permit. This stuff here should be no different. He has yet to see the black and white, the numbers, for even the township to see. No information given to us as far as proof.

Kathryn Craft, has family who has benefitted from CBD oils and candy. Her sister. There is people with multiple sclerosis and people who can't walk that need these dispensaries. They are all over. What is the difference between that and the narcotics the doctors prescribe that go down into the treatment systems, because you are peeing it out? Where does that go? Same place. But nobody ever talks about that. It's "Weed is bad" and that's all there is to it. There are so many benefits that her family personally has had. Her grandma was able to walk again. It is needed. It's not very good to talk about because people have put that in there "weed is bad". It's actually better than the narcotics they are giving you guys to take so you guys can walk.

Alan Halbersma, Todd County resident. Couple things. Tight water tank, who is taking it and how are they getting rid of it and where it's going? Second thing is there is another building proposed for the compost, and it is not incorporated in the plan, or in the proposed building, then this proposal is inadequate. It does not

include everything that she needs to make it functional and based on that, the board has every right to shut this down, and she would have to come before the board with a whole new proposal.

Nicole Zellgert, stated again, she wrote the letter the majority of the people have agreed with. Agreed with Alan, the second building is not on the proposal, should not be approved as she does not have adequate information on her CUP application. It was mentioned last month that corn and soybeans get shipped out never to be seen again, and that is not true. She listed several products made from corn and soybeans that are useful for the community and used in everyday life.

Jim stated if she has something that pertains to cannabis, let's hear it.

Nicole asked, what products are useful to the community made from cannabis? They contain THC or CBD. Those are not products that are useful in our County. Why should we allow a product that has no good use in our community? Not talking about medicinal uses, this is recreational use. Why do we want this? Didn't want to say where she was from at her college because Todd County was known for drugs. Stated she feels our County is finally getting out of that and now we want to put more into it? What are the benefits to the County? Our County tax return for cannabis this year is just over \$5,000.00, next year nothing. State took it away, we have no financial gain for this only loss of funding because now we have to have somebody check these illegal facilities, safety of our neighborhood, we ask to deny this. We do not agree with drugs. Set a president for our state.

Donniel stated there was some confusion on the two proposals.

Jim agreed.

Board discussion:

Ken, what did we come up with for the waste water?

Donniel stated they will work with the engineers to design the tank and follow State, Federal and local laws.

Ken stated it must be pumped out and hauled away, where is it going to go?

Donniel offered, there is a chain of command on that thing, for waste water, follow the general regulations, hauled to the waste water treatment plant.

Jim addressed Donniel, we know that she will have a tank, and asked if she has contacted anyone who will haul it or where they will take it?

Donneil, no.

Jim asked if this is passed, he asked for a condition to be added: a plan of who will haul it and where it is going.

Donniel, agreed.

Andy, addressed Adam, state laws pertaining to how Counties can permit these businesses, do we have a cap on cultivation?

Adam stated the only cap is the retail operations based on a population of 12,500, you must allow a minimum of one.

Andy what constitutes a business verses cultivation.

Adam stated in the statute, section 342.13 part (b) local control states except as provided in section 342.22 a local unit of gov't may not prohibit the establishment or operation of a cannabis or hemp business license under this chapter. The Section 342.22 is that retail cap. Outside of that, what the statute says is you can't prohibit the establishment of a business.

Andy stated so you can't prohibit the establishment of a business and this being a business?

Jim stated we talked to our land use lawyer and that is what he advised us.

Andy stated we can't arbitrarily just say "we don't want these businesses".

Adam stated in any CUP application, you can't just arbitrarily do that. When the Ordinance allows that as a conditional use, and they meet the requirements of our Ordinance, you can establish conditions to address any adverse effects, and then you are in a position to make that decision.

Andy stated he has fourteen documents that the board needs concrete documentation to present as part of the record. It might seem extraneous, but due to the fact there is so many unknowns and this is new, we need to do our due diligence to the "nth" degree. We have public health and safety we are responsible for to consider. In addition, there is some training the board is going to be doing on cannabis. They will be visiting a cannabis facility and going to be experiencing the sights, the smells, the operation, how it is laid out, the engineering and all that, so we know what to ask. What he would like to see detailed documentation on is:

- 1.) Security measures
- 2.) Security event response
- 3.) Complaint response and a time line
- 4.) Solid waste disposal process which would include the details on that outside shed that was referenced, how that process occurs and what happens to that solid waste
- 5.) Details of the liquid waste disposal process, so details on the tank, type of tank and where it is located, the size, who is going to empty that tank and where the contents are going to go.
- 6.) Detailed information on the back up power and energy systems as they are necessary for security & ventilation.
- 7.) Any State and Federal air quality permits that are going to be required, not so much that they have to get those permits, but what those permits requirements are the applicant would fill those applications out for those permits.
- 8.) State and Federal liquid waste permits and State and Federal solid waste permits
- 9.) DNR water usage permitting

- 10.) Fire Emergency protocol and responding time
- 11.) Once a year or every other year training for the local emergency response Fire protocol, as water used will be contaminated with THC and chemicals related to this production, if it is different from any normal fire.
- 12.) Better detailed plans of the main structure, including the doors, windows and ventilation system and location, plumbing, plumbing for fire suppression, emergency exits
- 13.) Detailed plans of all the structures related to the cannabis operation (compost shed and waste tanks)
- 14.) Better overall site plan with all of the dimensions and setbacks of the driveway, parking and over all layout of all of the building locations.

Andy stated it sounds like a lot, but in order for him to be comfortable approving this, he would to be comfortable with what the documentation looks like and how those are filled out.

Jim stated he would also like to add that if this gets passed, the County should have to get a copy of all of the permits required by the State.

Adam stated that is the general protocol for a CUP, set that as a condition and we identify that that permit is required before they take action on the CUP, we need those copies before we can record the CUP to the property.

Andy would like to see what that applications look like and how it the applicant filled them out, not necessarily submitted.

Jim stated he agreed, and engineered plan of the facility is would be helpful. Like the digester, new to the county, provided an engineered plan, the consultant was available to explain everything right down to the "T". Here, we have nothing, really.

Andy, to be clear, not looking for a way to deny or approve anything, just looking for a way to be able to address the concerns and make an informed decision.

Ken stated plans for the ventilation system, along with that, emission monitoring plans and what that consists of, and some kind of representation from who makes the air filters and explain their effectiveness. And to nail down exactly what the projected water use is.

Jim, stated a lot of that stuff, if you had a plan from an engineer would be covered.

Roger asked if the DNR has a say in how much water can be used?

Adam agreed the DNR issues the permits for water withdrawals and would get involved with water usage once you meet the threshold of 10,000 gallons a day or 1,000,000 gallons a year. Then the applicant must provide all of the pump tests and those sorts of things to get those permits.

Adam stated most of these things are listed in the rule or are required to be submitted to the State to get the license from the Office of Cannabis Management.

There was discussion on time frames and deadlines and Adam stated the Planning Commission's role is done here, and must decide tonight to be able to submit it to the Commissioners on time. Adam addressed Donniel and stated unless she is willing to table it for more time, as it must come from her, the board must decide with what has been submitted.

Ken, one comment on proposed condition #11, Federally, this is an illicit drug, and she would not be able to raise cannabis. We need a legal opinion on this, although no federal enforcement on this, doesn't say it is not coming.

Donniel stated she would like to see the process done well and she is happy to provide the time the board needs to do that and feel comfortable with your decision. She stated she would need a better understanding of what the costs are around the expectations with knowledge she may not get the permit. Are the costs worth the risks?

Andy stated they are not willing to risk it being granted by their non-decision tonight, as the time has run out.

Adam informed Donniel granting time must be done from her and in writing, prior to the board tabling.

Donniel agreed, she will sign the extended time now and stated in response to the public feedback, her first time in Browerville, the football team was going to state, and they were looking to buy land somewhere. She was so impressed with the community, and it was part of the reason they wanted to be here at all. This has been a very different experience with the community. If they decide not to do this, or if they are not approved, it has nothing to do with tucking tail, but making decisions for where they feel they belong, and where they can be happy. She appreciates everyone taking the time and appreciates the comments, whether for against her, it is not personal, but does give her some insights into what she may or may not want to do going forward.

Andy offered to provide his list to Donniel and the board.

Adam had Donniel signed an extension for an additional sixty days. That would put our new deadline, for the commissioners to make their decision, it has to be completed before Feb 7th, 2026.

Andy moved to accept Donniel's request to table it, second 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, tabled until Dec. 4th, Andy will e-mail the list to board and Adam.

Jim called for a short recess at 7:20 p.m. and resumed at 7:26 p.m.

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 and Katheryn Craft were present as the applicants.

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

Options for tonight:

A motion to recommend approval to the County Board of Commissioners with conditions.

A motion to deny the request by establishing findings to support the denial.

A motion to table the request to allow for additional review time.

Proposed conditions if approved:

1. All exterior lighting shall be compliant with MN Rule 9810 but shall not cast light beyond the property boundary.
2. There shall be no signage of the business allowed at any time.
3. Operations must comply with all requirements of the Office of Cannabis Management.
4. A wastewater holding tank must be installed to contain all water used for the growing process per MPCA regulations.
5. Establishment of a commercial grade fence around the perimeter of the cannabis operation.
6. Applicant must obtain DNR water appropriations permitting water usage in excess of 10,000 gallons per day or 1,000,000 gallons per year.
7. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the subject property and/or use of the property is not in compliance with the conditions of approval as stated herein.
8. Applicant shall allow for periodic review of the property by County staff.
9. Applicant must abide by all other applicable Federal, State, and local standards.

Proposed findings for denial:

1. The proposed structure for the growing operation does not meet the required setback distance of 500' to a residential structure.

Correspondence received: None

Jim read through his power point presentation. This power point may be viewed in full, upon request at the Planning and Zoning Office. Explained the 500-foot setback was new to him. Would like to use a storage container to sit on a concrete pad. Lockable and anchored to the concrete pad. Fenced in and also has dogs for security. Just a start up, not looking to do the whole 5,000 sq. ft. canopy. Would like to work with the community, did not want to be viewed in a bad way. It took a lot of people in MN to get these laws passed. To

turn a blind eye because we don't understand, he thinks is wrong. Stated he will not have a drop of water coming off of his facility because he does not use hydroponic water, where the actual plant is grown within water rather than soil. He stated the hazardous waste material coming off of this plant is like a leaf coming off a Maple tree. It falls, dries up, crinkles up and can be composted easily. The sticks and stems that can be ground off and mulched stored within the fenced in area. As far as response times, he feels he is out in the middle of nowhere. Let's see how it goes and see what happens, and does not want to live a life of a bunch of people hating him. He sees an opportunity here, he is an entrepreneur and has been through the recovery industry with his son, trying to keep him alive for the last eleven years. He is doing well now, is sober and is using medicinal marijuana in his treatment program. He thinks there is a lack of education in this and that is scary. It has been classified as the devil's weed, since it went into prohibition right around the time of alcohol. Continued with his power point. He added they are not interested in getting kids hooked on drugs or create problems, that is not what they are here for. When you look at the drug dealers in these towns, they are making money hand over fist and using it to get more people hooked. He is looking to utilize a plant to fund this "give back" to the community initiative. Some of the programs he has intended on initiating are Music and Art therapy, animal care, two-way donation thrift store, that has already been active. They now have three outbuildings filled with donations already, giving back to the people coming out of jail, coming out of treatment, coming out of places people do not want to look at. They are the ones that are there to support them and to give them household goods, blankets, clothing, shoes and food. The proposed storage container is 324 sq. ft. of grow space, indoor, locked, nobody is getting in it, nobody is getting past his dogs. State requires cameras on site for the grounds and grow areas for monitoring. Once he has harvested, the product, that would be picked up by a licensed transporter individual through the state, to transport to local and state dispensaries. He has no part, other than packaging and labeling. That would all be done within the closed structure. It is such a small structure, there will be ventilation. Do not want to be the biggest marijuana growers in MN. They are looking for a way to fund this initiative. They have already tried the opioid grant fund and did not receive that. Being an advocate for cannabis, he did see the opportunity for us all to learn from each other, to make this not so scary. He is happy to talk to anybody with any questions. He is there for folks, weather this is approved or not, so far, this has been all out of his pocket, and it has already been proven to be successful, helping people maintain sobriety and creating a sounding effect through their families. He has shown who he is and shown what he is about, he has put himself out to the community. Hope this gets passed. As far as the events, he would have private ticketed events in order for him to give back to these initiatives. He likes to have the thrift store, but it's not cheap. Still has the mortgage every month. As far as response time, this is a steel structure you would need a blow torch and a huge truck to get through to it. You would have to get passed the five dogs. Back to the power point, since the 500-foot setback didn't work out for the original structure, he is going with the storage container. Limited on space and funding now that the Music stage had to be converted to a growing area. People coming out of treatment use music to find their way again and having a musical group as a healthy thing, not like we are having their kids over, not like we are inviting strangers over, as part of the community, is to know him personally. He has had to evict people out of his house in this recovery side of things, trying to be a sober living environment for folks. He's seen first hand at how much Meth, oxy and cocaine is out here. It's the folks coming out of rehab who do not know where to turn. This phase three is this outbuilding to enclose for the flowering plants as they must be separate from seed plants and those germinating.

Jason continued, the 40-foot container could generate \$12,000 worth of "give back" to the community the first year and more than willing to do this in a respectable manner. It could be existing youth programs, or

schooling stuff or work with the board to where it needs to be allocated. Has been a businessman for thirty years. This is new to MN all are learning as they go. As far as property values comment, Colorado, he knows firsthand, that is false. He hung out with a lot of those guys and they said property values were going nuts, like a gold rush of sorts. Colorado was the first state to legalize. Since, many other states have legalized. Jason stated Trump has talked about legalizing it. He is seeing a lot of rules changing fast.

Public Comment:

Jan Jares, same concerns as the first application. Asked if the thrift store was operating now?

Jason stated he is taking in thrift store items, but it is closed for the season.

Jan asked the board if he could be operating the thrift store if there is no CUP?

Adam stated his goal is to correct that violation, as it should not be operating without a CUP.

Jason stated he is taking in donations to give back to the community.

Jan mentioned he stated he will host onsite cannabis events, heard him say you are only going to sell tickets to get in...

Jason, gated.

Jan, basically an onsite cannabis event is people basically getting together smoking pot?

Jason, yes. Just like his neighbor, hosted a huge party with 50+ cars that showed up and is sure there was alcohol served there, which he is against alcohol, but has maintained his position it is his business over there.

Jan continued, so if this is passed, he has an event, who is going to come and check it out?

Jason stated he would need to hire security people on site, checking a head count, max of 30 or 150 people with wrist bands.

Jan stated she is concerned when all of these people leave to drive home, she does not want to meet them in a car on the highway. Just a concern.

Jason Jares, according to agenda either up to 5,000 sq. ft., is that outside or inside? Trying to get the facts straight. How can they afford security for these parties? Still no black and white on paper. Prove Todd Wadena has higher than average opioid addiction. Jares stated he, himself, is on an opioid program that is closely monitored by doctors and no one has mentioned that. There is a lot of stuff being said he doesn't agree with. In the last week, our government found out the "feed our kids program" had 214 million fraud.

Jim redirected that has nothing to do with this application.

Jason Jares stated there are government grants out there for this and who is going to monitor for fraud? You have to think about the grant fraud. We elected you guys to watch out for this stuff. You have to take into consideration, yes, we can do this, but how are we going to police this, how do we make sure there is not fraud? How do we make sure these bags are labeled, sealed under lock and key like when the casinos deliver their money to armed security guards where it is a sealed unit? Or they tag it and it gets busted open before they get to this stuff? Septic concerns, too. Wished they would check into all of this before approving anything.

Michelle VanHavermaet, has same concerns, her property on east and west side, if he is encroaching on her property already, how can we trust he will keep everything he says he's going to do all on his property and not encroach on her property more? How close the music building facility has to be from her fence and has questions for separate septic system for events. Security lights on facility should shine down, so they don't encroach on property.

Ken asked how he is encroaching on her property?

Michelle stated with his animals chasing her livestock, deer and waterfowl animals on her property. He has been talked to numerous times and he still does not keep them off.

Wally Wiese, Stowe Prairie township, has question on cannabis events, how do you plan on housing these people when there is no housing available?

Joe Richter, can anyone come to these pot smoking parties? Can he bring his grandkids? How would you feel about that? You are not out in the middle of no-where, you are in our community.

Jim directed him not to address applicant, only the board.

Joe stated he does not want drugs in Todd County and does not want them in his neighborhood.

Carrie Jares, she would agree and we might be in the middle of nowhere, but we have a church on 76th, South of his property, and a daycare and we have a volleyball league South of his property. We still have these community things going on and this feels icky. Commercial, operating a thrift store, how is it taxed for Bartlette township? Expects the board to make them jump through all the hoops as the rest of them, when they build a building. The board needs to know when they wipe their butt last, before they can put up a building. This is a lot bigger of an issue, and expects the board to do their due diligence even though it takes extra time.

Gary Weber, for his business, he had to get a commercial zoning, is this considered a business, has it been addressed as a commercial entity? Do the venues have to call down and get a permit from the board on every venue, for parties, no different from a dance or parties like that or private venues?

Adam stated our Ordinance does allow for temporary cannabis events, that was in the model ordinance that the County adopted and we added additional standards to it. It does require an individual license per event and there is required information that the applicant gives to the County. Once the application is complete we

bring it to the board of Commissioners for approval or denial. A temporary cannabis event must meet the following standards:

- * except for low-potency cannabis edibles, on site consumption is prohibited
- *temporary cannabis events shall only be held between the hours of 10 am and 9 pm
- *temporary cannabis events are prohibited in shoreland and residential zones (not applicable in this case)
- *adequate off-street shall be provided for all attendees
- *restroom facilities shall be provided for the duration of the event
- *disposal of trash, garbage and recyclables shall be provided for the duration of the event
- *event security shall be provided for the duration of the event at the expense of the permit holder

Gary asked for clarification on how they apply per event.

Adam stated they apply with P & Z, then we submit to the Commissioners for approval, pending they supply all of the information.

Gary asked if they had commercial insurance?

Adam stated that is not a requirement of the ordinance so we could not request it of them.

Doug Hammer, does the non-per profit status affect anything to do with the CUP?

Adam, not that he can think of.

Doug stated the applicant has stated he is already helping people transition back into the community, and he has already had to evict people from his residence, is that something that requires a CUP? Doing that out of your house? Doug continued, the way he sees it, if you are evicting people out of your house for drug use and putting them out into the community, you are already threatening the safety of the community.

Adam stated he would have to know more about what is actually happening to answer that.

Nick Jares, for the record, just asking the board to deny it or at the very least, table it, for lack of information and has not seen enough information.

Amy Mordal, weed is legalized now. It is no different than when you guys go to the liquor store and getting a bottle and what people do after they go buy that bottle is kind of their business. So, if we don't move forward going with this, just like they did with the alcohol, what, why are we really doing? Why are we even going and doing it at all? Isn't that what we are supposed to be doing is moving forward? Yeah, we don't have all of the information yet, but how are we going to get that information if we don't try?

Board discussion:

Jason Adams apologized for the Husky dogs, they were rescue dogs, and he does have a surrender date for both to the Humane society, in December. Regarding facilities for bathrooms, port-o-potties are easy to rent. Where might they stay? Camping is good these days, or bring in RV's, sit around the fire and sing Kumbaya all

night. As far as evicting folks, just like anybody else who chooses to rent out a bedroom in their house, doesn't believe it requires a conditional use permit. His rule was "no drug use and they decided to bring in drugs, and this wasn't him handing them drugs. These people are already in your community, coming out of Wadena and Todd County.

Jim asked how many people would be attending the events?

Jason Adams stated he would feel overwhelmed by over 50. Wants to keep it under control, mellow-fellow, not people in their 4 x 4's tearing up the yard. Keep it a quiet, a nature, Holistic Retreat environment.

Andy, Advertising these events?

Jason stated however he could legally advertise according to Local and State rules. Things like Tic Tok does not allow you to talk about it, but things like Face Book will. He uses both platforms and respectable to both. These are private events and it would not be open the public, it is for cannabis events. He has had get togethers that do not involve cannabis, just art projects, or help out around the farm to keep their hands busy and off of drugs.

Tim asked Adam what is allowed for onsite consumption at these live events?

Adam read out of the Ordinance, except for low potency cannabis edibles, onsite consumption would be prohibited.

Jason Adams stated they do have sober events, trying to cater to the different communities.

Roger stated, with alcohol, if you want to drink, don't come down the road and hit me, because I am not drinking. He chooses not to. To him it is like getting high on alcohol. This has a little more medicinal than alcohol. His wife haws had two surgeries on her back and just last week tried gummies for the back pain, to see if it helps.

Tim is this CUP for the event, because each event has to be separate, or the thrift store or is this to address it all together? He is already non-compliant with the thrift store, and we don't usually double up on CUP's.

Adam stated the proposal was to address it all in a single application. In order to come into compliance, we have to get the CUP issued.

Tim suggested why not treat them as individual, get one into compliance, before we go forward with anything else?

Adam stated we could.

Jim stated he would be more comfortable having them separate also.

Andy stated he had a list of five different things, growing, wholesale sales, retail thrift sales, events and/or music, since they have to get permission and apply for each event. Music at that event would be included.

Jason Adams explained part of the micro-business license, they are the ones that put in terminology like a smoke lounge or events and it would be included in that license. It was the one he qualified for and includes it all. So, the plan has been changing as he is trying to work with community to see what works. He won't have events if there is such an uproar over it. His neighbor didn't have to go in front of sixty people to have party last year. A little hard to swallow.

Andy this doesn't allow cannabis to be sold on site? And does that include selling or providing?

Adam, right because it is not allowed in agricultural zoned, and we consider them the same.

Ken, been listening to the responses to a lot of questions and even in your application asking for up to 5,000 sq. ft. of growing indoors or up to half an acre outdoors. Which is it, because you can't do both.

Jason indoor.

Ken scratch off the outdoor?

Jason, yes.

Ken stated three different buildings suggested, which one is it?

Jason stated the building proposed is not actually there yet, it is an AI image that would sit between the storage unit and the red building.

Ken realize a 500-foot setback to neighboring residence?

Jason yes, that is why he changed the location and went with the storage container (phase one). The setup is the grey (storage container on cement slab) one for seedlings, and for germination, the red one. Trying to stick with the project and get as many naysayers to be okay with it. Hope that they would respect the fact he does not care what they are doing in their yards, and he is all for being legal beagle. Everyone else is quietly growing it illegally and just giving it away and he is trying to do it legally. He is looking to capitalize on it and give back to the community.

Discussion on creating a precedence for what plans the applicant must submit, like the previous applicant, such as Andy's fourteen items.

Discussion on separating out the different requests for different CUP's.

Tim stated when something is out of compliance, we have never added more. Not on a beef farm or feedlot or campground. That is where the board will be with it, too. Get one into compliance, and go from there.

Jason Adams and Kathryn also offered to separate the thrift store from the cannabis.

Andy asked if we need to specify how often or when for periodic review (#8)?

Adam stated in general that is to make it clear for the applicants to be aware we may verify compliance with the Ordinance for any CUP's issued.

Andy, lights condition? When they apply for events does that include providing security?

Adam, yes, hire their own security, at their own expense, and provide some sort of verification when they apply for events, some sort of contract between applicant and security team. Before he brings that application to the commissioners, he will make sure a contract is included for verification.

Tim, do we need proof of insurance for the events?

Adam, no, not in the Ordinance.

Andy,

1. Rehabilitation, renting group home.
2. Thrift
3. Campground
4. The documentation of the fourteen items, to be fair, from the previous applicant.

Discussion on adding the same conditions as Robinson's, to be fair.

Ken made the motion to table for more information, Lloyd seconded.

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 to table until next month's meeting for more info.

Adam announced, December 4th.

Jim called for a short recess at 8:40 pm and resumed at 8:47 pm.

AGENDA ITEM 3: Sexton Family Cabin, LLC-Section 25, Birchdale Township, Big Birch Lake
Site Address: Angus Trail, Grey Eagle, MN 56336 **PID:** 03-0059500, 03-0060200 & 03-0060500

1. Request to Create Sexton BBL Legacy, a 2.92-acre, one lot Plat by combining lots in Recreational Development Shoreland Zoning District.

Thomas Sexton 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.

Additional Information:

DIRT Team Comments:

Josh Votruba and Kasen Christiansen, Todd SWCD – “Kasen and I both reviewed the preliminary plat drawing and have no comments or concerns on our end. The wetland boundaries on the drawing look accurate.”

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. No conditions

Correspondence received: None

Public comment: None

Board discussion:

Roger mentioned there is an abandoned well and looked like a sewer.

Thomas there was an old cabin that had a fire and burned down. They identified the old well and filled sealed everything and also had the DNR out there.

Andy asked for more clarification on the plat.

Adam explained, outside of this process, Tom worked with us to combine those three lots into one singular lot. This proposal is essentially going to create a one lot plat that is going to split what you see there away, and also create an out lot that cannot be built on.

Roger motioned to approve with the no conditions, Ken seconded.

Conditions:

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 to approve the application and stated it will go to the commissioners on November 18, 2025.

Ken motioned to adjourn and Andy seconded. Voice vote to adjourn the November Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 8:56 PM.