

Planning Commission Meeting Minutes

July 2, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit completed by Adam Ossefoort and Andy Watland on 6/24/2026.

Meeting attended by board members: Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland, alternate George Sutton 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.

Ken 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 Ken.

George motioned to have the agenda approved as presented. Andy seconded, voice vote, no dissent heard. Motion carried.

Roger motioned to have June 4, 2026, meeting minutes approved. George seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: John U. Gingerich: Section 04, Iona Township, Site Address: 32404 185th Ave., Clarissa, MN 56440 **PID:** 13-0003502

1. Request CUP to operate a Sawmill for the construction of pallet lumber in AF-1 Zoning District.

John was present as the applicant, stated last fall he purchased the place. It has been running for about 8 years, but just now applying for the CUP.

On Site Visit Report by: Andy Watland, this report may be viewed in full, upon request at the Planning and Zoning office.

Staff Findings: Adam read through the new information that was added to the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

Proposed Conditions if approved:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. 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.
4. There shall be no loading or unloading of materials within the road right-of-way.
5. Obtain permitting for sawdust collection shed paid at 2x after the fact rates
6. Applicant shall abide by all other applicable federal, state, and local standards.

John confirmed the staff report was accurate.

Public comment:

Roger Fuller lives ¼ mile away to the South and stated he must respectfully disagree with the noise comment as there is a high-pitched whining noise all day long, that's annoying, but that's the way it is. Does not sound like the engine, more from the blower or something. Different from the old one. This is a high-pitched whining.

Correspondence received: None.

Board discussion:

George asked if there was a decibel level that is permissible or not?

Adam stated no, not in our ordinance and we also did not have a decibel reader when we were out there.

Andy stated the blower was running at the site visit, had trouble hearing 3-4 feet away, outside of the facility. Usually, it's the noise from the engine that is the issue, and you can route it through piping and direct the sound away, but this seemed more of a high-pitched howl. Did not move in both directions and know that noise can certainly be carried in different atmospheric pressures. There is concern about the noise but not sure enough to make a condition. He asked John what is that noise from?

John, it is the blower

George asked if there is a way to mitigate this? Could we think about a decibel max that respects the comfort of others? Not to eliminate the business but equip it for the comfort of others.

Adam, it may be difficult to limit the decibels, however, think of ways a condition could mitigate for noise reduction (trees etc.).

Ken, has experience with noise issues. He has seen a noise wall that absorbs sound waves where it looks like a book and would not be against tree plantings.

Andy, is the noise coming from the outlet or the inlet. Is it possible to put tubing or ducting on the inlet side?

John stated it blows into an open shed.

George, possibly close that up and use a door as a courtesy for the neighbors and avoid future complaints.

Andy, does that sound reasonable to enclose the building, maybe put in a vent pointed away from neighbors?

John stated he was alright with that.

Andy asked to add that as a condition.

Adam added to #5, enclosed on all sides while operating.

Roger Hendrickson asked if the engine has a muffler on it with a turbo charger?

John, yes.

Roger, the neighbor, stated that sounds fine.

George motioned to approve with the amended conditions, Roger seconded.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. 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.
4. There shall be no loading or unloading of materials within the road right of way.
5. Obtain permitting for sawdust collection shed paid at 2x after the fact rates. The sawdust collection shed shall be enclosed on all sides for noise prevention.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on July 21st, 2026.

AGENDA ITEM 2: John U. Gingerich: Section 04, Iona Township, Site Address: 32404 185th Ave., Clarissa, MN 56440 PID: 13-0003502

1. Request CUP for Temporary Family Housing in AF-1 Zoning District.

John was present as the applicant. Stated they moved it in last fall, just as temporary housing until they can find another place for family of brother-in-law.

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

Section 9.17 – Temporary Family Housing

A. Temporary family housing may be allowed in the AF-1, AF-2, R-10 and R-2 districts with a conditional use permit. Temporary dwellings shall comply with the following standards:

- (i) Temporary family housing is for immediate family members only. Conditional use permits shall be issued for an individual and not the land.
- (ii) The dwelling size shall not exceed 1280 square feet, one story, or two bedrooms.
- (iii) The dwelling, site, or combination of shall not be subdivided, sold or used as rental property.
- (iv) All temporary family housing may be subject to a biennial review by the Planning & Zoning staff.

- (v) Temporary housing shall be removed from the property within 60 days of disuse.
- (vi) Temporary housing shall be required to hook up to a compliant septic system

Additional Notes:

- The property is located in AF1 Zoning.
- The temporary housing is proposed for a brother to the property owner.
- The structure has been constructed without permitting so the size and number of bedrooms has not been confirmed.
- The temporary housing is currently serviced by a noncompliant septic system.

Recommendation:

- A motion to table this item and request the applicant to provide plans to bring the septic system into compliance and provide evidence that the other requirements of Temporary Family Housing can be met.

John confirmed the staff report was accurate.

Correspondence received: None.

Public comment:

On Site Visit Report was reviewed by Andy: This report may be viewed in full, upon request, at the Planning and Zoning Office.

Board discussion:

George asked how this had come to our attention?

Adam explained we were notified there was an operating sawmill and when we looked into it, realized he is a new owner, and it was discovered there was never a CUP for the original existing sawmill that had been in operation for some time. He is in the process of getting all this corrected. They will also address the Temporary Family Housing. Not until the site visit last week with Andy had they discovered some of the other things that were going on.

George is someone living in the temporary housing presently?

John, yes.

George, if not approved, would they be out of a place to live?

Adam, yes, they would have to remove that, and they would have to arrange somewhere else to live, however, these are all things that can be resolved. A holding tank is an option, must meet the ten-foot setback as certified tank product and the design drawn up by a licensed designer, inspected by the County. It can definitely be accomplished. Adam asked the dimensions of the temporary house?

John stated 20' x 40'.

Adam, likely going to meet the standard.

George asked what does temporary mean?

Adam explained, once it is not being used for that purpose, it must be removed in 60 days.

George asked why not continue to use it?

Adam, there is no time limit on how long they can use it, just once it is not used for that purpose it must be removed. We do have language in our ordinance that this CUP issued to the individual not the land. Should be an “interim use”, not great language.

Andy, must be immediate family.

Adam, sometimes it is for an elderly family member, or disabled or in this case, temporary for a family until they can find their own land.

George, it is minimum investment to get the drainage resolved.

John, would a port-o- potty work?

Adam, fine, as long as there is a maintenance agreement to pump regularly. There are other options to treat the grey water, other than a holding tank and we can help explore those options.

Andy, if we table, we need something for solid waste in addition to grey water.

Adam and we will work with the applicant within the next month and hopefully be ready by the next meeting.

Roger, once no longer could it be abandoned as living quarters, repurpose as a workshop or whatever, etc.?

Adam, confirmed, it would then be an accessory use, and would need to be re-permitted as such.

George asked if they could move that fast? To be ready by next month?

Ken, asked about the CUP being issued to the individual.

Adam, this is a CUP issued to the land, but it should really be an “interim use” which we don’t have, so we could establish a definite end use, as it pertains to the individual. It is not good language in our ordinance.

George motioned to table, Andy seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
George Sutton	Yes
Roger Hendrickson	Yes

Lloyd Graves	Yes
Andy Watland	Yes
Ken Hovet	Yes

Motion carried. Ken noted the application will be tabled until next month.

AGENDA ITEM 3: Jacob C. Miller: Section 29, **Eagle Valley Township, Site Address:** 17913 344th Street, Clarissa MN 56440 **PID:** 07-0035800

1. Request for the Assembly and Export of delivered wood products in AF-1 Zoning District.

Jacob was present as the applicant, stated they don't own the business, working for the other guys, building tree stands.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. The operation shall be conducted within a permitted structure.
3. 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.
4. Finished products shall be stored in a manner that meets all structural setbacks.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None

Public comment: None.

Board discussion:

Andy reviewed his site visit report. This report may be viewed, in full, upon request at the Planning and Zoning office.

Jacob agreed with the site visit and staff report.

George asked how did we hear about this ATF?

Adam, we received a complaint, followed up on it and worked with Jacob to follow the proper permitting process.

Adam asked Jacob if he was planning on any other projects other than the deer blinds?

Jacob, we would like to make raised garden boxes, as well.

Adam stated that is all the same general character.

Andy felt the conditions as written are sufficient.

Lloyd motioned to approve, George seconded with the proposed conditions.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. The operation shall be conducted within a permitted structure.
3. 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.
4. Finished products shall be stored in a manner that meets all structural setbacks.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on July 21, 2026.

Ken called for a five-minute recess at 6:45. Reconvened at 6:49.

AGENDA ITEM 4: New Heights Dairy: Section 10, **Eagle Valley Township, Site Address:** 37674 Co. Hwy 11, Clarissa MN 56440 **PID:** 07-0008801

1. Request for an increase in animal units from 1997.4 to 2744 animal units in AF-1 Zoning District.

Brent was present as the applicant and explained his application. He had purchased this last year around April and he is looking to expand up to 2744 animal units with that the addition of another free style barn and manure storage pit about 19.492 gallons and refurbishing a bit of the old one as well.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Additional Notes:

As proposed, the manure storage structures will not meet the 300' setback to all property boundaries. A survey has been submitted for a property line adjustment to meet the setback requirements.

Recommendation:

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

Proposed Conditions:

1. Applicant must obtain NPDES permitting prior to issuance of land use permits.

2. Applicant must obtain MN DNR waters withdrawal permitting and provide verification of permitting to Todd County.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
5. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
6. Submittal of a property line adjustment application to meet all setback requirements and approval of said application prior to issuance of land use permits
7. Applicant shall maintain and adhere to updated Manure Management Plans, setback maps, soil sampling, and manure analysis, as required by MPCA Feedlot Rules. Manure management records shall be made available to Todd County upon request.
8. Applicant must abide by all other applicable federal, state, and local standards.
9. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Correspondence received: Yes, from Patrick and Jody Lunemann in support of the application. This letter may be viewed in full upon request at the Planning and Zoning office.

Andy reviewed his site visit report. This may be viewed in full upon request at the Planning and Zoning office.

Public comment:

Vern Dessotel: Question on the volume of water they will use. DNR says it's fine but in one year 37%, in another 5 years, how much? Could something be written in the DNR report if this starts lowering the water level for the people around, how will they compensate and how are you going to monitor the wells for everybody else in the area, that is his only concern? It took how many thousands of years for the water to get down there, and they are going to be pumping how many gallons per day? Would just like to see some protection for the water supply. Doesn't think he is out of line.

Adam responded, pending the approval of this, the 2744 animal units does create, essentially, a cap for them. One more animal unit, they must come back and get an amendment to the CUP or a new CUP. When it comes to the DNR permitting, they set how much water they can use in a year, and they must report every year how much water they use. DNR closely monitors the usage, and if they start to see impacts to the water table, they can make adjustments to not have it impact neighbors. It is very closely monitored, and in the Statute, domestic wells are #1 and they are protected. If they start to see that, they can make changes so it does not impact neighbors. The DNR is the authority of ground water usage and regulates the quantity, MPCA monitors the quality of the water.

Board discussion:

Roger, does the DNR know if the water draws down too far, is there more water down there that they can reach in that location? One other concern is how do you move the manure?

Brent, combination drag lines and semi tankers.

Roger, do you pump any directly from there into your drag lines or is it all hauled with semi's? If the roads get tore up, he would like to see a contract for any damage to roads from operation with the township or County. Brent agreed they will do all they can.

Roger, if we get a change in management, he would like to see condition to address that. Full loaded semi will tear up some roads. They have a township contract that works well and thinks one should be drawn up. The same as the Amish and some of the sawmills, the semi's don't wait for the road restrictions to be removed, they get in there before anyone can weigh it.

Andy, how did Pat remove manure before?

Brent, same.

George, are there mechanisms in place for any business that damages public property due to operations?

Adam, every township operates differently and we require applicants to go to the townships before they even apply with us and Brent did go to Eagle Valley township and did they have any comments for you?

Brent, they were 110% in support when he attended the meeting.

Adam, they get the public notice and there has been no correspondence from them to us.

Ken previous owner, Pat, has been transporting manure there for many years, right?

Brent, correct, same people, and he continues to work closely with Pat in orchestrating everything.

Ken, no record of damaged roads?

Brent, none he was aware of.

Andy, do you know how many months' worth of storage Pat had, or you have now?

Brent, more than likely, nine or ten months. He had a compost barn so there was some in a different form, too, and depends on rainfall.

George, like Roger suggested, it would have to be something written, if it is not in the ordinance to do that.

Adam, it become tough to enforce something like that, as we do not know who damaged the road. The intention of the condition is something that you can enforce and put things in there to make clear what the expectation is.

Ken, if we add a condition, it is like we are trying to fix something that isn't broke.

Andy, as far as destruction of road base, has that ever happened?

Brent, nothing major, we will buy a couple loads of gravel for the township or whatever is appropriate for the situation is what they have always done.

Andy asked Roger if he has any language?

Roger, no, but feels something has to be put in there. Do you own enough land for the manure?

Brent stated they plan to balance the efforts and try to focus in geographical areas at one time when putting the plan together, plenty of interest for land.

Andy the MPCA defines how many acres and regulates that.

Andy asked Brent to explain the reason and future plans. A phase to produce less manure needed to be spread, reclaim a lot of the water to reduce the usage of water. Maybe give the public some insight for down the line to help them understand where things are going.

Brent explained the importance of scale and any business is always important and he's been following all of these manure nutrient separation technologies for about a decade, and they are getting close to some better commercially viable to separate nutrients out of the manure, so you can have your phosphorous (most living) separated out of your manure and truck it to field that would need it. There are various degrees of systems that you could take all the way to potable water, some in the form of tea water, which could apply with heavier rain or irrigation if need be. But, with all these technologies they are awfully expensive, and we know that manure is the biggest headache in the dairy business, but, he thinks, in the future there will be a tipping point to utilize these technologies that are being worked on, and the business must be a certain size in order to justify the expense of that equipment. He will be using the roads less and more strategically, with his phosphorous being trucked away, farther whenever appropriate, have tea water or some other recycled type of product where he can utilize the drag line more often and stay off the roads more. It's not quite here now, but a couple of promising technology installations are being done in Wisconsin he is keeping his eye on. In the future, for this technology to be implemented the dairies must be a certain size and it is pretty exciting and will be a game changer when it gets to that point.

Roger, one thing about a bigger operation, you can do more than the smaller operations. You can analyze what you need and where more easily and better utilize what you have. He agreed with Brent.

Discussion on air quality exemption.

Kame Anez, from Anez consulting of Wilmar, stated the injection is all taking place within 24 hrs. When Brent gets ready, they will contact the Todd County feedlot officer beforehand and fill out whatever forms are needed, prior to the injection.

Adam, then we send a notification out (Sheriff's office and different folks) on what side it is coming from and where it's going, and basically it creates a window of when that exemption takes place. They are exempt from any air quality standards for a given period of time, while they get their manure application done. If they do not call it in, they do not get their exemption.

Member of the public asked what percentage of manure is injected?

Brent, all of the liquids are injected. There may be some “in season” applications on alfalfa where we do not want to be injecting.

Andy motioned to recommend approval with the proposed conditions, George seconded.

Proposed Conditions:

1. Applicant must obtain NPDES permitting prior to issuance of land use permits.
2. Applicant must obtain MN DNR waters withdrawal permitting and provide verification of permitting to Todd County.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
5. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
6. Submittal of a property line adjustment application to meet all setback requirements and approval of said application prior to issuance of land use permits
7. Applicant shall maintain and adhere to updated Manure Management Plans, setback maps, soil sampling, and manure analysis, as required by MPCA Feedlot Rules. Manure management records shall be made available to Todd County upon request.
8. Applicant must abide by all other applicable federal, state, and local standards.
9. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the CUP request will be presented to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 5: Andy & Ella Raber: Section 10, Iona Township, Site Address: 31570 County 11, Clarissa MN 56440 **PID:** 13-0009800

1. Request for Manufacturing and Retail of Outdoor Poly Furniture and Accessories in AF-2 Zoning District.

Andy Raber was present as the applicant. Stated he started making the poly furniture in an existing building, widened the driveway last year with retail display and had not thought to apply for a CUP to run a business, so that is why he is here today.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Submit permit fee for proposed outhouse and complete installation prior to issuance of any new land use permits.
2. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
3. Operation shall be conducted within a permitted structure.
4. 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.
5. Storage of finished products must be located outside of the road right-of-way.
6. There shall be no loading or unloading of materials within the road right-of-way.
7. Applicant shall abide by all other applicable federal, state, and local standards.

Raber stated he agreed with the staff report.

Correspondence received: None.

Andy touched on his site visit report. This report may be viewed, in full, upon request at the Planning and Zoning office.

Raber stated a big % is contracted out, and a little bit of it is sold on site.

Public comment: None.

Board discussion:

George, another entrepreneur, tripping over a local issue on regulations they were not aware of, is this common?

Adam stated we had an educational event to inform the public on the regulations; permits, CUP's and septic compliance in Browerville a few years ago and it was well attended. We may have to host another one, again.

George, it is commendable to have people starting businesses and it's terrific how you manage it and help guide people in, but it is people tripping over themselves because of not being aware on the front end of proper permits.

Andy stated he thought it was great, the furniture is very nice and thinks we should approve it.

Roger, likes to see the small places start up and do a good job at it, as they seem to be becoming extinct in our country.

Lloyd, where do you get the material?

Raber, material out of Chicago, but he designs, cuts, builds, assembles, not just order the kits.

Adam, the material comes in a sheet.

Ken stated it is HDPE: high density polyethelene.

George, how do you get rid of the waste?

Raber, would like to find a place to take the fluff. He planned to talk to the transfer station in Browerville. The solid pieces may be sold back to the company that will be utilized again and cover the freight at least. The shavings do accumulate into a tub of fluff.

Roger motioned to recommend approval with conditions, George seconded.

1. Submit permit fee for proposed outhouse and complete installation prior to issuance of any new land use permits.
2. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
3. Operation shall be conducted within a permitted structure.
4. 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.
5. Storage of finished products must be located outside of the road right-of-way.
6. There shall be no loading or unloading of materials within the road right-of-way.
7. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the CUP request will be recommended for approval to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 6: Eli Bontrager: Section 13, **Eagle Valley Township, Site Address:** 36167 County 89, Browerville, MN, 56438 **PID:** 07-0012600

1. Request to Remanufacture Lumber in AF-1 Zoning District.

Eli was present as the applicant and stated he is here for a CUP for a business he is trying to get going off the ground. He buys low grade building material and makes it into pallet boards.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation shall be conducted within a permitted structure.

3. 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.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Andy went over his onsite report. This may be viewed in full, upon request, at the Planning and Zoning office.

Ken asked how close are we to the neighbor?

Eli, Kline Dairy is the closest. Eli confirmed the staff report was correct. He stated he does have a permit to put in another culvert to the south for another driveway.

Public comment: None.

Board discussion:

Andy asked about the addition.

Eli would like to add an addition and put fill onto the front so he has a hard surface so he can wheel the stuff in and out instead of using a skid loader.

Andy the expansion is where the dust comes out.

Eli, he wants to blow the dust into another room so he doesn't have to put it in wagons all of the time.

George motioned to approve with conditions as proposed, Roger seconded.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation shall be conducted within a permitted structure.
3. 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.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted it will be recommended for approval to the County Board of Commissioners on July

21, 2026.

AGENDA ITEM 7: “Plat of Halves” Jeffrey A. Halverson: Section 18, Villard Township, Site Address: 281st Ave. Staples, MN 56479 **PID:** 25-0018601

1. Request to create a two-lot Plat in R-2 and Natural Environment Shoreland Zoning District.

Jeff was present as the applicant and stated his son would like to build a house on it, about 2 ½ acres.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. New accesses from the road shall be approved by the road authority prior to installation.
2. Applicant must abide by all other applicable federal, state, and local standards.

Public comment: None

Correspondence received: None.

Andy went over the staff report. This may be viewed in full upon request at the Planning and Zoning office.

Jeffrey confirmed the staff report was accurate.

Board discussion:

George asked if the son was going to build a house on the road end and you are going to retain the right to build on the lake end in the future if you chose to do so?

Jeff, no plans to build on the back half, they use it for hunting, nor interest in selling.

Roger asked there is no access to the road from the back half?

Adam, there is access as direct road frontage and showed the road frontage on the back lot.

George motioned to approve with the proposed conditions, Andy seconded.

1. New accesses from the road shall be approved by the road authority prior to installation.
2. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
George Sutton	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes

Ken Hovet	Yes
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Motion carried. Ken noted the preliminary plat will be recommended for approval to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 8: Public Hearing on Comprehensive Plan

Adam stated he just wanted to give the public one last chance to comment or have any discussion before presenting it to the Commissioners.

Public comment: none

Board: None.

George Motion approve the Comp Plan as proposed, Lloyd 2nd.

Roll call vote commenced as follows:

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

Motion carried.

AGENDA ITEM 9: Public Hearing to Establish a Moratorium on DATA Centers

Adam explained: This is an interim ordinance to establish a moratorium. By adopting this ordinance, in the form of a resolution, it will prevent us from accepting any applications for DATA Centers for one full year from the time the Commissioners adopt the moratorium. In that year, County board, townships and staff gather information, review any studies and build an ordinance that would set standards for DATA centers, and it buys us time before accepting applications.

George, doesn't create any problems with any existing.

Adam, if it meets the definition, must wait for that time, before they can expand on it. Buys us a window of time to establish the controls we need.

Andy, there are a lot of buildings that have servers, storing data, so the concern is with a building the size of Walmart sucking up heat and water with a principal use to conduct data.

George asked who drafted this?

Adam, stated he himself drafted it.

George, the principal use of that is tricky language and we do not want to get into legal battles, but you feel this protects the County in the meantime?

Adam, it is an example of what other Counties have adopted, so far.

Ken, the only thing he can think of, that would conflict with this, is a telephone exchange building.

George agreed.

Roger, in some ways a DATA center is a high usage of electricity, with Minnesota Power and Light, as reliable as they are, not sure they would like to come toward this County.

Andy, what would the process look like to modify this in the future? It would not be hard to tweak, if we ran into trouble or concern?

Adam, we could have our legal folks look at this between now and the commissioners meeting. Your recommendation, potentially, is to adopt what is in front of you. It doesn't mean the commissioners can't edit it with their approval, if we accumulate any information we feel is necessary to change it.

Andy, he thought being little more broad and strict is wise, just like our Solar, that we may have to think about closing the loopholes, as opposed to tight and broad to begin with, so we don't go, "Oh we didn't think of that" and it's too late, they are already in.

George, limit it if it would require "X" amount of energy, but allow anything else reasonably.

Andy agreed that the big concern is the size of these DATA centers and the drain on the community. Are you thinking of some sort of size or use metric?

Ken stated he thinks we will find that when we get into the ordinance.

Adam, this is intended to be blanketed, it covers everything, we won't accept any applications.

Andy, and it is only good for a year.

George, if you did have something like this, it would be a "boon" as it would be a gigantic source of revenue for the County in the form of tax revenue.

Roger, would it?

George, it would also create certain demands, just like dairy farms and the water issue.

Andy, if I were a DATA center company, I am not sure I would want to be in Todd County to begin with. You would want some sort of existing infrastructure.

George, it's transmission, water and cheap dirt.

Ken, the power is easy to get, the water is easy to get, but it has to be huge access to the internet.

Andy wondered how close we are to that? We do have pretty high-speed fiber optic that has been brought in through grants from the state.

Adam, it creates heat, massive amounts of heat.

Andy stated you can't put hot water back into the environment, so the burden comes down to electric to cool it back down. Not sure what it does to taxes.

Ken, the County could use the revenue, however we shouldn't have to put up with a lot of aggravation to get it.

George, it's the scale of a thing that has never happened here.

Andy, what is this County's focus? Are we agriculture and recreation or industry? Stated the language in our Comprehensive plan alludes to that. We must look at our stand on the Solar. A little off track because we are just looking at the moratorium, but we can't say yes to the DATA centers and say no to Solar.

Ken, sure we can.

Andy, we need to have sound reasoning behind it.

Ken, bottom line is the Solar farm wanted to be on Prime Farmland, and it gave everybody a sour taste for it.

Discussion on size of DATA centers (a section of land) in SW Minnesota, ¼ for the DATA center buildings and the rest was for windmills and solar to power it.

George stated the scale of these things are massive, much larger in other areas, four to five times larger. He stated he thinks the Moratorium is fine the way it is. The biggest thing that would prevent this is our energy costs are so high. Electricity is expensive. Much more so than elsewhere.

Andy, there is wasteland that would be way more useful than prime farmland. No one is really against Solar as long as they are not taking our prime resource from the County.

Tim stated commissioners are saying the same thing, put a pause on it, do a ton of research, get more prepared, if were to happen, we would have some knowledge and be able to put something in place and not be caught off guard.

Andy, what is our one-year plan during the moratorium?

Adam, we use this year as a window of time to get an ordinance built, and if only takes nine months, we can

nullify this and just adopt the ordinance. Adam stated his intention is to start gathering information and presenting it to the board and we start doing the construction of the ordinance. Sometimes AMC will provide a model ordinance for us to use as a resource.

Andy, any training session from legal team? He stated Adam does a great job preparing stuff for us.

Roger agreed.

Adam stated we would pay for any training above and beyond our annual session, but he may communicate on a day-to-day basis over a zoom call at no charge and relay the information obtained to the board.

Gorge moved to recommend approval to the commissioners, Roger seconded.

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

Motion carried.

Andy motioned to adjourn and Roger seconded. Voice vote, no dissent heard. Motion carried and meeting adjourned at 8:18 PM.