

CLAY COUNTY PLANNING COMMISSION MINUTES
7:00 PM TUESDAY, JULY 15th, 2025
THIRD FLOOR BOARD ROOM, CLAY COUNTY COURTHOUSE

Members Present: Joel Hildebrandt, Dave Steichen, Ashley Heng, Sebastian McDougall, Curt Stubstad, Kurt Skjerven, Jenny Mongeau, Laura Johnson

Members Absent: Brad Eldred, Josh Shroeder

Others Present: Matt Jacobson, Brian Melton, Darren Brooke, Ericka Franck, Rita Rueckert, Ken Fuchs, Ben Asplin, Mike Rydell, Marc Hedlund, Rob Margheim, Sefin Zeki, Awaz Zeki, Kevin Martin

ROLL CALL:

Attendance was recorded by Chair Joel Hildebrandt and the meeting was called to order at 7:00 PM.

APPROVAL OF AGENDA:

On motion by Jenny Mongeau, seconded by Laura Johnson, and unanimously carried, the Agenda was approved.

APPROVAL OF MINUTES OF JUNE 24TH, 2025:

On Motion by Sebastian McDougall, seconded by Curt Stubstad, and unanimously carried, the June 24th, 2025 Minutes were approved.

CITIZENS TO BE HEARD:

There were no citizens wanting to speak about any items not on the Agenda.

PUBLIC HEARINGS:

NORTHWEST EXCAVATING LLC – REQUEST FOR INTERIM USE - MINING PERMIT

The applicant is seeking an Interim Use - Mining Permit to continue an existing mining operation in the SW1/4 of Section 8, Township 138N, Range 45W, Parcel 26.008.3000, Skree Township.

On motion by Jenny Mongeau, seconded by Sebastian McDougall, and unanimously carried, the Planning Commission opened the public hearing.

Matt Jacobson, Planning Director, advised this request is for a renewal for gravel mining. This was just granted in 2024 and there was a property ownership change for the parcel from Marilyn Fuchs RLT to Kenneth Fuchs. Per Ordinance 8-11-8D.1 of the Clay County Development Ordinance, an Interim Use Permit (IUP) shall terminate upon the first occurrence of any of the following events:

1. Within 90 days of change of ownership of property, unless extended by the Planning Commission.

A pit inspection was done in May 2025. There were a few minor items to be addressed at that time. Director Jacobson reminded the Applicant/Operator that Condition #5 requires topsoil berms to be seeded to perennial

vegetation. Also, leafy spurge on the property should be addressed with the County Agricultural Inspector Alyssa Schill. Other than ownership, there has been nothing else changed about this operation. Director Jacobson also advised that there are now new Facts of Finding that would apply to this request.

Kent Fuchs advised he had nothing further to add to Director Jacobson's presentation.

There was no other comments from the public for this hearing.

On motion by Kurt Skjerven, seconded by Sebastian McDougall, and unanimously carried, the Planning Commission closed the public hearing.

The Findings of Fact and Order were addressed and discussed by the Planning Commissioners as they pertain to the requested Interim Use Permit. Any issues or concerns may be addressed with conditions.

Staff recommendations were to approve the requested Interim Use Permit with the same conditions for when the permit was granted in April 2024.

On motion by Ashley Heng, seconded by Laura Johnson, and unanimously carried, the Planning Commission *GRANTED* the Interim Use Permit with the following conditions:

- 1. Permit shall expire on December 31, 2035**
- 2. Operate within the provisions of the Clay County Land Development Ordinance**
- 3. Operator shall control dust and provide necessary maintenance on any/all gravel haul roads.**
- 4. Operator shall control fugitive dust within the mining area**
- 5. All berms must be seeded to perennial vegetation**
- 6. Operator shall provide proof of NPDES/SDS, Storm Water Management, and Air Quality Permits, as required, to the Planning Office and shall be in compliance with any and all local/state/federal regulating agencies prior to commencing mining operations.**
- 7. Operations must comply with all provisions of the Wetland Conservation Act**
- 8. Mining operations, including open pit, staging and stockpiling areas, internal haul roads, and associated structures must not exceed 53 acres. This includes all past acreage that has been mined and reclaimed.**
- 9. Operator must control for noxious weeds on site**
- 10. Operator must post a \$50,000 reclamation bond**
- 11. Operator must reclaim mined out areas as mining activities progress. Require areas to be returned to agricultural production. All areas not returned to agricultural production must be restored to pasture/native grassland.**
- 12. Applicant shall provide parking, screening, lighting, drainage, and portable sewer facilities consistent with County regulations as determined by the Planning Department and County Health Department.**
- 13. Require operator to present a detailed mine plan to Planning Office indicating exact area to be mined, current topography, final topography, phases of mining operation, equipment locations, locations of hazardous material storage and sanitary facilities and stormwater management plan prior to commencing any operations at the site.**
- 14. Operations at the site are limited to April through December, Monday through Friday 7:00 AM to 7:00 PM, and hauling only on Saturday from 7:00 AM to 2:00 PM, unless prior approval is received from the Planning Department.**

ASPLIN EXCAVATING IINC – REQUEST FOR INTERIM USE - MINING PERMIT

The applicant is seeking an Interim Use - Mining Permit to expand an existing mining operation in the SW1/4 of Section 20, Township 139N, Range 45W, Parcel 13.020.3000, Hawley Township.

On motion by Laura Johnson, seconded by Sebastian McDougall, and unanimously carried, the Planning Commission opened the public hearing.

Matt Jacobson, Planning Director, advised the Applicant recently completed an Environmental Assessment Worksheet (EAW) and received a negative declaration for a need for an Environmental Impact Statement (EIS). This parcel is in Hawley Township, across the street from the Landfill. The current use of the property is cultivated agricultural, residential and gravel mining. In 1991 there was a Conditional Use Permit (CUP) for a 20-acre gravel mine. In 2023 there was an after-the-fact Variance to mine up to 200 feet from the adjacent residence and 100 feet from the septic system.

The proposal is to expand the existing 56.1 acre pit by 48.1 acres. The EAW was reviewed by the Clay County Planning Commission at their April 15, 2025 meeting and there was a negative declaration on the need for an EIS. The property has a farming history but since 1991 has been leased for mining to Kost Brothers Inc between 1991-2003, and to Asplin Inc since 2003.

The proposed project would expand existing mine by 48.1 acres from 56.1 to 104.2 total acres. An estimated 115,000 cubic yards of material would be extracted and processed under this permit. A map was reviewed showing the area of mining, the reclaimed areas and the future proposed areas to be mined, showing movement taking place in a clockwise motion. Any overburden encountered is removed and placed in an area where mining has already taken place. Mining is expected to only take place above the water table.

Applicant plans to utilize crushers and screens. Pumping would be used in conjunction with storm water basins with the water to be returned onsite. There are no structures within the expansion area that require demolition. Expansion is anticipated to extend the current 20-year mine life by approximately 10 to 20 years. The area would be reclaimed in a phased manner per landowner specifications. Requested operating hours and days are March through December, Monday through Friday, 7:00 AM to 5:30 PM. There would be 3 to 7 employees working onsite.

There are no water quality impairments or special designations located within one-mile of this proposed project area. There are nine wetlands within the Project site, seven of which were formed from previous mining activities. Two farmed wetlands along the east side of the project site are not anticipated to be impacted by the expansion. Director Jacobson requests the County Wetlands Conservation Act Coordinator should conduct a wetland consultation and review of the project with the project proposer.

Soil investigations were conducted at seven sites within the Project Area. There were four ground waters found at varying depths. Static water level closest to the project area is 18 feet below grade, with the next closest static water levels at 31.5 feet and 52 feet below grade. With previous operations activity and absence of documented impacts to surrounding wells, proposed mining activities are not anticipated to impact groundwater.

No wastewater generated to be discharged to nearby surface waters or to a public treatment facility. Wastewater from equipment washing and sand and gravel wash ponds are considered industrial wastewater and are permitted under the NPDES and SDS General Permit MNG 490638. Groundwater appropriations permitting maybe required, even for closed loop systems that do not extract groundwater if the amount exceeds 10,000 gallons per day, or 1 million gallons per year.

The following reclamation items were noted:

- Reclamation is completed or ongoing in the southwest corner of the Project Area and will follow behind current mining and future expansion areas.
- After a substantial area has been mined, sloping and grading will occur, topsoil will be placed, and reclaimed areas will be seeded.
- The land will be returned to farmland. There will be a pond in the northwest corner of the pit per landowner specifications.
- Reclamation costs are estimated at \$500K to \$1 Million.
- Prior to reclamation, mined areas will be monitored for invasive plant species. Restored areas of the pit will either be returned to agricultural production or planted with native prairie seed mix. Any seed mix used for restoration will be certified weed free and can not contain birdsfoot trefoil or crown vetch as recommended by the MN Department of Natural Resources (DNR).

Visual impacts are expected to be minimal based on adjacent land uses. Topsoil berms will act as visual screening for the project. It is not anticipated that project activities would increase air emissions or degrade air quality. State regulations require that fugitive dust (i.e. dust generated by truck traffic on a site) be minimized to the extent practical and that efforts are made to ensure that dust does not leave the site. Dust generated should be controlled with water to ensure sufficient moisture is present. If visible dust is observed beyond the proposed project area, additional water should be used or calcium chloride should be applied. Running trucks below 10 miles per hour should reduce that dust and any dust/dirt/mud that is tracked on Highway 23 should be removed regularly, as noted by the Clay County Highway Department.

Asplin currently has 55 to 60 employees, owns and operates 26 trucks that can make a maximum of 4 to 5 daily trips to and from the mine, resulting in a max of 260 truck trips per day. This mine change should not affect traffic at all, as they are still operating the same within the pit, but are just increasing total acres of mining within the pit. Truck traffic varies throughout the day with hauling hours from 6:00 AM to 7:00 PM, Monday through Friday. There are no consistent peaks experienced on a daily or seasonal level. The project will not increase the volume of traffic generated, as the project is an expansion of the mining area and is not an increase in production or volume. US 10/CR 23 is the primary route to and from the site, as only site access is provided along CR 23 (190th Street).

No comments have been received from Hawley Township or the general public. A Use Permit may be required by Hawley Township. The MN DNR commented that a water appropriations permit may be required for this project, depending on the volume used on a daily or annual basis.

The following were reviewed from the 2045 Comprehensive and Transportation Plan Goals and Objectives:
Natural Resources and the Environment – Aggregate Resources

1. Recognize the importance of aggregate resources to Clay County and the region.
 - a. Continue to protect quality aggregate resources from the encroachment of incompatible residential, commercial, and industrial development.
 - b. Implement policies and standards to ensure sound stewardship of aggregate resources and natural biotic resources.
2. Foster a balanced approach to aggregate resource extraction that is compatible with the natural resources and the rural character of Clay County.
 - a. Require adequate buffering and landscaping for new mining operations when adjacent to existing residential areas as well as when an existing operation expands or is substantially modified and would negatively impact existing land uses in the surrounding area.
 - b. Avoid or mitigate against impacts to groundwater, surface water, native prairie, woodlands, and wetlands for new or expanding mining operations.
 - c. Require phased-end reclamation plans and bonds to ensure mines are reclaimed as mining progresses.
 - d. Consider the cumulative impacts of existing nearby mining operations for new or expanding

operations on the environment, agricultural lands, residential areas, and transportation infrastructure.

Also reviewed were Requirements for All Extractive Uses, setbacks, performance standards, required conditions, setbacks, etc.

Ben Asplin advised he doesn't have any questions or anything to add to Director Jacobson's presentation.

On motion by Curt Stubstad, seconded by Laura Johnson, and unanimously carried, the Planning Commission closed the public hearing.

The Findings of Fact and Order were addressed and discussed by the Planning Commissioners as they pertain to the requested Interim Use Permit. Any issues or concerns may be addressed with conditions.

Minimum staff recommended conditions:

1. Permit shall expire on December 31, 2034.
2. Operate within the provisions of the Clay County Land Development Ordinance.
3. Operator shall control dust and provide necessary maintenance on any/all gravel haul roads.
4. Operator shall control fugitive dust within the mining area.
5. All berms must be seeded to perennial vegetation.
6. Operator shall provide proof of NPDES/SDS, Storm Water Management, and Air Quality Permits, as required to the Planning Office and shall be in compliance with any and all local/state/federal regulating agencies prior to commencing mining operations.
7. Operations must comply with all provisions of the Wetland Conservation Act.
8. Mining operations, including open pit, staging and stockpiling areas, internal haul roads, and associated structures, must not exceed 105 acres. This includes all past acreage that has been mined and reclaimed.
9. Operator must control for noxious weeds on site.
10. Operator must post a \$5,000/acre reclamation bond.
11. Operator must reclaim mined out areas as mining activities progress. Require areas to be returned to agricultural production. All areas not returned to agricultural production must be restored to pasture/native grassland.
12. Applicant shall provide parking, screening, lighting, drainage, and portable sewer facilities consistent with County regulations as determined by the Planning Department and County Health Department.
13. Require operator to present a detailed mine plan to Planning Office indicating exact area to be mined, current topography, final topography, phases of mining operation, equipment locations, locations of hazardous material storage and sanitary facilities and stormwater management plan prior to commencing any operations at the site.
14. Operations at the site are limited to March through December, Monday through Friday, 7:00 AM to 7:00 PM, and hauling only on Saturday from 7:00 AM to 2:00 PM, unless prior approval is received from the Planning Department.

The applicant acknowledged that he accepted the proposed conditions.

On motion by Sebastian McDougall, seconded by Kurt Skjerven, and unanimously carried, the Planning Commission *GRANTED* the Interim Use Mining Permit with the following conditions:

1. Permit shall expire on December 31, 2034.
2. Operate within the provisions of the Clay County Land Development Ordinance.
3. Operator shall control dust and provide necessary maintenance on any/all gravel haul roads.
4. Operator shall control fugitive dust within the mining area.
5. All berms must be seeded to perennial vegetation

6. Operator shall provide proof of NPDES/SDS, Storm Water Management and Air Quality Permits, as required, to the Planning Office and shall be in compliance with any and all local/state/federal regulating agencies prior to commencing mining operations.
7. Operations must comply with all provisions of the Wetland Conservation Act.
8. Mining operations, including open pit, staging and stockpiling areas, internal haul roads, and associated structures, must not exceed 105 acres. This includes all past acreage that has been mined and reclaimed
9. Operator must control for noxious weeds onsite.
10. Operator must post a \$5,000/acre reclamation bond.
11. Operator must reclaim mined out areas as mining activities progress. Require areas to be returned to agricultural production. All areas not returned to agricultural production must be restored to past/native grassland.
12. Applicant shall provide parking, screening, lighting, drainage, and portable sewer facilities consistent with County regulations as determined by the Planning Department and County Health Department.
13. Require operator to present a detailed mine plan to Planning Office indicating exact area to be mined, current topography, final topography, phases of mining operation, equipment locations, locations of hazardous material storage and sanitary facilities and stormwater management plan prior to commencing any operations at the site.
14. Operations at the site are limited to March through December, Monday through Friday, 7:00 AM to 7:00 PM, and hauling only on Saturday from 7:00 AM to 2:00 PM, unless prior approval is received from the Planning Department.

SEFIN ZEKI – REQUEST FOR CONDITIONAL USE PERMIT

The applicant is seeking a conditional use to make an accessory use the principal use at 9032 7th St. N, Moorhead, MN 56560 on Parcel ID: 18.055.0307, Lots 007-010 Block 003 of Harlow Estates Subdivision, Section 33, Township 141N, Range 48W, Kragness Township.

On motion by Jenny Mongeau, seconded by Ashley Heng, and unanimously carried, the Planning Commission opened the public hearing.

Matt Jacobson, Planning Director, stated the Applicant would like to place a storage building on this empty parcel to work on his classic car collection. This request is new, having not presented a request like this before. Before, with the way the Code was written, if you want to convert a principal use to an accessory use, it was not allowed; but with the Development Code update it now allows an avenue to convert an accessory use to a principal use.

The property in question is approximately 2 miles north of Moorhead and one mile west of US Highway 75. The property currently has an unpermitted shipping container on it. Property and surrounding properties are zoned Agricultural General (AG). Applicant would like to construct a 2,400 sq foot, 40x60-foot shop/garage to store and work on his classic car collection.

A Conditional Use Permit (CUP) is required to ensure use conversion is compatible with agricultural and residential character of surrounding areas. There is adequate space for wells and septic drainfields.

The following goals were reviewed from the 2045 Comprehensive and Transportation Plan:

1. Support the long-term protection of the County's strong and diverse agricultural economy.
 - c. Ensure that all new development is compatible with the character and quality of the County's agricultural areas.

Of note, the proposed use would be on a residential lot and would not be taking any agricultural land out of production.

Mr. Zeki had nothing to add to the information presented. There were no comments from the public.

On motion by Curt Stubstad, seconded by Sebastian McDougall, and unanimously carried, the Planning Commission closed the public hearing.

The Findings of Fact and Order were addressed and discussed by the Planning Commissioners as they pertain to the requested Conditional Use Permit request. Any issues or concerns may be addressed with conditions.

Minimum Staff recommended conditions include:

1. Operate within the provisions of the Clay County Land Development Ordinance.
2. The use is strictly personal. No commercial activity is to occur on the property.
3. Any onsite activities must not constitute a nuisance or trespass to surrounding properties.
4. Must adhere to the Clay County Land Development Ordinance standards for outdoor storage of automobiles.

Director Jacobson advised there was one inquiry from Kragnes Township asking what the request was about but no other comments were received.

Chair Hildebrandt inquired of the Applicant if they could understand and agree to the four conditions as set out and Mr. Zeki agreed to the conditions.

On motion by Jenny Mongeau, seconded by Curt Stubstad, and unanimously carried, the Planning Commission *GRANTED* the Conditional Use Permit with the following conditions:

1. Operate within the provisions of the Clay County Development Ordinance.
2. The use is strictly personal. No commercial activity is to occur on the property.
3. Any onsite activities must not constitute a nuisance or trespass to surrounding properties.
4. Must adhere to the Clay County Land Development Ordinance standards for outdoor storage of automobiles.

NORTHERN GROWERS LLC – REQUEST FOR CONDITIONAL USE PERMIT

The applicant is seeking a Conditional Use Permit to establish a cannabis microbusiness at 952 50th Ave S, Moorhead, MN 56560 on Parcel ID: 21.029.4308, in part of the SW1/4 of the Sw1/4, Section 29, Township 139N, Range 48W, Moorhead Township.

On motion by Laura Johnson, seconded by Ashley Heng, and unanimously carried, the Planning Commission opened the public hearing.

Matt Jacobson, Planning Director, advised the property is just outside of Moorhead, 0.1 miles east of US Highway 75. There is a 4,000 sq ft shop and 1,700 sq ft of paved parking. In 2018 the Tier 1 Urban Expansion District overlay was removed from this parcel, while all surrounding parcels are zoned Tier 1. The property is owned by Tyler Otterson, and the proposer is Northern Growers LLC represented by Marc Hedlund. The property is currently used as a commercial property.

The request is for cannabis microbusiness to cultivate (grow) and for retail sales. The request has been preliminarily approved by the State of Minnesota Office of Cannabis Management. Once they have their site secured and permitted, they will be able to finalize their State Permit. All operations will be indoors in the structure. They will be utilizing advanced HVAC system with odor control, a sealed grow environment, LED lighting and security access. Retail space will be designed for controlled access, age verification and customer flow management.

Business hours would align with local regulations of 8:00 AM to 9:00 PM Monday through Saturday and 10:00 AM to 9:00 PM Sunday. Security will include 24/7 video surveillance and secure storage. There will be coordination with local law enforcement (Sheriff's Department). There is adequate space for off-street parking and a parking plan will be required.

All setbacks are met or exceeded for this business. Storage and disposal of waste products and wastewater must be addressed. Integrated pest management plan is required. Retail registration from Public Health is required prior to operation. They would be subject to regular compliance checks.

City of Moorhead has no issues with this request. Moorhead Township passed a resolution earlier this year to pass their cannabis regulations to the County. Moorhead Township had no comments. No public comments have been received. Office of Cannabis Management has confirmed the Preliminary application has been received and approved.

Goals from the 2045 Comprehensive and Transportation Plan reviewed include:

1. Encourage commercial and industrial development that is in harmony with the agricultural and rural character of Clay County.
 - a. Promote value-added agricultural commercial and industrial development in Agricultural Service Center areas and along transportation corridors and hubs.
 - b. Avoid or mitigate against commercial and industrial development that increases the potential for land use conflicts with rural residential or agricultural uses.
2. Promote the incorporated communities of Clay County as prime locations for commercial and industrial development.
 - a. Encourage commercial and industrial development to locate within the incorporated communities of Clay County.
 - b. Encourage commercial and industrial development that is in harmony with future land use plans or city leadership to occur in future urban growth areas of incorporated communities.

The property has a private well and septic system onsite. Sebastian McDougall inquired if there is enough water available for a grow site and Director Jacobson advised that is a question to ask the Applicant. Director Jacobson advised that the State would do compliance checks for the required State systems. The State licensing process is quite thorough and the State Legislature has given responsibility to local governments to regulate the time, the place and the manner of these businesses. These business are only allowed within the Highway Commercial or Limited Highway Commercial zoning districts. Mr. McDougall asked if this was near The Nurtured Nest Daycare; it is 501 feet and has been measured several times.

Marc Hedlund is the Applicant of Northern Growers (also known as Minnesota Cannabis Company). He did not have any questions. Joel Hildebrandt asked about wastewater and waste management plans and Mr. Hedlund advised they have been working with their attorneys to get these items completed. They have preliminary plans they have revised with their attorney. There is not a lot of wastewater and any wastewater would be handled via the State guidelines. They are hoping to re-use any wastewater within their grow. Any product unsellable or expired would need to be secured and hauled away for disposal. They are hoping to compost any allowable plant material such as root balls. Their well will be tested next week for capacity. They are projecting 200 to 400 gallons per day which their current septic will handle but if the business was expanded in the future that capacity would need to be addressed. There will be different layers of security dependent on the area of the operation. Security doors, fobs and indoor cameras will be utilized.

Their current license allows for the potential to grow up to 5,000 square feet of canopy space. Their current plan would be for approximately 200 to 300 plants, which is approximately 1,500 square feet for grow space. They do not want to draw additional attention to the operation. Plant grow life is roughly 8 to 10 weeks. They can purchase plants called clones approximately 6-8 inches high which would be about 12 weeks from grow to shelf. There would also be drying and trimming time. All grow areas need to be completely sterile. They are working with a company for building out the right HVAC system for their operation.

They are able to grow and sell to other dispensaries or do their own retail. They are also able to sell from other growers. With the size of their operation they will be able to grow approximately 6 to 10 different varieties. This Application would be the first non-tribal cannabis business in the area. Their business plan includes donations each grow cycle to give back into the community of Moorhead. Children's projects and veteran projects were mentioned as possible recipients.

There was nobody from the public offering any comments.

On motion by Sebastian McDougall, seconded by Curt Stubstad, and unanimously carried, the Planning Commission closed the public hearing.

The Findings of Fact and Order were addressed and discussed by the Planning Commissioners as they pertain to the requested Conditional Use Permit. Any issues or concerns may be addressed with conditions.

Minimum Staff recommended conditions include:

1. Operate within the provisions of the Clay County Land Development Ordinance.
2. Operate within the provisions of the MN Statutes Chapter 342 and MN Administrative Rules 9810.
3. Obtain a state license with cultivation and retail endorsements.
4. Obtain retail registration from Clay County prior to operation.
5. Provide copies of security, solid waste and wastewater, pest management, and other plans as required by state law to the Clay County Planning and Zoning Department.
6. Submit a parking plan consistent with Clay County parking regulations to the Clay County Planning and Zoning Department.
7. No onsite consumption of cannabis products is permitted.
8. Any onsite activities must not constitute a nuisance or trespass to surrounding properties.

Applicant Hedlund was asked if they are in agreement with these conditions and they indicated they are in agreement. Commissioner Mongeau pointed out the concern of a nearby daycare and the activities of the operation will be well beyond the required setback.

Director Jacobson advised that the 500-foot setback is not a reciprocal setback; wherein, if the daycare expands they are allowed to expand closer to the proposed business; however, if the cannabis business decides to expand, they are not allowed to expand closer to the daycare business.

On motion by Curt Stubstad, seconded by Jenny Mongeau, and unanimously carried, the Planning Commission *GRANTED* the Conditional Use Permit with the following conditions:

1. Operate within the provisions of the Clay County Land Development Ordinance.
2. Operate within the provisions of the MN Statutes Chapter 342 and MN Administrative Rules 9810.
3. Obtain a State license with cultivation and retail endorsements.
4. Obtain retail registration from Clay County prior to operation.
5. Provide copies of security, solid waste and wastewater, pest management and other plans as required by state law to the Clay County Planning and Zoning Department.
6. Submit a parking plan consistent with Clay County parking regulations to the Clay County Planning and Zoning Department.
7. No onsite consumption of cannabis products is permitted.
8. Any onsite activities must not constitute a nuisance or trespass to surrounding properties.

UPDATE ON OUTSTANDING VIOLATIONS:

Director Jacobson advised that there are currently 17 gravel pit violations, involving setback issues, copies of permits/bonds, one is awaiting inspection. There is one Administrative Home Occupation business which technically requires boundary/property line issues. There are also 2 locations with commercial storage business items that need to be addressed.

UNFINISHED BUSINESS:

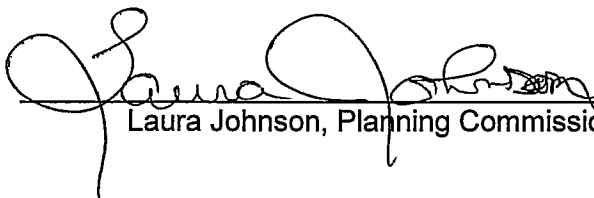
None

NEW BUSINESS:

Minnesota Counties Intergovernmental Trust will be doing a Land Use training on August 7th in Waite Park. Director Jacobson can get anyone registered that is interested in attending. Director Jacobson indicated he was interested in the presentation being given regarding Data Centers, which is becoming a hot topic in the Planning and Zoning community.

ADJOURNMENT:

On motion by Curt Stubstad, seconded by Laura Johnson, and unanimously approved, the meeting adjourned at 8:04 PM.



Laura Johnson, Planning Commission Secretary