

## **MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION**

### **July 14, 2025**

The Haven Township Planning Commission Board met at the Haven Town Hall on Monday, July 14, 2025. The meeting was called to order at 4:00 p.m. by Chairperson Collin Gau. Members present: Collin Gau, Kari Watkins, Penny Weihrauch, James O'Donnell and Clerk Tammy Schefers. Ben Oleson (Hometown Planning) attended virtual along with two others and six in house attendants.

**Approval of Agenda** – James O'Donnell made a motion to accept and approve the Consent Agenda. Penny Weihrauch seconded the motion. The motion carried.

**Minutes** – James O'Donnell made a motion to accept and approve the meeting minutes as presented from the June 16, 2025 Haven Township Planning Commission Meeting. Kari Watkins seconded the motion. The motion carried.

**Items for Discussion** - The board had an informational discussion on these following businesses that have had interest in applying for an Interim Use Permit (IUP). The businesses were Import Motors; Westre Storage and Wiilo Event Center. These are all located in Tract 2 of the Orderly Annexation Agreement with the City of St. Cloud. Because they are in Tract 2, they are subject to the Interim Ordinance "Moratorium" that put a pause on the acceptance or processing of permit applications in that area since October 31, 2024. Once the Moratorium is lifted all of the landowners/applicants will be eligible to apply for an Interim Use Permit (IUP) to operate their various businesses at their sites and a public hearing will need to be scheduled. Currently no applications have been received from any of these businesses.

**Consider Ending Moratorium** -The Haven Township Planning Commission Board had discussion on considering ending the Moratorium for Commercial and Industrial Zones. After discussion James O'Donnell made a motion to recommend to the Haven Township Board to end the Moratorium for Commercial and Industrial Zones in Tract 1 & Tract 2. Penny Weihrauch seconded the motion. The recommended motion carried.

**Consider Notice to Sherburne County for Haven Township as Zoning Authorization for the Entire Township** - The Haven Township Planning Commission Board talked about becoming their own Planning and Zoning for the entire township. There were lots of questions and concerns that were brought up for discussion. There was discussion on the Orderly Annexation Agreement with the City of St. Cloud; Joint Powers Agreement with the City of St. Cloud; Future Plans for the Township; Options for Expansion of Businesses on Hwy 10; Communication to the Residents; Should this be an Annual Meeting Discussion; Should this be voted on by the Residents; Pros & Cons; More Restricted Ordinances; What will the County Say; Extra Expenses for the Township; After discussion on this, Penny Weihrauch made a motion that they recommend to the Haven Township Board to start the process to visit and discuss with Sherburne County and invite them to a meeting to consider the options for Haven Township becoming their



own Planning & Zoning Administration for the Entire Haven Township. James O'Donnell seconded the motion. The recommended motion carried.

**Consider Meeting Date Change** – The Haven Township Planning Commission discussed changing the meeting date. Ben Oleson from Hometown Planning, LLC has conflicts on Monday nights that he will not be able to attend these meetings in person. The board discussed other options. After discussion Penny Weihrauch made a motion that the Haven Township Planning Commission will change the meeting date to the second Tuesday of the month. Starting at 4:00 p.m. and ending by 6:00 p.m. Kari Watkins seconded the motion. The motion carried.

The next meetings will be held on:

Tuesday, August 12, 2025

Tuesday, September 9, 2025

Tuesday, October 14, 2025

Tuesday, November 11, 2025 (Might need to re-schedule; Veterans Day)

Tuesday, December 9, 2025

**Orderly Annexation Agreement** – The Orderly Annexation Agreement with the City of St. Cloud is up for renewal and the board discussed this. They viewed and discussed a draft map that was created by Ben Oleson from Hometown Planning. It had possible expansion for the Orderly Annexation Agreement and it also showed timeline colors for different years of growth for certain areas within the township. This was just a draft working map for a start for the Haven Township Planning Committee to work with. When a final map is decided upon with the Planning Commission, they will share it with the Haven Township Board and the public.

**Committee Members & Resident Reports –**

**Rural Residential** – James O'Donnell spoke to the board on what he classified as Rural Residential and he will continue to update his findings and bring them back next month.

**Commercial** – Robert Kolkman was not present to report.

**Industrial** – Ann Imholte spoke to the board on what she classified as Industrial and she will continue to update her findings and bring them back next month.

**Agricultural** – Kari Watkins spoke to the board about her findings and Bob Bezek spoke to the board on what he classified as Agricultural. They both will continue to research and bring more information back next month to the meeting.

**Open Forum** – Bridget Ayers Looby made the comment that Sherburne County updated some Zoning Ordinances and Agricultural Permitted Uses. She would like to see the Township come back and stay to the character we have had in the past which is Agricultural. She was wondering a time frame when this will be completed.

The board discussed that this will take time and more meetings before it is complete. Sherburne County has a Comprehensive Map on their Planning & Zoning site of what it

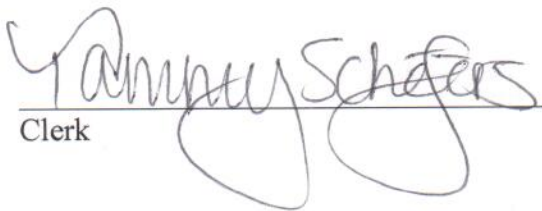
is today for Haven Township. The board discussed everyone should view this map and this may be a consideration for a starting point. They also discussed the meaning of an Interim Use Permit (Meaning it is a permitted use). They will take this into consideration while figuring out the Zoning Districts for Haven Township.

The next meeting of the Haven Township Planning Commission is scheduled for Tuesday, August 12, 2025 at 4:00 p.m. at the Haven Township Hall.

Kari Watkins made a motion to adjourn the meeting. James O'Donnell seconded the motion. The motion carried. The meeting was adjourned at 6:01 p.m.

  
Chairperson

8.12.25  
Date

  
Clerk

8.12.2025  
Date