

HAVEN TOWNSHIP
AGENDA
PLANNING COMMISSION
OCTOBER 14, 2025
4:00 PM

Haven Town Hall, 4230 45th Ave SE, St. Cloud, MN 56304
(or via web/phone conference – see last page for instructions)

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
 - a. Consideration of amendments to Haven Township Zoning Ordinance, Ordinance No. 2022-02. Sections to be amended include Section 5 (Definitions and Rules), Sections 7 (Agricultural District), 8 (Commercial District) 9 (Industrial District), 10 (Commercial 2 District), 12 (Interim Use Permits), and 14 (General Development Regulations). The amendments would amend the definition of “On-Site Business” to include outdoor areas of a business; add a definition of “U-Pull Auto Parts Yard” and “Event Center”; allow for side yard structure setbacks in the Agricultural District to be reduced with a survey or signed statement of agreement from a neighbor; add “Event Center” in the Commercial District, “Salvage Yard” in the Industrial District, and “U-Pull Auto Parts Yard” in the Industrial and Commercial 2 zoning districts as allowable interim uses; correct references to Conditional Use permits to Interim Use permits in the Mississippi Scenic River Ordinance; add “U-Pull Auto Parts Yard” and “Event Center” and related performance standards to Section 12 allowing for certain Interim Uses; amend performance standards relating to Contractors’ Yards to disallow them in any residential subdivision and add a 1000 ft setback from dwellings; clarify that “In-Home Businesses”, “On-Site Businesses” and “Site-Based Businesses” require an Interim Use rather than a Conditional Use permit; modify Section 14, subd. 8 (Exterior Storage of Materials) to regulate outdoor storage in all zoning districts; and make spelling and organizational corrections throughout the Ordinance.
 - i. Applicant: Haven Township
 - b. Requests related to the operation of a wedding and other event center. Approvals required include an Interim Use Permit for the operation of an event center involving private gatherings such as weddings, ceremonies, receptions and similar gatherings.
 - i. Applicant: Fartun Jama
 - ii. Property Owner: I Limited LLC (Jim Marmas)
 - iii. Property address: 979 US Highway 10 SE, Saint Cloud, MN
 - iv. Parcel number(s): 25-00006-2200
5. Approve Previous Meeting Minutes
 - a. September 9, 2025

6. Other Business
 - a. Updates
 - i. Draft Mining Ordinance
 - ii. Update of Orderly Annexation Agreement with City of Saint Cloud
 - b. Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts.
 - i. Rural Residential – Commission Member , Jim O'Donnell
 - ii. Commercial – Commission Member, Bob Kolkman
 - iii. Industrial – Resident, Ann ImHolt
 - iv. Agricultural – Commission Member Kari Watkins and Resident, Bob Bezek
7. Open Forum – Time for Residents to Address the Planning Commission
8. Zoning Administrator's Report
9. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.