

MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION
October 14, 2025

The Haven Township Planning Commission Board met at the Haven Town Hall on Tuesday, October 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, Robert Kolkman and Clerk Tammy Schefers. Ben Oleson (Hometown Planning) attended in person. There was 1 virtual person and 17 people in house who attended the meeting.

Approval of Agenda – Robert Kolkman made a motion to switch around the Public Hearings with taking “b” first and then “a” due to time travel for the “a” hearing, then he accepted and approved the Consent Agenda. Kari Watkins seconded the motion. The motion carried.

Public Hearings –

b. Applicant: Haven Township

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 foot 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.

Ben Oleson from Hometown Planning went over and reviewed with the board members the background information of the consideration of amendments to Haven Township Zoning Ordinance, Ordinance No. 2022-02. Based on discussion within the Township and a desire to clear up how certain land uses are regulated within the Township, several amendments to the Township Zoning Ordinance were recommended. The board discussed an Interim Use Permit application for an Event Center in the Commercial zoning district. They also discussed U-Pull Auto Parts Yard which the board decided that a better name for this would be a Self-Service Salvage Yard. The board went through the draft packet that was presented to them discussing Definitions and Rules of Language

Construction; Agricultural District; Commercial District; Industrial District; Commercial 2 District and Interim Use Permits. They also discussed that they would like to see a line item in for outside lighting. After discussion on this before continuing any further, Chairman Collin Gau asked for Public Comment.

Marjorie Latour spoke to the board about her concern of the Event Center that will be next to her property that she owns. She had several concerns such as safety, hours of operation, alcohol on the site, parking and lighting. She will write a letter with her concerns and make sure that Ben Oleson gets it for the board to consider and review.

Ann Imholte spoke to the board about the Event Center and her concerns of how often it will be used and who will be renting it.

Hearing no more public comments Chairman Collin Gau closed the public comments at 5:12 p.m.

The board had further discussion with the draft packet.

They got to Section 14 - General Development Regulations; Subdivision 8 and had a lot of questions that they felt needed more time to review and discuss. Time was running short so Robert Kolkman made a motion to recommend to the Haven Township Board to accept, approve and go ahead with the draft changes that were discussed up to Section 14 – General Development Regulations. Then table this until the next meeting which will be held on November 13, 2025 starting at 4:00 p.m. They will continue and start with Section 14, Subdivision 8 at the next scheduled Haven Township Planning Commission meeting. Kari Watkins seconded the motion. The motion carried. Ben Oleson will make these draft changes that were approved and see that the boards receive a copy of the revised version.

**a. Applicant: Fartun Jama; Property Owner: I Limited LLC (Jim Marmas);
Property Address: 979 US Highway 10 SE, St. Cloud, MN 56304; Parcel Number
25-00006-2200**

Request 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.

Fartun Jama spoke with the board members of her plans with the event center. The proposal is to operate an event center out of a portion of an existing building on the property. The event center would host private gatherings such as weddings, ceremonies, receptions and similar gatherings. She made the comment that the events would be scheduled primarily on Fridays after noon and weekends, limited to one event per day to maintain quality and minimize the disruption. The events will run generally from noon until midnight and conclude by midnight to respect noise ordinances. Other items the board discussed were parking; trash service; food service; restroom facilities; septic system compliance and local emergency service providers. Chairman Collin Gau opened this up for public comment.

Douglas Maschler, Sherburne County Building Official had sent a letter of concerns that would need to be addressed before this is approved.

David Roedel, Sherburne County Assistant Public Works Director/Deputy County Engineer sent a letter stating that Sherburne County has no concerns regarding the Interim Use Permit for a proposed wedding and other event center at 979 US Hwy 10 SE, St. Cloud, MN parcel #25-00006-2200. The site does not currently have direct access onto County Road 63. A future access from the site to County Road 63 would not be allowed.

Matt Glaesman, City of St. Cloud Community Development Director sent a letter to the board addressing his concerns.

The board also reviewed the Staff Recommendations 1-20 conditions for approval.

Marjorie Latour stated her concerns which included if the Day Care is in a separate building than the Event Center; parking; the shared easement driveway to her property; blocking the gate; theft; noise level; she was wondering if the board was aware that the applicant might be involved in the Feeding Our Future Scam. She wants to make sure that her renter is not blocked in from using the shared driveway access. She will send all of her concerns and comments in a letter to Ben Oleson so he can forward it to the board.

Troy Latour had concerns about the traffic control in this area. This is a tough intersection that goes on and off out to Highway 10. There are several semi trucks that use this driveway as well to get on and off of Highway 10 to get to and from the gas station.

Kari Watkins made the comment that the shared driveway business hours of operation on their website states that they are open Monday – Friday 8:30 a.m. to 5:30 p.m. and Saturdays from 9:00 a.m. to 2:00 p.m. They are closed on Sundays.

Jim Marmas the property owner of this parcel had concerns that the current septic system should be large enough to accommodate this event center. About 15 years ago he went through a septic upgrade for this location. He feels he should not have to spend more money on upgrades especially if the City of St. Cloud is considering annexing his property.

Hearing no more public comments Chairman Collin Gau closed the public comments section of this meeting. The board members had further discussion. After discussion, Collin Gau made the motion to recommend to the Haven Township Board a positive comment for approval on this Event Center Interim Use Permit application with the conditions outlined in the draft facts and findings numbers 1-20 that need to be met and followed. Concerns would be especially building codes; septic system; parking lot review and approval of this Interim Use Permit for no more than two years at this stage. The board will review it again in 2027 to make sure it is still in compliance. Robert Kolkman

seconded the motion. The motion carried. Ben Olsen will put this all together and get it back to the board members.

Minutes – Kari Watkins made a motion to accept and approve the meeting minutes as presented from the September 9, 2025 Haven Township Planning Commission Meeting. Penny Weihrauch seconded the motion. The motion carried.

At this point in the meeting it was 6:04 p.m. and Ben Olsen apologized that he had to leave for another meeting.

After discussion on this, Penny Weihrauch made a motion that this board should table the rest of the agenda for this meeting and continue with it at the next monthly meeting which will be held on November 13, 2025 at 4:00 p.m. at the Haven Township Hall. Robert Kolkman seconded the motion. The motion carried.

Other Business:

Draft Mining Ordinance

Update Orderly Annexation Agreement with City of St. Cloud

Committee Members & Resident Reports –

Rural Residential – James O'Donnell

Commercial – Robert Kolkman

Industrial – Ann Imholte – Gave her copy of findings to the clerk.

Agricultural – Kari Watkins and Robert Bezek

Open Forum

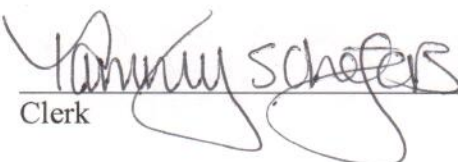
Zoning Administrator's Report

The next meeting of the Haven Township Planning Commission is scheduled for Thursday, November 13, 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 6:07 p.m.


Chairperson

11-13-2025
Date


Clerk

11.13.2025
Date