

MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION

November 13, 2025

The Haven Township Planning Commission Board met at the Haven Town Hall on Thursday, November 13, 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. Mike Pfeiffer (Hometown Planning) attended in person. There were 4 virtual people and 13 people in house who attended the meeting.

Approval of Agenda – Penny Weihrauch made a motion to accept and approve the agenda. Kari Watkins seconded the motion. The motion carried.

Public Hearings –

- a. Applicant: Haven Township** – Consideration for the adoption of an ordinance related to the regulation of gravel and mineral extraction in all areas of Haven Township. The proposed regulations would include, but not be limited to, a requirement for an interim use permit, a limit on the amount of land that could be actively mined at one time, required setbacks from mining areas to residences, property lines and bodies of water, required information and plans relating to mitigating negative impacts on surrounding properties and natural features and implementation of various performance standards.

Chairperson Collin Gau gave a brief review and discussed the consideration for the adoption of an ordinance related to the regulation of gravel and mineral extraction in all areas of Haven Township. He then opened up the meeting for the public to speak.

Michael Murphy made the comment that he has worked for Amrize for the past six years as an Operations Manager. He thanked the board for the time allotted for the public to comment. He introduced Jacob Steen and Jim Aiken who also represent Amrize.

Jim Aiken gave a presentation to the board members. It was a summary of Amrize Comments on the Haven Township Proposed Draft Mining Ordinances. Some comments that were discussed were the 10 foot groundwater separation makes commercial aggregate production impossible; ordinance as written is a de facto ban on mining; provisions for groundwater protection can be easily added without ban; operational area / roadway limitations are too restrictive and limit the ability of operators to manage noise and stockpiles further away from residents; proposed setbacks appear to be arbitrary and far greater than most other jurisdictions that are able balance resident's needs; groundwater; setbacks and definitions. He ended his presentation with asking the board to consider tabling all actions on this ordinance until Amrize Environmental Impact Statement (EIS) is complete. He also stated his recommendations, that comments and responses will be used to thoroughly explain issues and address potential needs that then can be included in the new ordinance. When crafting the new ordinance, review the proposed model ordinance being developed in cooperation between the Minnesota Associations of Townships and the Aggregate Ready Mix as well as other industry

groups. Work with the industry to understand mining, tour existing and closed sites to become familiar with what other jurisdictions have done to address the same problems that Haven's residents are concerned about. Consider hiring an independent engineer or geologist experienced in mining that can explain existing laws and help address and explain groundwater, surface water, air and water supply issues. He also stated that he had sent a Word version of the redlined comments to the board for review.

Jacob Steen a Shareholder with Larkin Hoffman representing Amrize spoke to the board members and addressed his concerns. Amrize owns around 600 acres in Haven Township. He asked the board to consider reviewing the ordinance carefully; failure to study may be problematic. He asked the board to please consider tabling this and take more time to study this. He made the comment that they are willing to work with the township and be a resource to them through this process.

John Cunningham the Executive Director of Aggregate & Ready Mix Association of Minnesota (ARM) made the comment that he is supportive in Amrize proposals. Every State, County, Township and City need aggregate resources. Aggregates are the foundation of building. He made the comment that Minnesota Associations of Townships (MAT) are working with them to craft a meaningful mining ordinance. He stated that he would like to see this board consider tabling this ordinance until the Environmental Impact Statement (EIS) from Amrize is completed. He is also willing to work with the township through this process.

Tom Schmit from Bituminous Roadways made the comment that there are several gravel mining operations within Haven Township that this mining ordinance will affect. There is a consistent message that has been given here while he listens to everyone speak. The message is that the board is asked to rethink about what they are doing and the most responsible thing to do is table this ordinance for now. He also made the comment that he would also like the board to please consider tabling this ordinance.

Hearing no more public comment Chairperson Collin Gau closed the public hearing at 4:31 p.m. He made the comment that this Haven Township Planning Commission Board is only a recommending board to the Haven Township Board. The Haven Township Board will make the final decision.

The commission board members then proceeded to discuss and review their concerns. They talked about how they feel that the current way the draft ordinance is written needs to be modified; they discussed groundwater concerns; property owners; land use issues and Orderly Annexation with the City of St. Cloud.

After discussion on this, Collin Gau made a motion to recommend to the Haven Township Board the approval of this draft Mineral Extraction Ordinance as written for a starting point to put a Mineral Extraction Ordinance in place; however the Haven Township Planning Commission Board feels that there needs to be modifications made to this current proposed draft Mineral Extraction Ordinance. The Haven Township Board should consider and coordinate with the mining operators for some of their suggestions.

James O'Donnell seconded the recommended motion. Role call was taken; Collin Gau – Aye; Kari Watkins – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye; Robert Kolkman – Absent. The recommended motion carried.

- b. Applicant: Haven Township** – Consideration of amendments to Haven Township Zoning Ordinance, Ordinance No. 2025-07. Sections to be amended include, but are not necessarily limited to, Section 14 (General Development Regulations). The amendments would modify, at a minimum, Section 14, Subd. 8 (Exterior Storage of Materials) to regulate outdoor storage in all zoning districts.

Chairperson Collin Gau discussed how last meeting the Planning Commission members tabled the proposed amendments to Section 14, Subd. 8 (Exterior Storage of Materials) to allow for more time to consider the intent of the amendments and consider possible changes to the proposed language. He then opened up the meeting for the public to speak.

Randy Linn had concerns on Section 14, Subdivision 8. He discussed the Operable Vehicles Limitation; the Inoperable or Unlicensed Vehicles and the Firewood sections with the Planning Commission Board Members.

Hearing no more public comment Chairperson Collin Gau closed the public hearing at 5:12 p.m. He made the comment that this Haven Township Planning Commission Board is only a recommending board to the Haven Township Board. The Haven Township Board will make the final decision.

The commission board members then proceeded to discuss and review their concerns. They discussed number of vehicles for operable and inoperable; a property owner being grandfathered in; how zoning ordinances are for a guideline; variances for unique situations; each situation is a case by case action and firewood concerns.

After the board had discussion Kari Watkins made a motion to have Mike Pfeiffer please give all of these changes to Ben Oleson and have him revise this part of Section 14 Subdivision 8 with the corrections that were discussed by the commission members. Ben Oleson can draft these changes and next month there will be another public hearing for this. The next Haven Township Planning Commission Board Meeting will be held on Tuesday, December 9, 2025 at 4:00 p.m. at the Haven Township Hall. Penny Weihrauch seconded the motion. Role call was taken; Collin Gau – Aye; Kari Watkins – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye; Robert Kolkman – Absent. The motion carried.

Minutes – James O'Donnell made a motion to accept and approve the meeting minutes as presented from the October 14, 2025 Haven Township Planning Commission Meeting. Kari Watkins seconded the motion. Role call was taken; Collin Gau – Aye; Kari Watkins – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye; Robert Kolkman – Absent. The motion carried.

Other Business:

Sherburne County Zoning Ordinance – Add ‘Wrecker and Towing Service’ to the list of allowable Interim Uses in the Industrial District and a definition for the same (this would impact areas of Haven Township outside of the current Orderly Annexation Agreement with the City of St. Cloud).

Sherburne County Planning & Zoning has received a request to amend to Zoning Ordinance Section 11 Industrial District, Subdivision 4 Interim Uses and Section 16.2 Interim Use Permits, Subdivision 4 List of Interim Uses to include “Wrecker and Towing Service” as a listed interim use within the Industrial District. This use is not currently defined or permitted under the existing ordinance.

After the Planning Commission Board Members discussed this, Kari Watkins made a motion to recommend a positive comment to give to the Haven Township Board to support and agree with this Sherburne County proposed ordinance for Wrecker & Towing Services. However, they would like to have clarification on F. Businesses may store up to 20 inoperable vehicles at any time; G. Tow vehicles and equipment must be licensed, insured, and maintained in accordance to state and or federal DOT standards. (How many tow vehicles and equipment on site). James O'Donnell seconded the recommended motion. Role call was taken; Collin Gau – Aye; Kari Watkins – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye; Robert Kolkman – Absent. The recommended motion carried.

Update Orderly Annexation Agreement with City of St. Cloud – Eric Meyer commented that the deadline has been extended by both the City of St. Cloud and Haven Township for 1 year. He is waiting to receive the draft Orderly Annexation Agreement so he can forward it to the Haven Township Planning Commission to review.

Committee Members & Resident Reports

Residential – James O'Donnell – No New Updates

Commercial – Robert Kolkman – Absent

Industrial – Ann Imholte – Gave her copy of findings to the clerk. The Clerk will forward them to the Chairperson Collin Gau.

Agricultural – Kari Watkins and Robert Bezek – Kari Watkins will submit her findings to the clerk. The Clerk will then forward them to the Chairperson Collin Gau.

Robert Bezek – No New Updates

Open Forum

James O'Donnell made the comment that he would like the commission board members to get a copy of the redlined version of the Mineral Extraction Ordinance that was presented from Amrize. Chairperson Collin Gau will forward that redline copy to the board members so they have it to review.

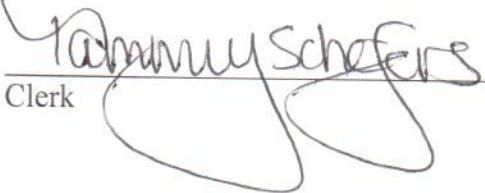
Zoning Administrator's Report – No New Updates

The next meeting of the Haven Township Planning Commission is scheduled for Tuesday, December 9, 2025 at 4:00 p.m. at the Haven Township Hall.

Penny Weihrauch made a motion to adjourn the meeting. James O'Donnell seconded the motion. Role call was taken; Collin Gau – Aye; Kari Watkins – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye; Robert Kolkman – Absent. The motion carried. The meeting was adjourned at 5:36 p.m.


Chairperson

1-13-2026
Date


Clerk

1-13-2026
Date