

MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION

January 13, 2026

The Haven Township Planning Commission Board met at the Haven Town Hall on Tuesday, January 13, 2026. 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 one virtual person and 2 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. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye. The motion carried.

Public Hearings –

- a. **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.

The planning Commission went over the Haven Township Zoning Ordinance (applicable to Tracts 1 & 2 of the Orderly Annexation Agreement with the City of St. Cloud (OAA)) Section 14, Subd. 8 (Exterior Storage of Materials). Changes have been revised to what the Planning Commission Committee had discussed from the November meeting. After the Planning Commission Board reviewed these changes, Robert Kolkman made a motion to accept, approve and recommend to the Haven Township Board the changed language that was indicated and presented in this meeting packet (January 2026). James O'Donnell seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye. The motion carried.

Minutes – Kari Watkins made a motion to accept and approve the meeting minutes as presented from the November 13, 2025 Haven Township Planning Commission Meeting. James O'Donnell seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye. The motion carried.

Other Business:

- a. **Update – Adopted Township Mining Ordinance** – It was stated that the Mineral Extraction Ordinance was adopted by the Haven Township Board on November 17, 2025. The Planning Commission Committee discussed that they would still like to review the suggestions that were given by the mining companies and possibly amend and incorporate some of those ideas into the township mineral extraction ordinance in the future.

- b. Update – Amrize IUP Mining Application – It was stated that the Amrize Interim Use Permit Application to Haven Township was incomplete. Amrize is still in the process of their Environmental Impact Statement (EIS).
- c. Update – Extension of Orderly Annexation Agreement with City of St. Cloud – It was stated that Haven Township and the City of St. Cloud has extended the current Orderly Annexation Agreement for one more year (November 1, 2026). Legal Counsel has reviewed a draft copy of the next proposed Orderly Annexation Agreement. This draft copy will be given to the Haven Township Planning Commission Board to review and discuss at their February 10, 2026 Planning Commission Meeting.
- d. Discussion – Cannabis Business Zoning Regulations – The Township has not yet adopted zoning regulations specific to Cannabis Businesses (example: Cultivation, Manufacturing, Processing, Retail, etc.). The Township Attorney has recommended that such regulations be considered by the Township. Sherburne County has adopted zoning regulations for these businesses. The Planning Commission was presented a summary of Sherburne County regulations. After discussion on this, Kari Watkins made a motion that the Planning Commission Board take time to review this and give any comments or concerns they have to Ben Olsen. Ben Olsen will then take these comments and incorporate them with the Sherburne County regulations as a starting point to create a draft copy for the Planning Commission to review. This will be placed under the Public Hearings for the next meeting which will be held on Tuesday, February 10, 2026 at 4:00 p.m. at the Haven Township Hall for discussion. Robert Kolkman seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye. The motion carried.
- e. Discussion – MPCA Actions Relating to PID 25-00030-1400 (Cty Rd 8 SE) – The Township recently became aware of issues relating to dumping of certain wastes on this property and actions are being taken by the Minnesota Pollution Control Agency (MPCA). The Planning Board was given documents for review. The Haven Township Board is trying to connect with the Minnesota Pollution Control Agency to set up a meeting date sometime in February, 2026 to get more clarification on this issue.
- f. Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts
 - a. Rural Residential – James O'Donnell
 - b. Commercial – Robert Kolkman
 - c. Industrial – Ann Imholte
 - d. Agricultural – Kari Watkins; Robert Bezek

The committee members have submitted their reports with their findings. James O'Donnell will take all these findings and put them together on a spread sheet for the

committee to discuss at the next meeting in February. After that, they will present a final draft to the Haven Township Board.

Open Forum

None

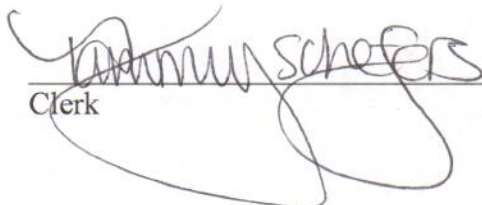
Zoning Administrator's Report – Ben Oleson talked about how he is still in the working process with Import Motors on their Interim Use Permit. He also stated that he is still waiting to hear from the Wiilo Event Center on their progress. He will call to connect with Sherburne County to see if either of these two places have communicated and proceeded to complete what is needed at the County level.

The next meeting of the Haven Township Planning Commission is scheduled for Tuesday, February 10, 2026 at 4:00 p.m. at the Haven Township Hall.

James O'Donnell made a motion to adjourn the meeting. Robert Kolkman seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; James O'Donnell – Aye; Penny Weihrauch – Aye. The motion carried. The meeting was adjourned at 5:25 p.m.


Chairperson

2-10-2026
Date


Clerk

2-10-2026
Date