

MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION
February 10, 2026

The Haven Township Planning Commission Board met at the Haven Town Hall on Tuesday, February 10, 2026. The meeting was called to order at 4:00 p.m. by Chairperson Collin Gau. Members present: Collin Gau, Kari Watkins, Penny Weihrauch, Robert Kolkman and Clerk Tammy Schefers. Ben Oleson (Hometown Planning) attended in person. There were 2 virtual people and 4 people in house who attended the meeting.

Approval of Agenda – Robert Kolkman made a motion to accept and approve the agenda. Penny Weihrauch seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; Penny Weihrauch – Aye. The motion carried.

Public Hearings – None

Minutes – Robert Kolkman made a motion to accept and approve the meeting minutes as presented from the January 13, 2026 Haven Township Planning Commission Meeting. Penny Weihrauch seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; Penny Weihrauch – Aye. The motion carried.

Other Business:

- a. **Review and Comment – Sherburne County Memo Regarding Ordinance Amendments.** Sherburne County has distributed a memo to townships throughout the County seeking comment on proposed Ordinance Amendments. The memo addressed three main issues:

1. Required soil separation for subdivided residential properties. After discussion on this, the Haven Township Planning Commission Committee felt that there was not enough information on this issues relating to this matter, they did have concern about what a reduction in the separation would mean for groundwater quality.

2. Minimum residential platted lot sizes. After discussion on this, the Haven Township Planning Commission Committee noted that the Township does not have any areas zoned by the County as General Rural and they would like clarity whether the County was proposing the reduction to 1.5 acre minimum lot sizes in only the General Rural District or also the Agricultural District. They had concerns with reducing the lot size to 1.5 acres as that would increase density of housing which they were opposed to.

3. 75% wooded requirement. After discussion on this, the Haven Township Planning Commission Committee was in favor of the proposed changes relating to the 75% wooded land (allowing wetlands and steep slopes or other similar non-tilled lands to be counted towards that 75% requirement).

- b. 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). The Haven Township Planning Commission Committee reviewed a draft copy of the next proposed Orderly Annexation Agreement. The Committee went through the different pages with concerns. They were not very familiar with the details of the comments from the City. They talked about how the City should have to provide more than 51% of landowners in an Annexation phase with city services and utilities before moving on to the next annexation phase. They also discussed the City’s proposed change to make the adoption of a Zoning / Subdivision Ordinance in the annexation area require an unanimous approval of the Joint Powers Board (although they understood the City’s likely concern with always being outvoted). They also discussed Metes and Bounds and getting Legal Land Descriptions put into place to define boundary lines, especially in the Elk River Estates area. The Planning Commission also discussed on how important it is to make sure that all the landowners are involved and aware of the proposed draft Orderly Annexation Agreement for the whole township. There was discussion on Open Houses vs. Public Hearings. They feel that a Public Hearing should take place before the Town Board takes any final action.
- c. Update – Amrize IUP Mining Application** – Ben Oleson made the comment that Amrize is currently undergoing the EIS review with Sherburne County. They have submitted an Interim Use Permit Application to Haven Township. The application was incomplete and needs to be re-submitted and that any re-submittal would be subject to the newly adopted mining ordinance. The Township is awaiting a complete application and the completion of the EIS process at Sherburne County.
- d. Update – Import Motors Incomplete Interim Use Permit & Enforcement** Ben Oleson made the comment that Import Motors Interim Use Permit is still incomplete. The township’s attorney has been directed to take the next steps in enforcement – a Summons and Complaint filed with the court.
- e. Update – MPCA Actions Relating to PID 25-00030-1400 (4958 Cty Road 8)**
 The Township recently became aware of issues relating to dumping of certain chemical wastes on this property. The Minnesota Pollution Control Agency (MPCA) will host a meeting to talk about this on Tuesday, February 17, 2026 at 2:00 pm at the Haven Township Hall.
- f. Update - Cannabis Business Township Ordinance Amendment Draft** 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. The Planning Commission Committee recommended a Public Hearing to be scheduled to adopt Township Zoning Ordinance Amendments that mirror Sherburne County’s regulations. A draft of the proposed amendments will be

distributed to the Haven Township Planning Commission Committee to allow for final review prior to a Public Hearing that will be scheduled for the March 10, 2026 meeting.

- g. Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts** James O'Donnell had taken all these findings and put them together on a spread sheet for the committee to discuss. This will be discussed at the next meeting in March. After that, they will present a final draft to the Haven Township Board.

Open Forum

Ann Imholte asked about the status of the Wiilo Event Center. Ben Oleson made the comment that the owner of the Event Center has a call out to speak with him tomorrow. As far as now, there are no new updates.

Greg Bednark asked if there was anything new with Highway 10 that is going to change. The Planning Commission was currently unaware of any changes and referred him to go to the Minnesota Department of Transportation website for more information.

Zoning Administrator's Report – Ben Oleson had no further comments.

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

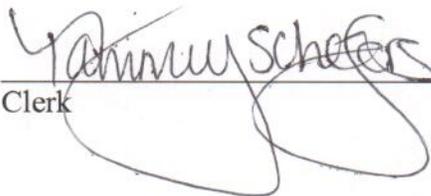
Robert Kolkman made a motion to adjourn the meeting. Kari Watkins seconded the motion. Role Call was taken; Kari Watkins – Aye; Robert Kolkman – Aye; Collin Gau – Aye; Penny Weihrauch – Aye. The motion carried. The meeting was adjourned at 5:37 p.m.



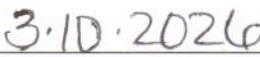
Chairperson



Date



Clerk



Date