

**MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION**  
**March 10, 2026**

The Haven Township Planning Commission Board met at the Haven Town Hall on Tuesday, March 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, James O'Donnell (via virtual) and Clerk Tammy Schefers. Ben Oleson (Hometown Planning) attended in person. There were 2 virtual people and 16 people in house who attended the meeting.

**Approval of Agenda** – Kari Watkins made a motion to accept and approve the agenda. Penny Weihrauch seconded the motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O'Donnell - Aye. The motion carried.

**Public Hearings – Applicant: Haven Township**

The consideration of amendments to Haven Township Zoning Ordinance, Ordinance No. 2026-01. Sections to be amended include Section 5 (Definitions and Rules), Sections 7 (Agricultural District), 8 (Commercial District) 9 (Industrial District), 10 (Commercial 2 District), and 12 (Interim Use Permits). The amendments would define and regulate cannabis businesses within the Township by requiring licensing by the State of Minnesota; requiring an interim use permit; requiring setback buffers from various other land uses; requiring plans related to meeting environmental, security, and general operational procedures; and providing mechanisms for enforcement. Section 12, Subp. 5.13 (Mining) is proposed to be deleted as a separate Township ordinance regulating mining has recently been adopted. Amendments will also make spelling and organizational corrections throughout the Ordinance.

The Haven Planning Commission Committee talked about adopting regulations related to cannabis businesses that would be similar to Sherburne County, with the exception that in the draft amendments all cannabis businesses would require an interim use permit rather than a conditional use permit or being considered a permitted use. The regulations include limiting the various types of cannabis businesses to certain zoning districts, the requirement for an interim use permit setbacks between cannabis businesses and certain other land uses, performance standards for cannabis businesses and other general regulations.

The Haven Planning Commission Committee also discussed removing the section of the existing ordinance relating to mining regulations, as this has been replaced by a recently adopted township-wide ordinance addressing mining and mineral extraction.

Chairman Collin Gau opened up the discussion for Public Comment. Hearing none, he closed the Public Comment.

The board further discussed the consideration of amendments. After discussion Kari Watkins made a motion that the Planning Commission should recommend to the Haven Township Board a positive comment to accept and approve the changes that were

discussed for amending the Haven Township Zoning Ordinance, Ordinance No. 2026-01. Penny Weihrauch seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O’Donnell - Aye. The motion carried.

**Minutes** – Penny Weihrauch made a motion to accept and approve the meeting minutes as presented from the February 10, 2026 Haven Township Planning Commission Meeting. James O’Donnell seconded the motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O’Donnell - Aye. The motion carried.

**Other Business:**

**a. Request for Township Recommendation – Sherburne County Variance Request (Latterell), PID#25-00406-0106 (5750 16<sup>th</sup> Avenue SE, Lot 3, Block One, River Haven)**

Craig Schoenberg (Schoenberg Construction) explained to the Planning Commission about the project he is working on with Joseph Latterell. Joseph Latterell is requesting a 3.1’ variance in setback from the side property line to construct an addition on existing house. Required setback from the side property line is 10’. He also is requesting a 95.8’ variance in setback from the Ordinary High Water Level (OHWL) of the Mississippi River to construct an addition on existing house. Required setback from the OHWL in the Scenic River District is 150’.

Ben Oleson made the comment that the proposal involves the demolition of approximately half of the existing dwelling (the existing attached garage and a large pool house/shelter by the river side) and replacing it with a new attached garage in place of the old garage and a one-story dwelling addition (with walkout basement) on the river side of the new garage. An existing small shed in the area of the proposed addition would also be relocated or removed from the property. The existing pool house that would be torn down is located partially across or at least on the side property line. The proposed new addition would be pulled back several feet from the river to a setback of approximately 65 feet where the required setback is 150 feet. The proposed new attached garage would be located 6.9 feet from the side lot line rather than the required 10 feet at its closet point (the building sits at an angle to the property line so as the building goes toward the river the side yard setback increase to 16.6 feet at its closet point to the river).

The two variances being proposed are: A river setback of approximately 65 ft (minimum 150 ft required) and a side yard setback of 6.9 feet (minimum 10 ft required).

The Planning Commission Committee discussed how this will be an improvement for this property. It would resolve the current building being on the neighboring property. They discussed drainage; impact water flow into the river; catch basins; property lines and the 10 x 10 out building that is currently on the property. Jeff Schlingmann spoke with the committee and told them that he is the neighbor who owns the property that the pool house building is currently on. He is in favor of this remodel and variance requests so the pool house building will be removed from his property. Jeff Schlingmann would like to see the grading and drainage done properly, so it stays on that property and does not

impact his property. Joseph Latterell made the comment that he plans to have catch basins and plant native flowers within that area.

After more discussion, Penny Weihrauch made a motion that the Haven Planning Commission Board should make a recommendation to Sherburne County to send a Positive Comment to accept and approve these two variance requests for PID # 25-00406-0106. Joseph Latterell is requesting a 3.1' variance in setback from the side property line to construct an addition on existing house. Required setback from the side property line is 10'. He also is requesting a 95.8' variance in setback from the Ordinary High Water Level (OHWL) of the Mississippi River to construct an addition on existing house. Required setback from the OHWL in the Scenic River District is 150'. Other concerns to take into consideration would be the storm water run-off; make a swale; have catch basins; and to consider designing the garage to meet the 10' property side line. Kari Watkins seconded the recommendation to Sherburne County. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O'Donnell - Aye. The motion carried.

**b. Request for Township Recommendation – Sherburne County Rezoning Request (Forcier), PID # 25-00021-1405 and PID # 25-00021-1410 (4286 42<sup>nd</sup> Street SE)**

Anthony and Gina Forcier spoke to the Haven Planning Commission in regards to a rezone request and an Interim Use Permit (IUP) application for a Business Selling Vehicles, Boats, Farm Equipment and Auto Repair.

They are requesting to rezone these parcels so they can obtain an Interim Use Permit to convert the existing building on site to a single independent auto dealership. The existing property is currently zoned Agricultural, but has historically been used for Commercial purposes and in the past was zoned Industrial II, since 1994 the County's Zoning Map has classified this property as Agricultural. They explained that they are the sole owners and operators of the dealership, with no employees. The proposed use is limited to the sale of used trucks, trailers, forklifts, and other similar equipment. Inventory levels will vary and are expected to range from approximately two to ten vehicles and equipment units stored on the property at any given time. A 35 foot by 70 foot portion of the existing shop building will be utilized for dealership operations. This area will include office space, a kitchen and lunch area, two restroom facilities, single vehicle bay used for detailing and preparation of vehicles and equipment prior to selling. No mechanical repair work will be conducted on-site.

The Planning Commission discussed the zoning area request; septic system; easement access; Interim Use Permit; number of vehicles or units on site; signage; hours of operation; making sure it is not a salvage yard or a repair shop and how and where items will be displayed on the property. After discussion on this, Collin Gau made a motion that the Haven Township Planning Commission should recommend to Sherburne County a Positive Comment to accept and approve the request of the rezoning of these parcels PID #25-00021-1410 and PID #25-00021-1405 from Agricultural to Commercial. Also recommending a Positive Comment to accept and approve the request for an Interim Use

Permit for the business selling of vehicles, boats and farm implements – Starting an Auto Dealership. The concerns would be that this will not become a salvage yard, only operational vehicles or equipment/units for sale; no repair work where there is waste, oils, etc on the site. Limit up to not exceeding 10 vehicles or equipment/units for sale or stored on the property at any given time. Kari Watkins seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O’Donnell - Aye. The motion carried.

**c. Re-Defining Haven Township Zoning Districts**

The Planning Commission discussed the Zoning Districts for Haven Township. They briefly reviewed the spreadsheet that James O’Donnell had put together. The committee discussed options and how to proceed with this. Items discussed were; adding a 5<sup>th</sup> District for Rural Residential; Orderly Annexation Agreement; if the township wants to work with the City of St. Cloud with the zoning; if the township wants to work with Sherburne County with the zoning; maybe a hybrid option with both; how much this will cost; resources; permit fees; staff; contracting out; inspections; on-site visits; long term outlook and the best interest for all of the residents for years to come.

After discussion on all of this, Collin Gau made the statement that the Planning Commission has a starting point of what they would like to see with the spreadsheet that James O’Donnell had put together. He asked Ben Oleson to use that model spreadsheet and put a comparison sheet together for them. Take what the City of St. Cloud has for zoning, what Sherburne County has for zoning and the Haven zoning spreadsheet and do a side by side comparison. The Planning Commission will review this at the April meeting.

Collin Gau made a motion to recommend to the Haven Township Board that they should consider adding a 5<sup>th</sup> District called Rural Residential to the Haven Township Zoning. He is also recommending that the Haven Township Board meets with the City of St. Cloud and Sherburne County again to review what Haven Township has defined for their zoning districts. Penny Weihrauch seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O’Donnell - Aye. The motion carried.

**d. Updates**

**Extension of Orderly Annexation Agreement with City of St. Cloud - No new Update**

**Import Motors Incomplete Interim Use Permit & Enforcement** – This has been turned over to Legal Counsel Enforcement – a Summons and Complaint filed with the court.

**Wiilo Event Center** – No New Update

**Amrize Mining Interim Use Permit** – No New Update

**MPCA Ground Water Pollution** – Still Investigating with well samples. Results of reports hopefully will be available this summer.


**Open Forum**

Ken Eich had a question of the property that a church owns next to his property near Haven Road. He had heard that that parcel may be split and be rezoned to a recreational area. He was wondering how and who he needs to talk with to see if this is correct. He is not in favor of that. The Planning Commission told him to speak with Sherburne County Planning and Zoning. The Haven Township Planning Commission has not been aware of this.

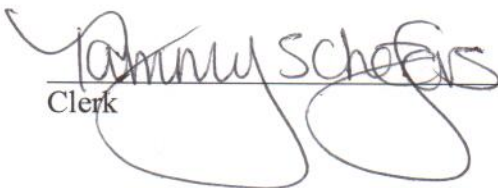
**Zoning Administrator's Report** – Ben Oleson had made the comment that Northern States Power Company, doing business as Xcel Energy, is gathering information and requesting comments for a proposed utility-scale solar-energy project in Sherburne County, MN, the Sherco Solar 4 Project. It will encompass approximately 1,160 acres of agricultural lands located in Clear Lake, Haven and Palmer Townships, just north of the City of Clear Lake. Proposed construction will begin in 2027 and commercial operations commencing in 2028.

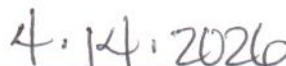
The next meeting of the Haven Township Planning Commission is scheduled for Tuesday, April 14, 2026 at 4:00 p.m. at the Haven Township Hall.

Penny Weihrauch made a motion to adjourn the meeting. Kari Watkins seconded the motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; Penny Weihrauch – Aye; James O'Donnell - Aye. The motion carried. The meeting was adjourned at 5:52 p.m.

  
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Chairperson

  
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Date

  
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Clerk

  
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Date