NOTICE OF

HAVEN TOWNSHIP

ANNUAL MEETING

Notice is hereby given to the qualified residents of Haven Township, County of Sherburne, State of Minnesota that the Annual Town Meeting will be held on **Tuesday, March 10, 2026**. In case of inclement weather, the meeting will be postponed until the third Tuesday in March (March 17, 2026) and if inclement weather also postpones the third Tuesday, it will be held the fourth Tuesday in March (March 24, 2026).

The Annual Meeting will commence at **7:00 p.m.** to conduct all necessary Business prescribed by law.

The Annual Meeting will be held at the following location:

Haven Township Hall

4230 45th Avenue SE

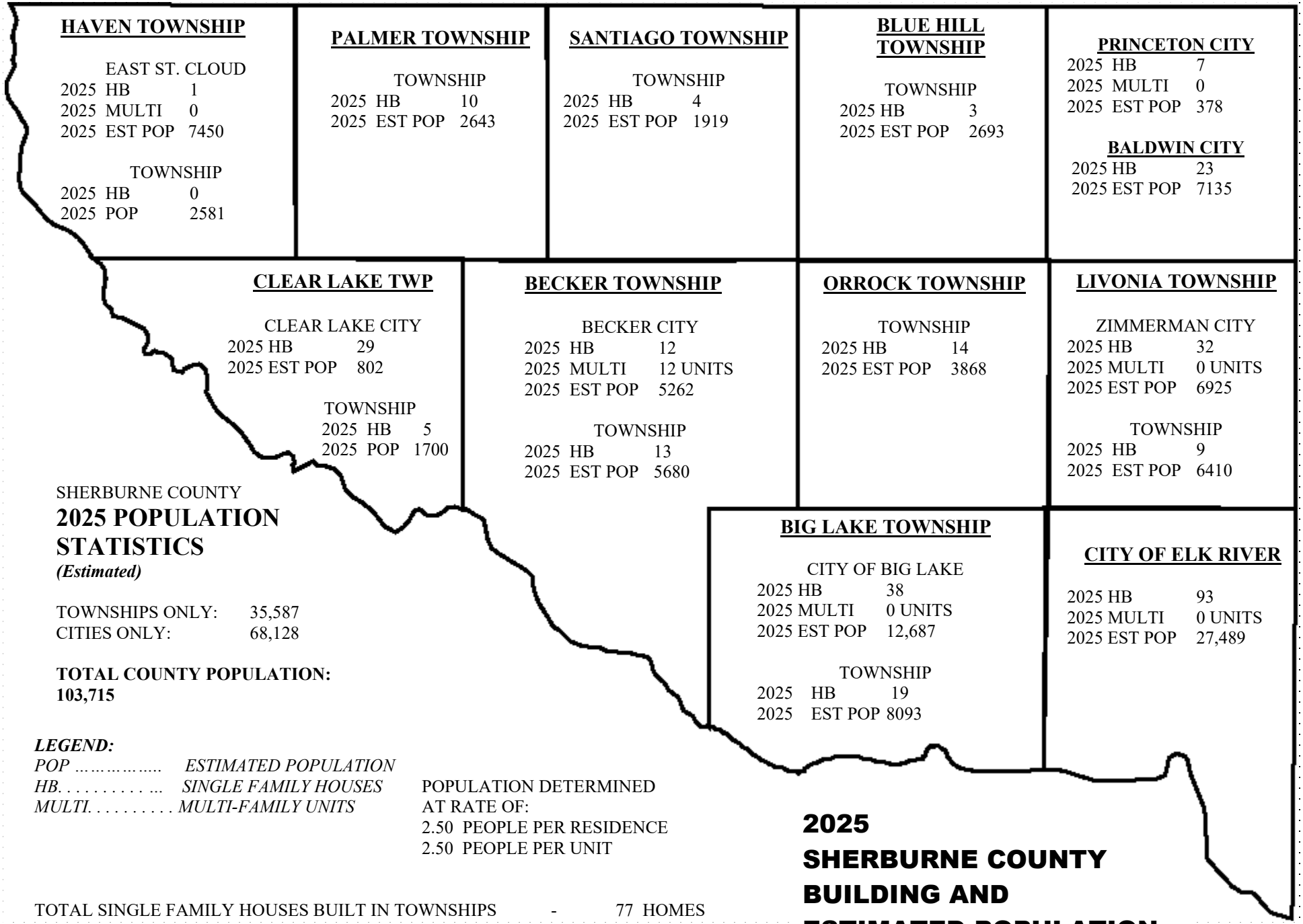
St. Cloud, MN 56304

Town Clerk - Town of Haven

Tammy Schefers

Posted

February 9, 2026



SHERBURNE COUNTY

2025 POPULATION STATISTICS

(Estimated)

TOWNSHIPS ONLY: 35,587
CITIES ONLY: 68,128

TOTAL COUNTY POPULATION: 103,715

LEGEND:

POP …….. ESTIMATED POPULATION
HB. . . . . SINGLE FAMILY HOUSES
MULTI. . . . . MULTI-FAMILY UNITS

POPULATION DETERMINED AT RATE OF:
2.50 PEOPLE PER RESIDENCE
2.50 PEOPLE PER UNIT

TOTAL SINGLE FAMILY HOUSES BUILT IN TOWNSHIPS - 77 HOMES

TOTAL SINGLE FAMILY HOUSES BUILT IN CITIES - 194 HOMES
MULTI-FAMILY UNITS: - 20 UNITS

2025 SHERBURNE COUNTY BUILDING AND ESTIMATED POPULATION REPORT

1/26/2026

SHERBURNE COUNTY

ESTIMATED 2025 POPULATION

103,715

Townships only - 35,587

Cities only - 68,128

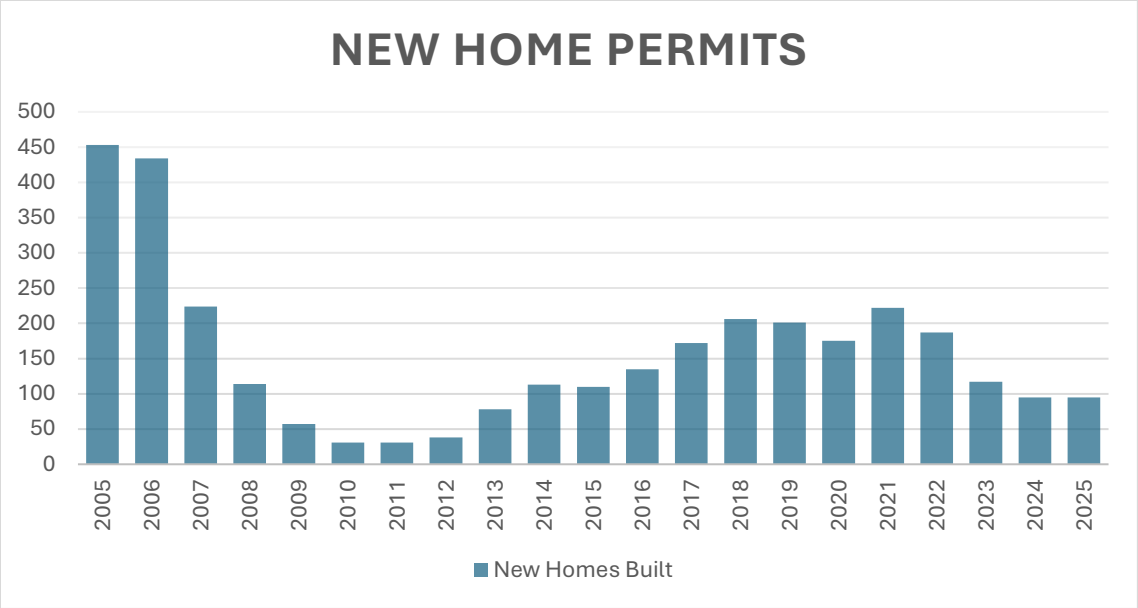
(Figures determined at a rate of 2.5 people per residence or multi-family unit)

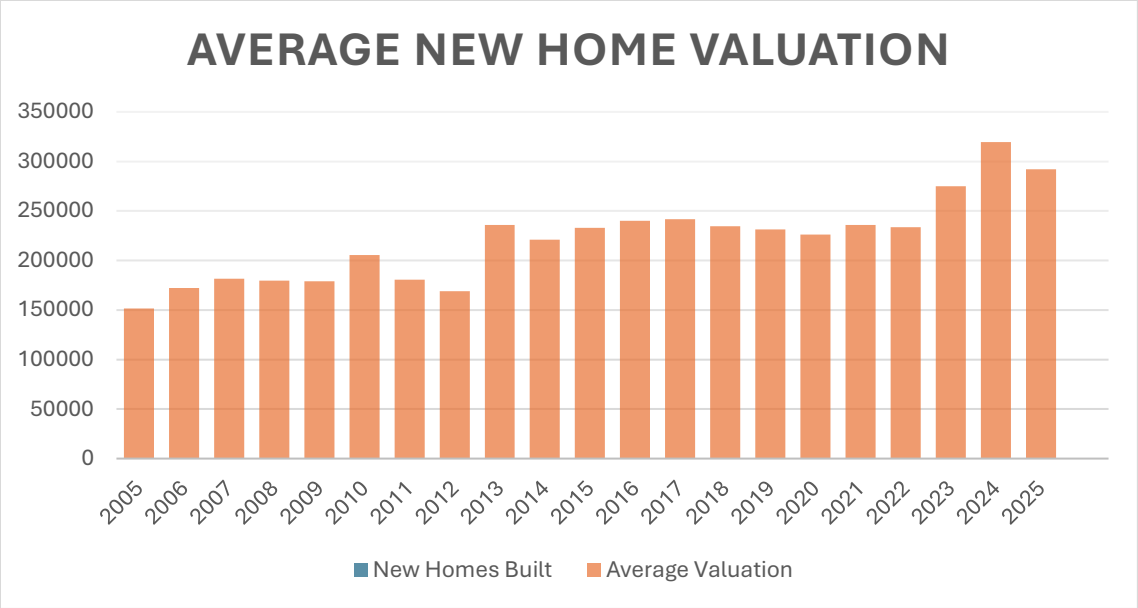
PERMITS ISSUED IN THE TOWNSHIPS OF SHERBURNE COUNTY

TOWNSHIP	NEW HOME PERMITS & VALUATIONS		ALL OTHER BUILDING PERMITS & VALUE (Does not include Solar Farms)		SEPTIC UPGRADES	NEW SEPTICS (Does not include hook-ups to cluster systems)
BECKER	13	5,493,550	147	6,533,552	31	13
BIG LAKE	19	4,890,000	443	2,706,000	37	17
BLUE HILL	3	915,000	67	688,000	10	4
CLEAR LAKE	5	882,000	117	1,064,000	9	4
HAVEN	0		85	475,000	10	0
LIVONIA	9	2,005,000	232	3,054,000	22	7
ORROCK	14	3,925,000	141	1,246,000	16	6
PALMER	10	2,386,000	119	915,000	19	9
SANTIAGO	4	1,081,000	50	776,000	10	5
TOTALS	**77**	**21,577,550**	**1401**	**17,457,552**	**164**	**65**

NEW HOME / MULTI-FAMILY UNIT PERMITS ISSUED IN THE CITIES OF SHERBURNE COUNTY

CITIES	NEW SINGLE-FAMILY HOMES	MULTI-FAMILY UNITS
BALDWIN	23	0
EAST ST. CLOUD	1	0
PRINCETON	7	0
ZIMMERMAN	32	0
BECKER	12	12
CLEAR LAKE	29	8
BIG LAKE	38	0
ELK RIVER	93	0
TOTALS	**235 New Homes**	**20 Units**


NEW HOME PERMITS
500
450
400
350
300
250
200
150
100
50
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
New Homes Built


AVERAGE NEW HOME VALUATION
350000
300000
250000
200000
150000
100000
50000
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
New Homes Built
Average Valuation

SHERBURNE COUNTY

RECORDED PLATS

TOWNSHIPS ONLY

1975	3 PLATS	-	10 Residential lots 3 (COMMERCIAL LOTS)
1976	6 PLATS	-	143 Residential lots
1977	8 PLATS	-	149 Residential lots
1978	7 PLATS	-	174 Residential lots
1979	12 PLATS	-	227 Residential lots
1980	4 PLATS	-	106 Residential lots
1981	1 PLAT	-	4 Residential lots
1982	2 PLATS	-	21 Residential lots
1983	1 PLAT	-	49 Residential lots
1984	3 PLATS	-	18 Residential lots
1985	6 PLATS	-	44 Residential lots
1986	5 PLATS	-	72 Residential lots
1987	8 PLATS	-	133 Residential lots
1988	8 PLATS	-	131 Residential lots
1989	7 PLATS	-	75 Residential lots
1990	9 PLATS	-	69 Residential lots 3 (COMMERCIAL LOTS)
1991	5 PLATS	-	73 Residential lots
1992	10 PLATS	-	168 Residential lots
1993	21 PLATS	-	303 Residential lots
1994	14 PLATS	-	260 Residential lots
1995	34 PLATS	-	268 Residential lots
1996	68 PLATS	-	487 Residential lots 30 (COMMERCIAL LOTS)
1997	54 PLATS	-	517 Residential lots
1998	38 PLATS	-	612 Residential lots
1999	52 PLATS	-	523 Residential lots 2 (COMMERCIAL LOTS)
2000	43 PLATS	-	383 Residential lots 17 (COMMERCIAL LOTS)
2001	46 PLATS	-	446 Residential lots 4 (COMMERCIAL LOTS)
2002	54 PLATS	-	461 Residential lots 3 (INDUSTRIAL LOTS) 1 (COMMERCIAL LOTS)
2003	47 PLATS	-	531 Residential lots 10 (COMMERCIAL LOTS)
2004	57 PLATS	-	579 Residential lots 6 (INDUSTRIAL LOTS)
2005	46 PLATS	-	406 Residential lots
2006	30 PLATS	-	404 Residential lots
2007	20 PLATS	-	187 Residential lots 21 (COMMERCIAL LOTS)
2008	11 PLATS	-	23 Residential lots
2009	5 PLATS	-	5 Residential lots
2010	4 PLATS	-	8 Residential lots
2011	7 PLATS	-	10 Residential lots 1 (INDUSTRIAL LOT)
2012	5 PLATS	-	5 Residential lots
2013	3 PLATS	-	3 Residential lots
2014	10 PLATS	-	18 Residential lots 3 (COMMERCIAL LOTS)
2015	9 PLATS	-	25 Residential lots
2016	4 PLATS	-	16 Residential lots 2 (INDUSTIRAL LOTS)
2017	9 PLATS	-	28 Residential lots
2018	13 PLATS	-	53 Residential lots
2019	18 PLATS	-	151 Residential lots
2020	10 PLATS	-	36 Residential lots
2021	21 PLATS	-	87 Residential lots
2022	12 PLATS	-	56 Residential lots
2023	20 PLATS	-	49 Residential lots
2024	11 PLATS	-	55 Residential lots
2025	8 PLATS	-	31 Residential lots

SHERBURNE
2025 PLATTED/UNPLATTED ACRES
TOWNSHIPS ONLY

TOWNSHIP	# PLATS RECORDED IN 2025	# PLATTED LOTS	ACRES PLATTED	ACRES ANNEXED	TOTAL PLATTED ACRES	TOTAL UNPLATTED ACRES	% OF ACRES PLATTED
BECKER	2	11	42	0	5,084	28,296	15%
BIG LAKE	2	2	12	0	6,334	19,364	25%
BLUE HILL	0	0	0	0	2,377	20,975	10%
CLEAR LAKE	0	0	0	0	1,450	22,000	6%
HAVEN	0	0	0	0	1,338	20,381	6%
LIVONIA	3	17	68	0	5,863	14,440	29%
ORROCK	0	0	0	0	3,765	19,449	16%
PALMER	1	1	6	0	1,418	21,920	6%
SANTIAGO	0	0	0	0	1,353	22,001	6%
TOTALS	**8**	**31**	**128**	**0**	**28,982**	**188,826**	**16%**
	Plats Recorded in 2025	**Lots Platted in 2025**	**Acres Platted in 2025**	**Acres Annexed in 2025**	**Total Platted acres in Sherburne**	**Total Unplatted acres in Sherburne**	**% of Acres Platted**

From: Minnesota Association of Townships info-mntownships.org@shared1.ccsend.com
Subject: 2026 Spring Short Courses
Date: Jan 28, 2026 at 1:29:14 PM
To: Tammy Schefers clerk@haventwp.org

MINNESOTA — ASSOCIATION OF — TOWNSHIPS

SPRING SHORT COURSES

2026 Spring Short Courses

MAT's Spring Short Courses are right around the corner! Please plan to attend these extremely popular trainings for all officers - supervisors, clerks, treasurers (including deputies). Each day will be jam-packed with speakers, important information, and include a continental breakfast and hearty lunch.

All registration is on-site and the cost is $75/officer which covers materials and meals. Check or cash are accepted, or we can bill your township (by letting the on-site registration desk know).

Timeline:
8:00 AM: Registration opens and light breakfast available
9:00 AM: Sessions begin – breakouts for Supervisors, Clerks & Treasurers, and New Officers
12:00 NOON: Lunch (provided)
1:00 PM: Sessions continue - breakouts for Supervisors, Clerks & Treasurers, and New Officers
3:00 PM: Conclusion

WINONA Monday, March 16, 2026
Riverport Event Center, 900 Bruski Drive, Winona, MN 55987

ROCHESTER Tuesday, March 17, 2026
Rochester Event Center, 7333 Airport View Drive SW, Rochester, MN 55302

MANKATO Wednesday, March 18, 2026
Mayo Clinic Health System Event Center, 1 Civic Center Plaza, Mankato, MN 56001

WINDOM Thursday, March 19, 2026
Windom Community Center, 1750 Cottonwood Lake Dr, Windom, MN 56101

GRANITE FALLS Friday, March 20, 2026
Prairie's Edge Casino, 5616 Prairies Edge Ln, Granite Falls, MN 56241

BRAINERD Monday, March 23, 2026
Breezy Point Resort, 9252 Breezy Point Dr, Breezy Point, MN 56472

ST. CLOUD Tuesday, March 24, 2026
Holiday Inn and Suites, 75 37th Ave, St Cloud, MN 56301

ARLINGTON Wednesday, March 25, 2026
Arlington Event Center, 204 Shamrock Dr, Arlington, MN 55307

WILLMAR Thursday, March 26, 2026
Willmar Conference Center, 2100 Highway 12 E, Willmar, MN 56201

ALEXANDRIA Friday, March 27, 2026
Arrowwood Resort & Conference Center, 2100 Arrowwood Ln, Alexandria, MN 56308

MAHNOMEN Monday, March 30, 2026
Shooting Star Casino, 777 S Casino Rd, Mahnomen, MN 56557

THIEF RIVER FALLS Tuesday, March 31, 2026
Ralph Engelstad Arena, 525 Brooks Ave, Thief River Falls, MN 56701

BEMIDJI Wednesday, April 1, 2026
The Sanford Center, 1111 Event Center Dr NE, Bemidji, MN 56601

GRAND RAPIDS Thursday, April 2, 2026
Sugar Lake Lodge, 37584 Otis Ln, Cohasset, MN 55721

DULUTH Friday, April 3, 2026
NEW LOCATION: Black Bear Casino Resort, 1785 MN-210, Carlton, MN 55718

CONTACT US

Minnesota Association of Townships | 805 Central Ave East P.O. Box 267 | St. Michael, MN 55376 US

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Planning and Zoning Administration
Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

MEMORANDUM

Date: January 20, 2026
To: Sherburne County Township Clerks
From: Marc Schneider, Sherburne County Assistant Zoning Administrator
Subject: Proposed Amendment to Zoning Ord. Sections 7 Agricultural, 8 General Rural and 10 Commercial, Subdivision 4 Interim Uses and Section 16.2 Interim Use Permits, Subdivision 5 Conditions: Veterinary Clinics

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This memo provides a brief overview of a proposed amendment to the Sherburne County Zoning Ordinance, specifically:

- Section 7– Agricultural District, Subdivision 4: Interim Uses
- Section 8 – General Rural District, Subdivision 4: Interim Uses
- Section 10 – Commercial District, Subdivision 4: Interim Uses
- Section 16.2 – Interim Use Permits, Subdivision 4: List of Interim Uses

Proposed Zoning Ordinance Amendment – Add "Veterinary Clinics" to the list of Interim Uses.
The Planning and Zoning Department has received a request to amend the ordinance to include "Veterinary Clinics" as a listed interim use within the Agricultural, General Rural and Commercial Zoning Districts. This use is not currently permitted under the existing ordinance.

The request was submitted by Dr. Ashley Ann Anderson DVM, owner of Triple A Equine PLLC, who is seeking to establish this use formally within the County's zoning framework. According to the applicant, this amendment would support a commonly needed service that is currently unaddressed in the ordinance.

Next Steps:

- A draft ordinance is attached for your review along with supporting documents from the application.
- A public hearing on the proposed amendment has not been scheduled but will likely be February 19 or March 19.
- Following the hearing, staff will present the Planning Advisory Commission's recommendation to the County Board of Commissioners.

If your Town Board would like to provide input, you are welcome to:

- Attend the public hearing, or
- Submit comments using the enclosed form, directed to my attention at: marc.schneider@co.sherburne.mn.us

Planning and Zoning Administration
Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

Township Comment Form

Please return to marc.schneider@co.sherburne.mn.us

Date:_____

Township: _____

Proposed Ordinance: **Veterinary Clinics** Farm Amendment

Question for Town Board: Does the Town Board agree with the proposed ordinance?

☐**Yes**

☐**No**

☐**Changes Needed** (please specify)

Comments or Questions: _____

_____

_____

UNDER THE REQUIREMENTS OF THE
ORDINANCES OF SHERBURNE COUNTY, MINNESOTA
APPLICATION IS HEREBY MADE FOR:

ORD NO _____

APPLICATION NUMBER: 25-1597
APPLICATION DATE: 09/18/2025

DATE RECORDED:
DOC. NUMBER:

RECEIPT #:
DATE PAID:
FEE NOTES:

APPLICATION FEE: $496.00

APPLICANT:
Dr. Ashley Anderson Nokk
25355 189th St NW
Big Lake, MN 55309

PHONE: 701-388-2588
E-MAIL: tripleaequine@gmail.com

OWNER: NOKK, ERIC & ANDERSON, ASHLEY
25355 189TH ST NW
BIG LAKE MN 55309

OTHER CONTACTS:

SHERBURNE COUNTY, MINNESOTA

PID: 35-00018-3401
PLAT NAME:
LEGAL:
PARCEL 5 E 460 FT OF SW 1-4 LYING S OF N

OTHER PARCELS:
DEEDED ACRES: 5.01

TOWNSHIP NAME: **SECTION:** 18 **TOWNSHIP:** 34 **RANGE:** 27

OVERLAY ZONING DISTRICT:
ZONING DISTRICT:

PROPERTY ADDRESS: 25355 189th St NW
Big Lake 55309

SHORELAND:
NON-RIPARIAN:
MISCELLANEOUS NOTES:

DATE OF LAST SEPTIC ACTION: 11/03/2018
COMPLIANT SEPTIC: --
SEPTIC INFO:
UPG 5/12/2004 NEW 05-21-1993

EXPLANATION OF REQUEST AND ACTIONS TAKEN:
Request Amendment to Zoning Ordinance Section 7, Subd 4 to add Veterinary Clinic as an Interim Use in the Agricultural District, Amend Section 8, Subd 4 to add Veterinary Clinic as an Interim Use in the General Rural District, Amend Section 16.2, Subd 4, List of Interim Uses to add Veterinary Clinic as an Interim Use

APPLICATION IS:

APPROVED: ☐ **DENIED:** ☐ **WITHDRAWN:** ☐ **EXPIRED:** ☐

ZONING ADMINISTRATOR: **DATE:** //

REVIEWED BY: **COPY OF FINAL ACTIONS MAILED TO APPLICANT:** //

Sherburne County Planning & Zoning
13880 Business Center Drive, Elk River, MN 55330
763-765-4450 Fax # 763-765-4467
zoning@co.sherburne.mn.us

IUP Text Amendment Request

Requirements

A document containing the following:

- Name of ordinance to be amended **Sherburne County Zoning Ordinance ORD-002**
- Ordinance section and subdivision # **Section 8 General Rural District, Subdivision 4 Interim Uses and Section 16.2 Interim Use Permits, Subdivision 4 List of Interim Uses**
- Proposed text amendment **Veterinary clinic where animals can receive medical care.**
- Reason for requested change **Requesting addition for veterinary clinic under agricultural IUP since it currently does not exist**
- How this change will affect other areas of the ordinance **Veterinary clinics should be categorized under the Agricultural Zoning Districts**
- How this change in text will be compatible with the comprehensive plan **Policy 16 states "It is the County's directive to support home extended businesses that do not negatively impact the environment, general character of the neighborhood, or existing commercial/ industrial districts."**

SECTION 16.2 – INTERIM USE PERMITS

This section presents the conditions that must be met for each possible Interim Use listed in the various Zoning Districts.

The procedure for review and approval of an Interim Use Permit is presented in Section 18 of this Ordinance, Administration and Enforcement.

Subdivision 4: List of Interim Uses:

1. Activities Requiring Rural Isolation
2. Asphalt & Concrete Mixing Plants, Portable
3. Auction Business
4. Automobile mechanical and / or body repair shop
5. Bed & Breakfast
6. Business selling vehicles, boats or farm implements
7. Campgrounds, Recreational
8. Cannabis Businesses
9. Contractors' Yard
10. Home Business in an Accessory Building
11. Manufactured Home, Farm Related (temporary seasonal),
12. Manufactured Home, Farm Related (temporary year-around)
13. Manufactured Home (temporary), for Parents, Grandparents, Children, Sisters or Brothers by Blood or Adoption
14. Miniature golf Course / archery / Driving Range
15. Mining
16. Occasional Special Event
17. Planned Unit Development (Highway)
18. Recreational activity
19. Rural Tourism
20. Seasonal or temporary businesses
21. Slaughterhouse activities (see Section 16.1)
22. Solar Farm
23. Solar Farm Related Business
24. Temporary Tire and/or Waste Collection and/or Recycling Operations
25. Temporary Start-Up Business
26. Temporary Use by Government Entities
27. Used vehicle parts or scrap material yard
28. Veterinary Clinics
29. Yard Waste Composting

DRAFT

Subdivision 5: Conditions:

28. Veterinary Clinics, provided:

A. Minimum Lot Size:

1. 5 acres for a companion/small animal veterinary clinic treating dogs, cats, exotics (rabbits, rodents, reptiles, birds/parrots)

2. 5 acres for an equine, large animal and/or mixed animal veterinary clinic treating horses, donkeys, sheep, goats, llamas, cattle, pigs, chickens/poultry, dogs, cats, exotics (rabbits, rodents, reptiles, birds/parrots).

B. The business must be located on the homesteaded property of the business owner, and the applicant must be a veterinarian who is licensed in the state of Minnesota and copy of the license provided to the County.

C. Description of services provided by visiting professionals and occurrence of visits.

D. Number of employees established as part of the Interim Use Permit.

E. Site Plan that includes the following:

1. Designated vehicle and trailer parking areas

2. Location of outdoor treatment areas

3. Proposed driveway access and approval from Road Authority

4. Buildings used for business activity

F. Performance Standards:

1. Proposed days and hours of operation

2. Show proof of compliance with the Minnesota Pollution Control Agency as a regulated Infectious Waste Generator.

3. Demonstrate compliance with Sherburne County Private and Commercial Kennel Licensing Ordinance #134 if applicable.

4. Provide quarantine protocols for sick animals.

5. Provide plans for disposal of deceased animal.

6. Fencing, buffers and setbacks for animals kept outdoors:

a. Dog/canine containment plans: proposed permanent fencing with

latching gates.

b. Horse/equine or livestock containment plans: proposed permanent fencing with latching gates

c. Setback: 10 feet inside of property lines for fences

d. Required setbacks from property lines for all business-related activities – 10 feet inside of property lines

7. Demonstrate compliance with Sherburne County's Subsurface Sewage Treatment System Program for all proposed wastewater generated by the business.

8. Provide a manure management plan that is compliant with MN Rule 7020.2100

9. Compliance with State Buildings Code for structures used in connection with business activity.

10. Compliance with any applicable County or State feedlot regulations.

DRAFT

SHERBURNE COUNTY

Planning & Zoning Administration

Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450
1-800-438-0578

NOTICE OF PUBLIC HEARING

The Sherburne County Board of Adjustment will hold a Special Board of Adjustment Meeting at **5:00 P.M.** on **February 19, 2026** at the Sherburne County Government Center, 13880 Business Center Drive, Elk River, Minnesota to consider the following applications. A hearing will not begin before the time set.

ELECTION OF OFFICERS FOR 2026: Chairperson, Vice-Chairperson and Secretary.

RUSSELL & MICHELE HABLE: Requesting a 5' variance in setback from the side property line for a septic system upgrade. Required setback from the side property line is 10'. Address: 5228 114th Ave SE, Clear Lake, Mn Legal: Hi-Lo Park S1/2 of Lot 4 & All of Lot 5 Sec 27, Twp 35, Rge 29 .42 Acres Palmer Township Agricultural District and within the Recreational Development Lakeshore District of Rush Lake.

LUKE GILDEMEISTER: (Property Owner: Minnesota Municipal Power Agency) Requesting a variance to Section 16.2, Subdivision 5:22 (Solar Farm) C.9 (Screening) which states "Vegetative screening such as coniferous trees a minimum of 6' in height or an alternative approved by the Zoning Administrator shall be installed around the perimeter of the solar farm at the time the solar farm is installed". US Solar and MMPA are requesting a variance from Sherburne County's requirement for full perimeter tree screening around its proposed solar farm. The variance applies to the proposed northern and southern fence lines of the solar farm. The project parcel already features significant tree growth on the north and south boundaries that provide an effective visual buffer. The variance seeks approval to rely on this existing vegetation, rather than planting redundant screening on those sides. Legal: SW ¼ of NE ¼ . . . (full legal on file) Sec 13, Twp 33, Rge 27 38.87 Acres Big Lake Township General Rural District.

Board Member Roger Johnson will be attending the meeting remotely.

Members of the public who would like to attend the meeting remotely can contact the Planning & Zoning Office or by scanning the QR code shown below.	The application may be viewed at https://www.co.sherburne.mn.us/364/Board-of-Adjustment or by scanning the QR code shown below. Public Hearing items will be available one week prior to the meeting.

The above hearings are open to you and any interested person, in opposition to or support of the request. The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who for any reason has not received a copy, it would be appreciated if you would inform them of this hearing.

Lynn Waytashek, Planning & Zoning Administrator

From: Widseth info@widseth.com
Subject: Bogart, Pederson & Associates Merges with Widseth
Date: Feb 5, 2026 at 3:06:45 PM
To: Tammy Schefers clerk@haventwp.org



Bogart, Pederson & Associates Merges with Widseth

From the Desk of: Craig Wensmann

I am writing to let you know about an exciting development. Bogart, Pederson & Associates has merged with the long-established engineering and architecture firm Widseth as of January 1, 2026.

This merger allows us to offer you, our clients, a much broader set of services from one source. Established in 1975, and 270 employees strong, Widseth provides:

- Civil, Structural, Mechanical & Electrical Engineering
- Land Surveying

- Environmental Services
- Archaeology
- GIS
- Water Resources
- Architecture
- Landscape Architecture
- Funding Development
- And a host of affiliated services

You can find a complete overview of Widseth's capabilities at **www.Widseth.com**.

I anticipate a seamless transition in terms of how we serve you under my continued leadership from our current Becker, MN, location. The reliable Bogart, Pederson staff members you are familiar with will also still be on the job, now with enhanced resources to serve you.

To our loyal clients, I can't thank you enough for your business. If you have any questions about this new development, please don't hesitate to give me a call.

I look forward to talking with you soon.

Best regards,

Craig



Craig Wensmann, LS, VP
Land Surveyor, Vice President
Craig.Wensmann@widseth.com or 763-262-8822.

WIDSETH

ARCHITECTS ▪ ENGINEERS
SCIENTISTS ▪ SURVEYORS

7804 Industrial Park Road, Baxter, MN 56425

Unsubscribe from this list

7804 Industrial Park Road, Baxter, MN 56425

Unsubscribe from this list

From: Sherburne History Center ehoard@sherburnehistorycenter.org
Subject: February 2026 Events at the Sherburne History Center
Date: Feb 3, 2026 at 11:09:12 AM
To: Tammy Schefers clerk@haventwp.org

Can't see this message? View in browser

February Events & Poetry Contest Deadline!



Morning at the Museum

Saturday, February 14
10am to 11am

THEME: Maple Syrup & Valentines!

- Storytime, Craft & Snack
- Coffee for Parents!

RSVP HERE!



Kids' Coloring Contest & Craft Day

Saturday, February 21

10am to Noon

Bring the kids to the Sherburne History Center for a morning of creativity and fun! Enjoy making several different crafts and enter our coloring contest for a chance to win a prize!

RSVP HERE!



2026 Poetry Contest

Theme: America250

Submission Deadline:

March 15, 2026

Calling all poets! It's time once again for the annual Sherburne History Center's Poetry Contest!

Please see our website for full contest rules and to enter: https://www.sherburnehistorycenter.org/2026poetrycontest

Enter Here!

Sherburne History Center,
10775 27th Avenue
Southeast, Becker, MN,
USA
763-261-4433

Follow Us On Facebook!

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January 22, 2026

Ms. Tammy Schefers
Township of Haven
PO Box 339
St. Cloud, MN 56304

Re: Spectrum Channel Lineup – Upcoming Changes

Dear Ms. Schefers:

This letter will serve as notice that on or after February 22, 2026 Spectrum Mid-America, LLC, ("Spectrum") will drop the following channel(s) from the channel lineup serving your community:

1. Canal Sur on channel 220.
2. TVV (TV Venezuela) on channel 283.
3. Tarima on channel 293.
4. Estudio 5 on channels 228 and 886.
5. Ingles Para Todos on channel 290.
6. iHola! TV on channel 288.
7. Kids Street on channel 291.
8. Ecuavisa Internacional on channel 274.

On or after February 22, 2026, a Spanish language slate message will be displayed that programming is no longer available.

Customers with Spectrum Mi Plan or Spectrum TV Select and higher can still watch similar content including original series and movies, classic and contemporary telenovelas, reality shows, live news, and sports, plus kids' channels on the ViX App, included with a customers' Spectrum TV plan at no extra cost. Customers can visit Spectrum.net/appstore to learn more.

If you have any questions about this change, please feel free to contact me at (952) 367-4263 or via email at david.larson@charter.com.

Sincerely,

David Larson
Director of State Government Affairs Minnesota
Charter Government Affairs

16900 Cedar Avenue, Rosemount, MN 55068 | O (952)-367-4263 | david.larson@charter.com

HAVEN TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
February 10, 2026

Hometown | Planning

HAVEN TOWNSHIP
AGENDA
PLANNING COMMISSION
FEBRUARY 10, 2026
4:00 PM

Haven Town Hall, 4230 45th Ave SE, St. Cloud, MN 56304
(or via web/phone conference – see www.haventwp.org for information)

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
   a. None
5. Approve Previous Meeting Minutes
   a. January 13, 2026
6. Other Business
   a. Review and Comment – Sherburne County Memo re: Ordinance amendments
   b. Update - Extension of Orderly Annexation Agreement with City of Saint Cloud
   c. Update – Amrize IUP Mining Application
   d. Update – Import Motors incomplete IUP and Enforcement
   e. Update – MPCA actions relating to PID 25-00030-1400 (4958 COUNTY ROAD 8 SE)
   f. Update – Cannabis Business Township Ordinance Amendment Draft
   g. Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts.
      i. Rural Residential – Commission Member , Jim O'Donnell
      ii. Commercial – Commission Member, Bob Kolkman
      iii. Industrial – Resident, Ann ImHolt
      iv. Agricultural – Commission Member Kari Watkins and Resident, Bob Bezek
7. Open Forum – Time for Residents to Address the Planning Commission
8. Zoning Administrator's Report
9. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

STAFF REPORT

Subject:	Review and Comment – Sherburne County Memo re: Ordinance amendments Update - Extension of Orderly Annexation Agreement with City of Saint Cloud Update – Amrize IUP Mining Application Update – Import Motors incomplete IUP and Enforcement Update – MPCA actions relating to PID 25-00030-1400 (4958 COUNTY ROAD 8 SE) Update – Cannabis Business Township Ordinance Amendment Draft Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts.
Agenda Item:	6(a-g)

a. Review and Comment – Sherburne County Memo re: Ordinance amendments

Sherburne County has distributed the attached memo to townships throughout the County seeking comment on proposed ordinance amendments. The memo addresses three main issues:

1. The required soil separation for subdivided residential properties and
2. Minimum residential platted lot sizes,
3. 75% Wooded requirement.

The issues surrounding these three issues can be summarized as follows:

Soil Separation Requirements for newly subdivided lots:

- Current Standard: Newly platted lots must have at least 40,000 contiguous square feet with 3 feet (36 inches) of separation from the Seasonally High-Water Table (SHWT).
- Proposed Change: Reducing this requirement to 2 feet (24 inches) of separation.
- Request for Township Comment:
    - Should the County maintain the buildable lot area requirement at 40,000 contiguous sq. ft. but reduce the separation to 24 inches from 36 inches?
    - Should the County remove the alternate minimum building lot size requirements that allow for as referenced above?

Minimum Lot Size & Wooded Requirements:

- Current Standard: The minimum lot size is 2.5 acres in General Rural districts
- Proposed Change: Exploring a reduction of the minimum lot size to 1.5 acres county-wide.
- Request for Township Comment: Should the County reduce the minimum lot size in the General Rural district to 1.5 acres, or something other lesser size than what is required now?

Agricultural Wooded Requirement:

- Current Standard**:** The minimum platted lot size in the Agricultural District is 5 acres and must be at least 75% wooded. With no new roads and a maximum of 3 lots.
- Proposed Change: Modifying the "75% wooded" rule to include other non-tilled areas (such as wetlands or steep slopes) to help preserve actual farmable land.
- Request for Township Comment:
    - Should the County reduce the minimum lot size in the General Rural district to 1.5 acres, or something other lesser size than what is required now?
    - Should the County modify the 75% wooded requirement in the Agricultural District to include non-tilled land like wetlands or steep slopes?

County Timeline for Next Steps:

- March 2026: Draft ordinance introduced to townships.
- May 21, 2026: Formal Public Hearing.
- June 16, 2026: Recommendations presented to the County Board of Commissioners.

See attached for the full County memo.

Planning and Zoning Administration
Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

MEMORANDUM

Date: 1/30/2026
To: Sherburne County Township Clerks
From: Mitch Glines, Sherburne County Senior Planner
Subject: Review Discussions from January 13th Steering Committee Meeting regarding the Sherburne County Zoning and Subdivision Ordinance

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The purpose of this memo is to provide our townships with an opportunity to provide feedback on guidance that we received from the Sherburne County Steering Committee for the Zoning and Subdivision Ordinance on January 13, 2026. Items that will be covered in this memo relate to zoning and subdivision standards for lot size and soil separation. These topics were discussed at length at the January 15th Planning Commission meeting and we are now seeking your feedback on:

- The required soil separation for subdivided residential properties and
- Minimum residential platted lot sizes,
- 75% Wooded requirement.

Soil Separation for Subdivided Residential Properties:

Under the County's Zoning and Subdivision Ordinance all newly platted lots (2.5 acres in the General Rural and 5 acres in the Agricultural District) have a minimum of 40,000 sq. ft. of "Buildable Area." Developers must hire a MN Licensed Soil Scientist to demonstrate that the newly created lot has at least 40,000 contiguous sq. ft. of land with least 3ft of separation to the Seasonally High-Water Table(SHWT). This regulation was established in the County's Subdivision Ordinance in 1996. Provided below are the current County Comprehensive Land Use Plan Policy, County Ordinances and State Rules related to minimum buildable area and soil separation:

Comprehensive 2040 Land Use Plan Policy #26

It is the County's policy to support best practices and innovative solutions for handling septic systems that do not compromise the environment and can be maintained, repaired, and operated by the property owner.

Sherburne Subdivision Ordinance, Section 11, Subdivision 4(A):

- *In addition to meeting the buildable lot area requirements of the applicable zoning district, newly created lots for residential building purposes, where public sanitary sewer is not available, must have at least 40,000 contiguous square feet of the required minimum platted lot area at least three (3) feet above the highest known water table.*

Subdivision Ordinance Section 11, Subdivision 4(C), allows select townships to use alternate minimum building lot size requirements. Below are excerpts from this Subdivision.

- *Each lot must have 10,000 square feet of undisturbed and contiguous land that is at least eighteen (18) inches above mottling (SHWT)…*
- *A minimum of three (3) soil borings, one where the house will be located and one where each septic drain field will go…*
- *Each lot must have 5,000 square feet of contiguous land that is 36 inches above mottling. This may be accomplished by filling in non-wetland area…*

Zoning Ordinance, Section 7 (Agricultural) and Section 8 (General Rural) requires:

- *Buildable Lot Area No public or shared sewage treatment system 40,000 sq. ft.*
- *Maximum Building Depth Below Grade: Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.*

Minnesota Rule 7080 Individual Subsurface Sewage Treatment Systems:

- *All lots created after January 23, 1996, have a minimum of two soil treatment and dispersal areas that support systems as described in parts 7080.2200 to 7080.2230 (Type I systems include mounds, at-grades, trench and seepage beds).*
- *All Type I septic systems need to have at least 36 inches of separation from the SHWT and 12 inches of undisturbed soil.*

Steering Committee Discussion/Recommendation on Soil Separation:

The Steering Committee had a thorough discussion about reducing that requirement from 3ft of separation to 2ft separation to the SHWT. One of the reasons given for the proposed modification is under Minnesota Rules 7080 it only requires 12 inches of undisturbed soil in order to install a Type I septic system, which is required to create a new lot. To support that point members of the Steering Committee pointed to existing Zoning regulations that require the low floor elevation of a house in 1ft above the SHWT, which demonstrates the ability to develop these lots with a house and septic system.

The point was also made by a member of the Committee, a local survey/engineer about land to be subdivided. Often, he finds that the properties do not have the required 36 inches, but many of these properties have at least 30 inches of separation to SHWT. The issue of lot availability in Sherburne County is also a reoccurring issue raised by the Steering Committee. This reduction would allow more lands in our Townships to be subdivided while still exceeding the minimum requirements under MN 7080 (state septic rules).

An issue was raised at the Steering Committee and at Planning Commission that this reduction in separation could result in more “mound septic systems” in our platted developments. A septic mound would be required when a property does not have 36 inches of separation from the SHWT. This is considered a Type I septic system under state rules and provides the same level of protection as inground system, but at a higher cost and more visual impact.

Items for Consideration by the Towns Board for Buildable Lot Requirements:

1. Should the County maintain the buildable lot area requirement at 40,000 contiguous sq. ft. but reduce the separation to 24 inches from 36 inches?
2. Should the County remove the alternate minimum building lot size requirements that allow for as referenced above?

Minimum Lot Size and Wooded Requirement in the Agricultural District:

Current Requirements:

- The minimum platted lot size in the General Rural District is 2.5 acres.
- The minimum platted lot size in the Agricultural District is 5 acres and must be at least 75% wooded. With no new roads and a maximum of 3 lots.

Comprehensive Land Use Plan Policy Statement #2

It is the County's policy to support agriculture as a desirable land use, while providing increased flexibility for farmsteads to thrive.

Comprehensive Land Use Plan Policy Statement #22

It is the County's policy to maintain a minimum lot size of 1 acre and a density range of 1 unit per 2.5 acres in rural residential areas. The County will consider smaller lot sizes when subdivisions apply conservation design techniques.

Steering Committee Discussion/Recommendations:

It was proposed by the Steering Committee that we explore reducing the minimum lot size across the County to a minimum of 1.5 acres due to the shortage of available lots in the County. The point was made by members of the Committee because the County sets a minimum standard that will not automatically result in a reduction in lot size for all development because the market, and general platting requirements like setbacks and easements will affect the lot sized proposed by developers. It was not proposed to alter the minimum buildable area requirement of 40,000 sq. ft, which is less than one acre (43,560 sq. ft.).

There was no change proposed in the Agricultural District for the restriction on no new roads or the maximum 3 lot subdivision.

Regarding the 75% wooded requirement in the Agricultural District, it was discussed that this should include non-tilled areas like wetlands natural features that would prohibit farming. These proposed changes would likely support the preservation of agricultural land by allowing smaller lot size on land not suitable for farming.

Items for Consideration by the Towns Board for the Minimum Lot Size:

1. Should the County modify the 75% wooded requirement in the Agricultural District to include non-tilled land like wetlands or steep slopes?
2. Make a reduction in minimum lot size to 1.5 acres, or something less than what is currently required in the General Rural and Agricultural Districts.

Next Steps:

Our plan is to introduce the Zoning and Subdivision Ordinances Update to the townships in March to review the draft ordinance and to the Planning Advisory Commission on April 16, 2026, then hold the public hearing for its formal review on May 21, 2026. Following the March public hearing, staff will bring the recommendations from the Planning Advisory Commission to be heard by the County Board of Commissioners on June 16, 2026 If Town Board wishes to provide comments/suggestions, they are welcome to join us at the public hearing or return the enclosed comment form to my attention mitch.glines@co.sherburne.mn.us

Planning and Zoning Administration
Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

Township Comment Form

Please return to mitch.glines@co.sherburne.mn.us

Date:_____

Township: _____

Proposed Change: Reduce the Soil Separation Requirement for Newly Platted Lots from 3ft to 2ft.

Question for Town Board: Does the township agree to reduce the soil separation requirement?

☐**Yes**

☐**No**

☐**Changes Needed** (please specify)

Comments or Questions: _____

_____

_____

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Township Comment Form

Please return to mitch.glines@co.sherburne.mn.us

Date:_____

Township: _____

Proposed Ordinance: Minimum Residential Lot Size to 1.5 Acres County Wide

Question for Town Board: Does the township agree to the proposed minimum lot size requirement?

☐**Yes**

☐**No**

☐**Changes Needed** (please specify)

Comments or Questions: _____

_____

_____

b. Update - Extension of Orderly Annexation Agreement with City of Saint Cloud

The City is continuing to review a draft Orderly Annexation Agreement. A copy of the latest draft is attached for your review and comment/recommendation to the Town Board.

c. Update – Amrize IUP Mining Application

Prior to the November 17, 2025 meeting, Amrize submitted an application for an IUP to operate the mining operation that is currently undergoing the EIS review with Sherburne County. Their application noted that they were applying prior to the adoption of the new mining ordinance by the Town Board and that they expected to be regulated under the previous Township mining ordinance. Township Staff and the Township Attorney reviewed the application and sent a letter to Amrize and its attorney on December 1, 2025 (within the 15 day time period required under MN Statutes 15.99) indicating that the application was incomplete and needed to be re-submitted and that any re-submittal would be subject to the newly adopted mining ordinance.

A copy of the Amrize application was provided to you for your review as part of the January 13, 2026 agenda. Please note any comments you may have at this time. The Township is awaiting a complete application and the completion of the EIS process at Sherburne County.

d. Update – Import Motors incomplete IUP and Enforcement

Import Motors LLC ("K&C Auto Parts") submitted an application for IUP on December 16, 2025 that was reviewed by Staff and determined to be incomplete via a letter sent to the applicant on December 29, 2025. They re-submitted with additional information on January 9, 2026, but comments from the City of St. Cloud, Sherburne County and other agencies along with other details remained missing. Import Motors was notified again via a letter dated January 21, 2026 of the need for the additional information. Sherburne County staff has also been working with the operator of the salvage yard to obtain the information they require for a salvage yard license and not received the required information after numerous attempts to obtain that information.

Given that the Township Attorney and Import Motors' Attorney had previously communicated about the illegal operation of the existing salvage yard and the need to submit a complete application by September 26, 2025, they have failed to do so, and it appears that a complete application is not pending, the Township 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 COUNTY ROAD 8 SE)

The Township recently became aware of issues relating to dumping of certain wastes on this property and actions being taken by the MPCA is this regard. This was discussed in some detail at the January 13, 2026 meeting and it was noted that a meeting was to be scheduled with MPCA staff to learn more about the situation. That meeting was initially scheduled to be on January 20, 2026 but has now been rescheduled for February 17, 2026 at 2:00pm at Haven Town Hall.

f. Update – Cannabis Business Township Ordinance Amendment Draft

The Township has not yet adopted zoning regulations specific to Cannabis Businesses (i.e. Cultivation, Manufacturing, Processing, Retail, etc.). The Township Attorney has recommended that such regulations be considered by the Township. The Planning Commission discussed the matter at the January 13, 2026 and recommended a public hearing be scheduled to adopt Township zoning ordinance amendments that mirror Sherburne County's regulations.

The public hearing was not scheduled by the Zoning Administrator in time for the February 10 meeting, so it has been decided to schedule it for the regular March meeting. A draft of the proposed amendments will be distributed to the Planning Commission in the coming days to allow for final review prior to the public hearing.

g. Committee Members and Residents Continue Reporting on Re-Defining Haven Township Zoning Districts.

i. Rural Residential – Commission Member , Jim O'Donnell

ii. Commercial – Commission Member, Bob Kolkman

iii. Industrial – Resident, Ann ImHolt

iv. Agricultural – Commission Member Kari Watkins and Resident, Bob Bezek

See attached for additional detail and updated information since this was discussed at the January 13 meeting

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Planning Commission Action: For items a-b the Commission is asked to provide comment and/or recommendations to the Town Board. For items c-g the above is mostly informational and for any discussion the Commission wishes to have.

THIS IS A DRAFT OF REDLINES WHICH STILL REQUIRE FURTHER ATTORNEY REVIEW PRIOR TO EXECUTION BY THE TOWNSHIP.

JOINT RESOLUTION AS TO ORDERLY ANNEXATION BY AND BETWEEN THE CITY OF ST. CLOUD AND THE TOWN OF HAVEN

WHEREAS, the City of St. Cloud (the "City") and the Town of Haven (the "Town") previously entered into an orderly annexation agreement in 2010 (Haven Township Resolution No. 2010-3, City of St. Cloud Resolution No. 2010-10-191); and

WHEREAS, the City and the Town desire to provide for the orderly development of areas of the Town that are or are about to become urban or suburban in character, replacing and updating the 2010 agreement; and

WHEREAS, the City and the Town wish to encourage development and extension of services to those properties which are contiguous to the City limits prior to properties which are not adjacent to the City boundaries; and

WHEREAS, the City and Town wish to limit non-farm rural development within those areas surrounding the City until such time as municipal services are available and to ensure that growth occurs in an orderly manner; and

WHEREAS, the City and the Town have reached an agreement which is in the best interest of citizens of the City and Town, ensuring enhanced representation of the Town's interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF ST. CLOUD AND THE BOARD OF SUPERVISORS OF THE TOWN OF HAVEN:

1. **Repealer.** The parties agree the previous Joint Resolution as to Orderly Annexation between the City of St. Cloud and the Town of Haven, adopted in 2010, is hereby repealed and superseded by this Agreement.

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2. **Description of Area to be Annexed.** That the following described areas are properly subject to orderly annexation under and pursuant to Minnesota Statutes §414.0325, and the parties do hereby designate these areas for orderly annexation as provided by statute:

A. That area set forth on the attached map (Exhibit A) and legally described by Exhibit B. The designated area shall be identified as Tract 1, Tract 2, Tract 3, and Tract 4, as further detailed in the Exhibits.

No lands outside of Exhibits A and B may be annexed under this agreement.

3. **Office of Administrative Hearings Jurisdiction.** That upon approval by the parties, this agreement shall confer jurisdiction upon the Office of Administrative Hearings (the "Office") and the Municipal Boundary Adjustment Unit Chief Administrative Law Judge ("Chief Judge") so as to accomplish said orderly annexation in accordance with the terms of this agreement.

4. **No Alterations of Boundaries.** The City and the Town mutually state that no alteration by the Office or the Chief Judge of the boundaries of those areas designated herein for orderly annexation is appropriate, unless otherwise required by law.
The City and the Town mutually state that this resolution sets forth all of the conditions for annexation of the areas designated herein for orderly annexation and that no consideration by the Office or the Chief Judge is necessary. The Office and Chief Judge may review and comment, but shall, within thirty (30) days, order annexation, subject to the provisions of paragraph 6.

6. **Approval Process.**

The City and the Town mutually state that properties in the areas designated herein, or a portion thereof, shall be annexed to the City upon receipt of the City's resolution submitted to the Office/Chief Judge, not sooner than 45 days after submitting a copy of an annexation petition to the Town when either of the following are met:

a. **Agricultural and/or Undeveloped Land.**

(i) Petition requesting annexation signed by owners of 100% of individual parcels of record for agricultural and/or undeveloped properties in an area proposed for annexation; or

(ii) agreement of both the City Council and the Town Board

b. **Developed Property.**

(i) Fifty-one percent (51%) of the owners of individual parcels of record for developed property in an area proposed for annexation sign a petition requesting annexation; or

(ii) agreement of both the City Council and the Town Board.

When a petition for annexation of developed lands involves more than one property, all such properties must be contiguous to each other. All of the properties considered to be developed are described in **Exhibit 3**. Residential subdivisions of land resulting in a lot(s) of 10 acres or less that are approved subsequent to the effective date of this agreement will be considered developed. Any property utilized for commercial or industrial purposes and which as been developed with buildings or other significant structures is considered developed.

c. **Surrounded Properties.** Any property, whether in Tract 1, 2, 3, or 4, which is less than 40 acres in size and that is entirely surrounded by the City may be annexed by the City at any time ten (10) years after the date on which it becomes surrounded by the City. Surrounded properties include those properties which abut the City of St. Cloud, or a street which abuts the City of St. Could, on three or more sides, except that areas within City boundaries but that are isolated from the main areas of the City (such as the St. Cloud airport or relatively narrow strips of land connecting these isolated areas to the main portion of the City) shall not be considered when determining if a Township property is surrounded.

d. **Phased Annexation:** Unless otherwise agreed to by the Town Board, annexation of land in Tract 2 shall only be considered after 70% of the acreage of Tract 1 is annexed to the City; annexation of land in Tract 3 shall only be considered after 85% of the total acreage of Tract 2 is annexed to the City; and annexation of land in Tract 4 shall only be considered after 85% of the acreage of Tract 3 is annexed to the City.

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e. **City Not to Initiate Annexation.** The City will not initiate annexation within the Designated Area, unless petitioned for by property owners or as otherwise provided in this Agreement.

7. **Provision of Municipal Utility Service.**

a. Sewer Extension a High Priority. Extension of sanitary sewer service to annexed properties requesting sewer service will be a high priority by the City.

b. Assessment or connection charges. Assessment or connection charges to annexed properties will be at the City's officially established rate applicable citywide for improvements of a similar type at the time of benefit and/or connection to said service.

c. Timeline for Connection. Annexed properties must connect to municipal services on the earlier of one of the following:

(1) The property owner petitions for service;

(2) The property is sold or otherwise transferred for purposes other than agricultural;

(3) Construction of new non-agricultural buildings or expansion of existing non-agricultural buildings occurs on the property;

(4) The property's septic system is failing;

(5) State or Federal law requires connection; or

(6) Three years from readily available (installed abutting or directly adjacent to the property) sanitary sewer and/or water services.

d. Siting of Municipal Services in Township. In order to facilitate orderly development of the Orderly Annexation Area and to avoid the annexation of land in the Orderly Annexation Area merely for the purpose of installation of roadway, utilities and drainage improvements (collectively, the "Municipal Services"), the Township may consent to the construction of Municipal Services prior to

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annexation provided the City has obtained fee title or easements necessary. The City shall reimburse the Township for the cost to repair any road damage that may occur as a result of City construction of said Municipal Services within the Township road right of way.

e. The City shall make no assessments or charges to properties for any improvements prior to its annexation.

f. The City and Township state that the following municipal services shall be provided to 51% of all property annexed under this Agreement within eighteen (18) months of the date it is annexed: Sewer Service, Water Service, Police Service, Fire Service, First Response Service. If substantially all of the annexed property is not so served with municipal services on the timelines noted no future annexations of any property from the Township to the City under the terms of this Agreement may occur until said services are extended to 51% all of the previously annexed properties.

8. **Provision of Other Municipal Services.** The City shall be responsible for the provision of all normal and customary municipal services to annexed properties.

9. **Tax Reimbursement.** The parties agree the City will reimburse the Town a portion of the taxes levied on annexed properties for a 10-year period following annexation as provided in this section.

a. **All Properties.** For all annexed propertie.s, (whether commercial, industrial, residential, agricultural, developed, or undeveloped),
the amount of taxes to be reimbursed and paid to the Town will be calculated by multiplying the assessor's market value for the annexed property in the year of annexation by the tax capacity rate of the Town in the year of annexation. It is the intent of the parties that the payment will be calculated based upon values and the tax rate for taxes payable in the year of annexation (based upon the date the City Council passes its resolution calling for the annexation). The City will then pay the Town that fixed amount each year during the above referenced ten (10) year term.

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b. **Developed Commercial/Industrial Properties**. In addition to the tax reimbursement payment provided for above, the City's reimbursement of taxes collected on commercial and industrial properties which were developed prior to annexation will continue for an additional 10 years (after the 10 years provided for above) at a rate of 20% of the fixed amount paid during the initial 10-year reimbursement term as provided for above.

c. **Payment.** The City shall make its payment to the Town once each year, prior to December 1st of each year, based on the monies the City has collected.

10. **Outstanding Assessments and Debt.** To the extent applicable, upon annexation of a given area, the City shall collect and pay to the Town any outstanding assessments for public improvements or services imposed in the Town under Minnesota Statutes, chapters 429, 365A, or other law or property annexed by the City. The City shall pay such amounts over to the Town within 30 days of each tax distribution containing the assessed amounts until the assessment, including applicable interest, imposed on the property is paid in full.

11. **Tax Step-Up for Platted Developed Residential Property.**

For platted, residentially developed properties existing in the Town on the effective date of this Agreement, the tax rate of the City imposed on the annexed properties shall be increased in substantially equal proportions over a six- year period to equality with the tax rate on the property already within the City.

12. **Joint Planning Board.** The parties agree that the zoning for the Designated Area shall be administered by a Joint Planning Board as provided in this section and as the parties may agree to as part of a joint powers agreement.

a. **Joint Planning Board Continued.** A Joint Planning Board shall be established pursuant to Minn. Stat. § 471.59 to exercise planning and land use control over the Designated Area. The Joint Planning Board cannot be dissolved without the consent of both governing bodies.

b. **Make-up of Board.** The Joint Planning Board shall continue to be made up of two representatives from the Town appointed by the Town Board on an annual basis and one representative of the City appointed by the City Council on an

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annual basis. Appointees will serve until their replacement is appointed. The Chair of the Joint Planning Board will be rotated between City and Town appointees.

c. **Zoning & Subdivision Ordinances.** The Joint Planning Board will adopt its own zoning regulations for the Designated Area by unanimous vote of all Joint Planning Board Members. For those areas within Tracts 1 and 2 which are to be annexed the soonest, the zoning regulations shall closely mirror those zoning regulations, and make use of substantially similar zoning districts, which apply within the City of Saint Cloud so as to facilitate consistency in lot dimensions and land uses. In Tracts 3 and above where annexation may not occur for several decades or more, the zoning regulations and zoning districts shall be written to prevent gross inconsistencies with the land uses allowed within the City of Saint Cloud or excessive barriers to the efficient future expansion of city infrastructure and services, but allow for significant flexibility to customize lot dimensions and land uses to the rural nature and specific goals of the Township in maintaining a rural lifestyle. The Joint Planning Board may adopt alternative ordinances and amendments by the unanimous vote of all Joint Planning Board Members. The Joint Planning Board shall serve as the Board of Appeals and Adjustments and it shall adopt such revisions to its ordinance as may be needed to make clear that it serves in that capacity.

d. **Permit Fees and Distributions.** The permit fees shall be established by the unanimous agreement of the Joint Powers Board. Upon dissolution of the Joint Planning Board, any property acquired as the result of the exercise of its powers shall be returned to the City and the Town in equal shares, except to the extent a contribution of property was unequal then that property shall be distributed in proportion to the contributions made.

e. **Staff.** The Joint Planning Board duties will be administered by the staff hired by the Joint Planning Board. The funding of such staffing shall be as determined by the City and Township. The City will be entitled to retain permit fees to cover the cost of administration.

f. **Special Provisions with Joint Planning Area.** The following provisions will apply within the Designated Area:

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1. **Continuation of Farming Operations.** Any farm land that is in existence at the time of the execution of this Agreement may continue to be farmed and developed as a farming enterprise including the construction of agricultural buildings, the maintenance of livestock, the employment of manure storage facilities and any and all agricultural practices that are employed by the land owner or their successors or assigns subsequent to the execution of this Agreement, provided, that such activities are in accord with federal and state laws and the rules and regulations adopted by the Joint Planning Board.

2. **Setbacks from Farm Operations.** The Joint Planning Board will adopt measures to ensure that no new residential homes are constructed within 500 feet of structures (used to house animals or which are considered feedlots according to Minnesota Rules) located on land employed and engaged in agricultural business endeavors. This provision is not intended to apply to new residential structures constructed on the same parcel as the agricultural structures. The exact details of any additional restrictions in this area will be established by the Joint Planning Board as part of a Zoning Ordinance to be adopted.

3. **Development.** It is the directive to the Joint Planning Board to ensure that regulations adopted by the Joint Planning Board permit existing businesses and farms located within the orderly annexation area to expand as necessary in accord with federal, state and local laws. It is also the directive to the Joint Planning Board that with the exception of expansions of existing facilities and expansion of agricultural operations the Board will limit new residential, commercial and industrial development within the orderly annexation area prior to annexation of the property into the City and the provision of municipal sewer and water services, unless such commercial or industrial development is of a nature which does not generate significant volumes or types of wastewater and does not make use of unusually high amounts of water and such commercial or industrial development is allowable under the adopted zoning regulations.

4. **Development of Annexed Properties.** The Joint Planning Board, the City, and the Town shall all adopt and maintain a policy which requires that Developers seeking to develop land within the Designated Area provide notice to potential builders and homeowners that their land is located in an agricultural area and as

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such is subject to sounds and smells associated with agricultural production, or within an active mining area or area subject to likely mining activity, or within an airport zoning district, as appropriate.

5. **Existing Rural Uses.** The parties acknowledge that certain uses exist within the orderly annexation area that may lead to conflict as residential properties are developed adjacent to these uses. The City and the Town acknowledge that Minnesota Statutes § 462.357, subd. 1c provides that a municipality must not enact, amend, or enforce an ordinance providing for the elimination or termination of a use by annexation which use was lawful at the time of its inception. In addition, the City and Town agree to work in good faith to address issues that may arise as anticipated property use conflicts arise

6. **Drainage Plans.** For all plats of property annexed to the City from the Town, drainage and grading plans will be presented to the Joint Planning Board and Town for review and comment regarding the potential impacts on other properly located within the Town. The City will use good faith efforts to eliminate problems caused in the Town by the drainage and grading completed as a result of such drainage and/or grading plans. The City will also use good faith efforts to address concerns raised by the Joint Planning Board and/or the Town by either making changes to the drainage and grading plans for the plat or by providing written responses to the Joint Planning Board's and/or Town's concerns and agreeing to meet with either the Joint Planning Board or the Town upon the request of either of them to discuss their concerns.

13. **Town Roads.**

a. **Existing Town Roads.** The Town shall maintain Town roads in existence at the time of the execution of the Agreement until lands on both sides of said Town roads are annexed to the City. Upon annexation of the road, any payments remaining due on bonds taken out by the Township for improvement of such roads shall be transferred to the City or the City shall reimburse the Township for continuing such payments.

b. **Annexation of Abutting Property.** If the City annexes property abutting a Town Road, but annexes on one side only of that Road, the Town shall have the option to require the City to maintain both sides of the road abutting the annexed

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property. Such option shall be exercised within 90 days of the annexation by Town Board resolution.

c. **Undue Burden on Town Roads.**

The Town and City recognize that there may be instances where it is appropriate for the City to assume responsibility to maintain additional portions of Town roads because City development imposes an undue burden on Town roads that serve the annexed property. The Joint Planning Board and Town will cooperate to ensure the City accepts its reasonable responsibilities. If the City and Town do not agree on maintenance, the Town may submit the issue to the Joint Planning Board for a decision. In the event that the Joint Planning Board determines that the City should accept responsibility for a Town road under these circumstances, the City agrees to abide by the decision of the Joint Planning Board.

14. **Annexation Outside of Designated Area.**

a. **Other Annexations Limited.** The City will not initiate any annexation action for property outside of the Designated Area except by agreement with the Town Board. However, in the event an incorporation proceeding is initiated by any party for any part of Haven Township, the City then has the right to initiate an annexation action for any part of Haven Township, provided that right is available to it under law at the time of the action.

b. **Property Owners Rights.** Property owners continue to maintain those options available by law at the time of their action to pursue municipal boundary adjustment outside of the Designated Area. Until such time as 70% of the total acreage of Tract 1 and 85% of the total acreage of areas in Tract 2, 3, and 4 are annexed, the City will not support any property owner-initiated annexation petition for areas proposed for residential development that are located outside of the Designated Area. The City will not support any property owner- initiated petition for annexation of land proposed for non-residential development for a period of 60 days starting from the date of the City's submission of a copy of such a petition to the Town Board for its consideration. The Town and the City mutually agree to meet to consider the appropriateness for the requested annexation and approval of an amendment to the Orderly Annexation Agreement.

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15. **Costs Associated with OA Agreement.** Each party shall pay its own costs incurred in the negotiation, development and implementation of this Agreement. The City shall be responsible for paying the costs of filing this Agreement with the Boundary Adjustment Unit and for making any corrections to the maps or legal descriptions as may be required.

16. **Binding Agreement.** Pursuant to Minnesota Statutes § 414.0325, subd. 6, and by agreement of the parties, this Agreement is a binding agreement on the parties and its terms are not preempted by the provisions of Minnesota Statutes, chapter 414 or other law as it may now exist or may later be adopted or amended. The parties intend this Agreement to set all exclusive procedures for annexing property within the Designated Area. The City agrees to oppose any effort to annex property within the Designated Area that does not comply with the terms of this Agreement.

17. **Dispute Resolution.** The parties agree to mediate any disputes concerning the interpretation of this Agreement that cannot be resolved by the City and Township's staff, legal counsel and elected officials by filing a request for non-binding mediation with the Bureau of Mediation Services within 30 days after one party notifies the other party of existence of a dispute under this Agreement. No annexation actions may proceed during the pendency of a dispute or mediation.

When the parties to this Agreement are unable to resolve their respective grievances either through direct negotiation or through mediation either party may seek relief through initiation of an action in a court of competent jurisdiction. In addition to the remedies provided for in this Agreement and any other available remedies at law or equity, in the case of a violation, default, or breach of any provision of this Agreement, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Agreement in accordance with its terms.

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18. **Venue.** The venue for all actions concerning this Agreement shall be Sherburne County, Minnesota.

19. **Authorization.** The appropriate officers of the City and the Town are hereby authorized to carry the terms of this Joint Resolution and Agreement into effect.

20. **Severability and Repealer.** All prior resolutions and ordinances of the Town and City, or portions of resolutions and ordinances in conflict herewith, are hereby repealed. Should any section of this Joint Resolution and Agreement be held by a court of

competent jurisdiction to be unconstitutional or void, the remaining provisions will remain in full force and effect. In the event of litigation neither the City nor the Town will seek to have any provision of this Agreement declared null and void. If a court issues an order declaring a portion of this Agreement unconstitutional or void, the parties mutually agree to request of that court reformation of the contract and/or, of the legislature, special legislation, both actions being for the purpose of reinstating the original intent of this Agreement.

21. **Effective Date.** This Joint Resolution and Agreement is effective upon its adoption by the respective governing bodies of the Town and the City, as provided by law.

22. **Periodic Review and Amendments.** The City and Town mutually agree and state that upon request of either party a joint periodic review of this agreement may be conducted 5 years after the effective date of this Agreement and every 5 years thereafter upon the request of either party. The parties may mutually agree to meet to review this Agreement more often than is set forth in this paragraph.

Any amendments to this Joint Resolution and Agreement will require adoption and approval by both the City Council and Town Board. A public hearing must be held if the amendment proposes to expand the Designated Area as provided in Minn. Stat. § 414.0325, subd. 1b.

23. **Termination of OA Agreement.** The parties agree that this Agreement shall terminate on **December 31, 2075**, unless extended before such time by resolution of the parties. Unless the parties have agreed to an extension, this Agreement shall terminate on December 31, 2075. Notwithstanding the termination of this Agreement, the provisions of paragraphs 7 (Utilities Services), 8 (Other Municipal Services), 9 (Tax Reimbursement), 10 (Outstanding Assessments and Debt), 11 (Tax Step-Up), and 13 (Town Roads) of this Agreement shall remain binding after the termination of the Agreement for all properties annexed under the terms of this Agreement prior to its termination.

Upon the effective termination of this Agreement with respect to the unannexed territory:

1. This Agreement shall be null and void and of no further effect as to all lands not previously annexed. The City shall have no further right to annex such lands under the terms of this Agreement.

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2. The Township shall promptly file a formal Notice of Termination with the State of Minnesota Office of Administrative Hearings, Municipal Boundary Adjustments Unit, referencing the original Orderly Annexation Agreement and noting the withdrawal of consent for all remaining, unannexed territory.
3. Termination shall not affect the validity or status of any land previously annexed under a completed, legally effective Resolution of Annexation adopted prior to the date of termination.

EXHIBIT 1 (Map of Designated Area)

EXHIBIT 2 (Legal Descriptions of Designated Area)

EXHIBIT 3 (Developed Properties within the Designated Area)

GENERAL NOTE: The legal descriptions and maps (Exhibits A, B, and potentially new Exhibits for phased areas or developed properties) from the 2010 St. Cloud/Haven Township agreement would need to be updated or created and attached to this new draft. The specific delineation of Tract 1, Tract 2, etc., would also need to be defined in the new exhibits. As all are aware, the Joint Planning Board having zoning jurisdiction over the annexed area is is a fundamental shift from Haven Township having sole land use control as per the 2010 agreement in Tracts 1 and 2 and Sherburne County having sole land use control over the rest of the Township.

Note also that in addition to deciding who will administer the Zoning Ordinance (city staff or an outside/independent hire), it will also need to be decided who will administer the building code and who will review plans and inspect installation of private septic systems.

Feb. 3, 2026

SEEKING PUBLIC INPUT ON HAZARD MITIGATION PLAN

Sherburne County residents, community leaders, business owners, area agencies and organizations now have an opportunity to share how severe weather events impact their property and lives. There is also an opportunity to share their ideas on how to reduce local impacts in the future.

The Sherburne County Office of Emergency Management is working with U-Spatial at the University of Minnesota-Duluth to update the county's Hazard Mitigation Plan (HMP). The plan assesses the natural hazards that pose risk to the county, such as flooding, tornadoes, windstorms, winter storms, extreme temperatures, wildfire, and drought. The plan further identifies local vulnerabilities and ways to minimize damage from future events. As the county works to update the plan, it wants to hear from the public.

The Sherburne County HMP is a multi-jurisdictional plan that covers Sherburne County, including all cities and townships within the county. The Sherburne County HMP also incorporates the concerns and needs of school districts, watershed districts, and other related agencies, organizations, or businesses participating in the planning process. The plan will be updated by a planning team made up of representatives from county departments, local municipalities, and other key stakeholders. When completed, the plan will be submitted to the Minnesota Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency (FEMA) for approval.

"Hazard mitigation planning is a central part of our emergency management program," said Derek Baas, Sherburne County Emergency Management Deputy Director. "Understanding the natural hazards that can cause serious impact to our communities and taking action to reduce or eliminate the impact of future disasters makes us more resilient. Hazard mitigation helps us to break the cycle of damage and repair caused by things like flooding, ice storms, and severe wind events that can damage property, stress economies, and threaten life safety in our county."

Examples of hazard mitigation include:

- Conducting public outreach on severe weather awareness and preparedness
- Improving stormwater management systems to better handle high-rain events
- Removing existing buildings from flood or erosion prone hazard areas
- Increasing defensible space around homes in high-risk wildfire areas

SHERIFF'S OFFICE
COUNTY GOVERNMENT CENTER
13880 Business Center Drive
Elk River, MN 55330-1692

Office: (763) 765-3500
Toll-Free: (800) 433-5245
Fax: (763) 441-7303
Email: sheriff@co.sherburne.mn.us

- Constructing tornado safe rooms in vulnerable areas such as mobile home parks
- Burying overhead powerlines that may fail due to heavy snow, ice, or windstorms

Some mitigation activities may be eligible for future FEMA Hazard Mitigation Assistance grant funding. As part of the planning process, gathering input from the public is an important and required step. Residents of cities and townships, local businesses, and other stakeholders are encouraged to share feedback on the following to incorporate into the plan:

- **What are the natural hazards you feel pose the greatest risk to your community?**
- **Are there specific populations or assets in your community that you feel are more vulnerable to future storm events?**
- **What concerns do you have, and what sorts of actions do you feel would help to reduce damages of future hazard events in your community or the county as a whole?**

To provide your feedback, please contact Sherburne County Emergency Management or find the feedback form here: https://tinyurl.com/ykj7mh6e

There will be additional opportunities for public feedback throughout the planning process. A draft of the plan will be made available for public review prior to submission of the plan to the State of Minnesota. Future news releases will be shared with the media to notify the public of these opportunities.

The Federal Disaster Mitigation Act of 2000 (DMA 2000) requires counties to update their plan every 5 years to maintain eligibility for FEMA's Hazard Mitigation Assistance (HMA) grant programs.

Contact
Derek Baas
Sherburne County Emergency Management Deputy Director
Phone: 763-765-3508
Email: Derek.Baas@co.sherburne.mn.us

SP 7103-66 Hwy 10 Prelim Design

TAC Meeting

Meeting Details

Date	02/03/2026 10:00 AM
Attendee List	**MnDOT** Tom Cruikshank Thomas.Cruikshank@state.mn.us Stephanie Castellanos Stephanie.Castellanos@state.mn.us Chad Nieman Chad.Nieman@state.mn.us **Local Agency** Matt Glaesman Matt.Glaesman@ci.stcloud.mn.us Zachary Borgerding Zachary.Borgerding@ci.stcloud.mn.us Brian Gibson gibson@stcloudapo.org David Roedel David.Roedel@co.sherburne.mn.us Andrew Witter Andrew.Witter@co.sherburne.mn.us Joe Then supervisorthen@haventwp.org **Consultant** Chad Erickson cerickson@gsambatek.com Cari Hoverson Cari.Hoverson@kljeng.com Tessa Schuenke tessa.schuenke@kljeng.com Elishia Porter eporter@zanassoc.com Tom Nixon tom.nixon@kljeng.com Ryan Sundberg ryan.sundberg@kljeng.com

Meeting Minutes

Note: see attached PowerPoint presentation.

1. **December 2025 Workshop Follow Up**
    a. Grades
        i. Reviewed profiles and grading footprints through detailed alternatives development.
        ii. Did not complete full 3D models.
        iii. Concepts include conservative construction limits.
    b. Soil conditions - desktop review
        i. KLJ completing desktop review; full geotechnical investigation outside on contract scope.
        ii. Low risk based on desktop review.
    c. Widening for Aux Lane (north alternatives)
        i. Feasible per initial site review.
        ii. TH 10/TH 23 plans under review for structural and drainage elements.
        iii. Challenge to get cover over wall footing.
    d. Ped Counts at 15th
        i. 2022 Corridor Study - approx. 20 pedestrians per day (before the 4th St bridge).
        ii. Replica - 20 to 40 pedestrians per day (limited quality with small data sets).
        iii. Request from City to review potential for crossings considering future land use. Matt to provide planned future land use from comp plan.

2. **Alternatives (At-Grade)**
    a. Meeting with aggregate companies to understand turning movements in early March.

3. **Tier 1 Screening**
    a. Additional alternatives developed as needs of community were communicated.

4. **Tier 2 Screening Criteria**
    a. Tier 2 screening criteria was intended to screen location.
    b. Not a lot of differentiation when locations were screened with representative concepts.

5. **Tier 2 Screening Results**
    a. Results did not identify a preferred location.
    b. Confirmed ability to incorporate business feedback within the NEPA process; refined concepts to reduce ROW impacts.
    c. Resulting Concepts:
        i. Interchange 1A - 15th Diamond Interchange with Roundabouts
            - Significant reconstruction for grade transition on Hwy 10.
        ii. Interchange 3B - Modified Midway Compact Diamond with Roundabouts
            - Local connection over Hwy 10, reconstruction on Hwy 10 not required.
            - Kwik Trip access off local street would need to be acquired by Kwik Trip.
            - Include dashed lines for potential Kwik Trip access and potential ped crossing at 15th.
        iii. Interchange 3-2B - Buttonhook with Overpass at 15th
            - Circuitous access to and from 15th and local businesses.
        iv. Interchange 4 - Modified Compact Diamond with Roundabouts at 12th (with or without bridge at 15th)
        v. General:
            - Additional analysis needed at Lincoln/15th.
            - Interchange 3B, 3-2B, and 4 - no aux lanes, meet 1 mile spacing recommendation, high level of service (LOS B).

6. **Tier 3 Screening Criteria and Revisions**
    a. Revisions will be made to the draft tier 3 screening criteria.

7. **Public Engagement Recap**
    a. Met with aggregate group and businesses in December.
    b. Kwik Trip and Pleasure Land shared concerns with interchange.
    c. Need to explain driver for interchange design at future events.

8. **Next Steps**
    a. Revise and Conduct Tier 3 Screening
        i. City of St Cloud have all requested information.
    b. Possible follow up meeting
        i. March 10 at 9-10 or after 11:30?
    c. Public Engagement
        i. Late March if decisions can be communicated.
        ii. Future open house will focus on showing the process (all concepts, screening results, recommendations).
    d. Truck U-Turn Assessment - targeting early March.
    e. March 4 MPLTP Update

9. **Action Items**

DATE INITIATED	RESPONSIBLE	ACTION ITEM	DATE CLOSED
2/3/2026	City of St. Cloud	Matt to provide planned future land use from comp plan to understand future pedestrian crossings at 15th.	
2/3/2026	Consultant	Review future land use from comp plan to understand future pedestrian crossings at 15th.	
2/3/2026	Consultant	Include dashed lines for potential Kwik Trip access and potential ped crossing at 15th on concepts.	

DEPARTMENT OF TRANSPORTATION

US 10 Corridor – St. Cloud Area

Preliminary Design Project

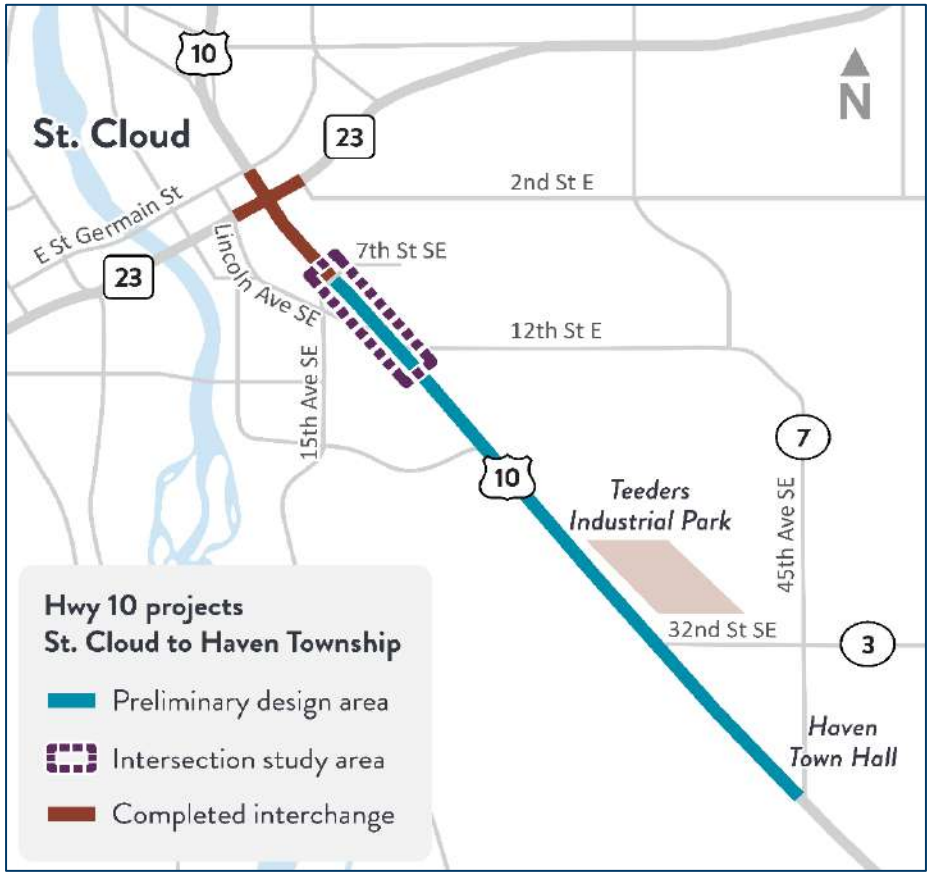
February 2026

Agenda

- Project Introduction
- Screening Process
- Alternatives Considered
- Alternatives Remaining
- Next Steps

Project Introduction

- Corridor Study 2023/24 St. Cloud to Clear Lake (KLJ)
- MnDOT Non-SRC ($450k) + Legislative Funding ($1M 2021)
- High-Cost Alternative Public & Legislatively Preferred
- 15th Ave SE Interchange Preliminary Design & Haven Township area low-cost improvements (Oct 2024) (KLJ)
- Legislative Funding ($6M 2023)
- Status: Public engagement two rounds, Business Meetings, Local Agency & MnDOT workshops, Level 1 and 2 Interchange Alternatives Analysis
- Two geometric layout deliverables – At Grade & Interchange
- Study Completion: 2026



Screening Process
(with Tier 2 Criteria example)

- 3-Tiered Screening
  - Tier 1 screens alts that do not meet the needs of the corridor or do so in a more impactful or expensive way than others (screening narrowed to 12 concepts)
  - Tier 2 screens down further to 3 to 4 more developed concepts (screening narrowed to 4). ROW and Business impacts were key in this step
  - Tier 3 determines a recommended alternative that will be developed to 30% design. Revisions are likely during design, but overall impacts will remain similar.

Category	Metric	Performance Measure	3-Point Scale		
			1	2	3
Vehicle Mobility	**Interchange Spacing**	Average Spacing between Interchanges	< 0.5 miles	0.5 miles-1.0 miles	≥ 1.0 miles
Vehicle Safety	**Weaving Density**	Expected Impact from Vehicles	> 1500 weaving vehicles/hour/ mile	500-1500 weaving vehicles/hour/ mile	< 500 weaving vehicles/hour/ mile
Walkability & Bikeability	**Crossing Spacing**	Distance to Nearest Crossings	> 1 mile	0.5 miles-1.0miles	< 0.5 miles
Additional Considerations	**Railroad**	Proximity to Railroad Right of Way	Encroachment (0 ft)	Adjacent (<75 ft)	No Impact (>75 ft)
	Required Local Network Improvements	Impact to Other Roadways and Potential Projects	Considerable Impacts	Some Impacts	No Impacts
	Right of Way	Estimated Number of Parcels with Major Impacts	≥ 5 parcels	< 5 parcels	0 parcels
	Noise	Number of Noise-Sensitive Receptors	> 20 receptors	5-20 receptors	< 5 receptors
	Local Business Impact	Scale of Impacts to Business Traffic During Construction	Considerable Impacts	Some Impacts	No Impacts
	Regional Connectivity	Level of Direct Access to Regional Destinations and Local Airport	Poor Access	Fair Access	Good Access
	Maintenance Impacts	Retaining Wall	Considerable Impacts	Some Impacts	No Impact
	Cost	Relative Cost	High Cost	Medium Cost	Low Cost
	Accommodation for Regional Growth	Ability for Revised Roadway Network to Accommodate Long-Term Development	Low Growth Potential	Medium Growth Potential	High Growth Potential

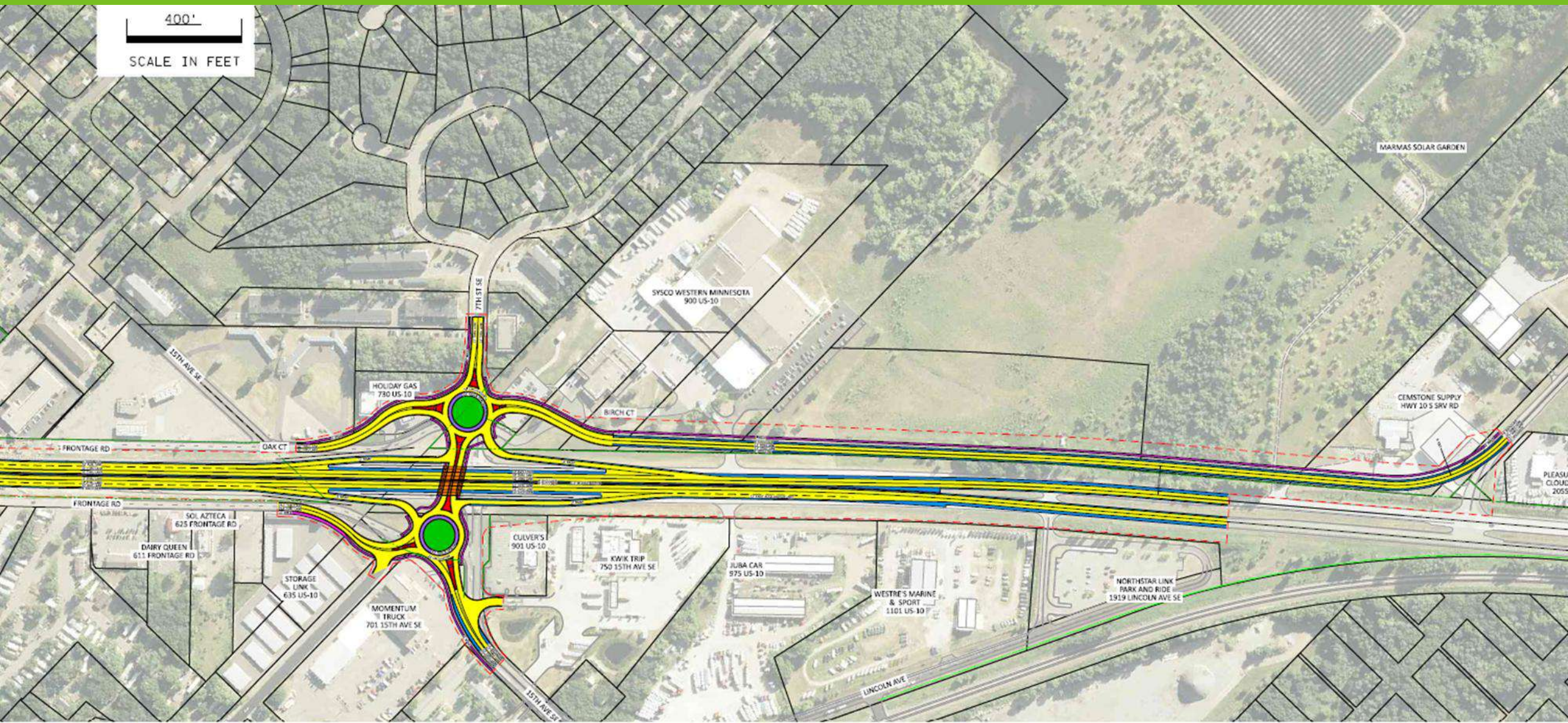
All Interchange Alternatives Considered

- 15th Avenue SE
  - 1A – Diamond Interchange with Roundabouts
  - 1B – Single Point Urban Interchange (SPUI)
  - 1C – Diverging Diamond Interchange (DDI)
  - 1D – Diamond Interchange with Peanut Roundabouts
  - 1E – Tight Diamond with Signals
- 12th Street SE
  - 2A – Folded Diamond Interchange with Roundabouts
  - 2B – Single Point Urban Interchange (SPUI)
  - 2C – Diverging Diamond Interchange (DDI)
  - 2D – Partial Cloverleaf (ParClo)
  - 2E – Traditional Compact Diamond with Roundabouts
  - 4 – Modified Compact Diamond with Roundabouts at 12th (with or without bridge at 15th)
- 12th Street SE with 15th St Overpass
  - 2-2A – Folded Diamond Interchange with Roundabouts
  - 2-2B – Single Point Urban Interchange (SPUI)
  - 2-2C – Diverging Diamond Interchange (DDI)
  - 2-2D – Partial Cloverleaf (ParClo)
  - 2-2E – Traditional Compact Diamond with Roundabouts
- "Midway" Location
  - 3A – Folded Diamond Interchange with Roundabouts
  - 3B – Modified Compact Diamond with Roundabouts
  - 3-2B – Buttonhook with Overpass at 15th
- No Build
  - At-Grade Intersection with Signal

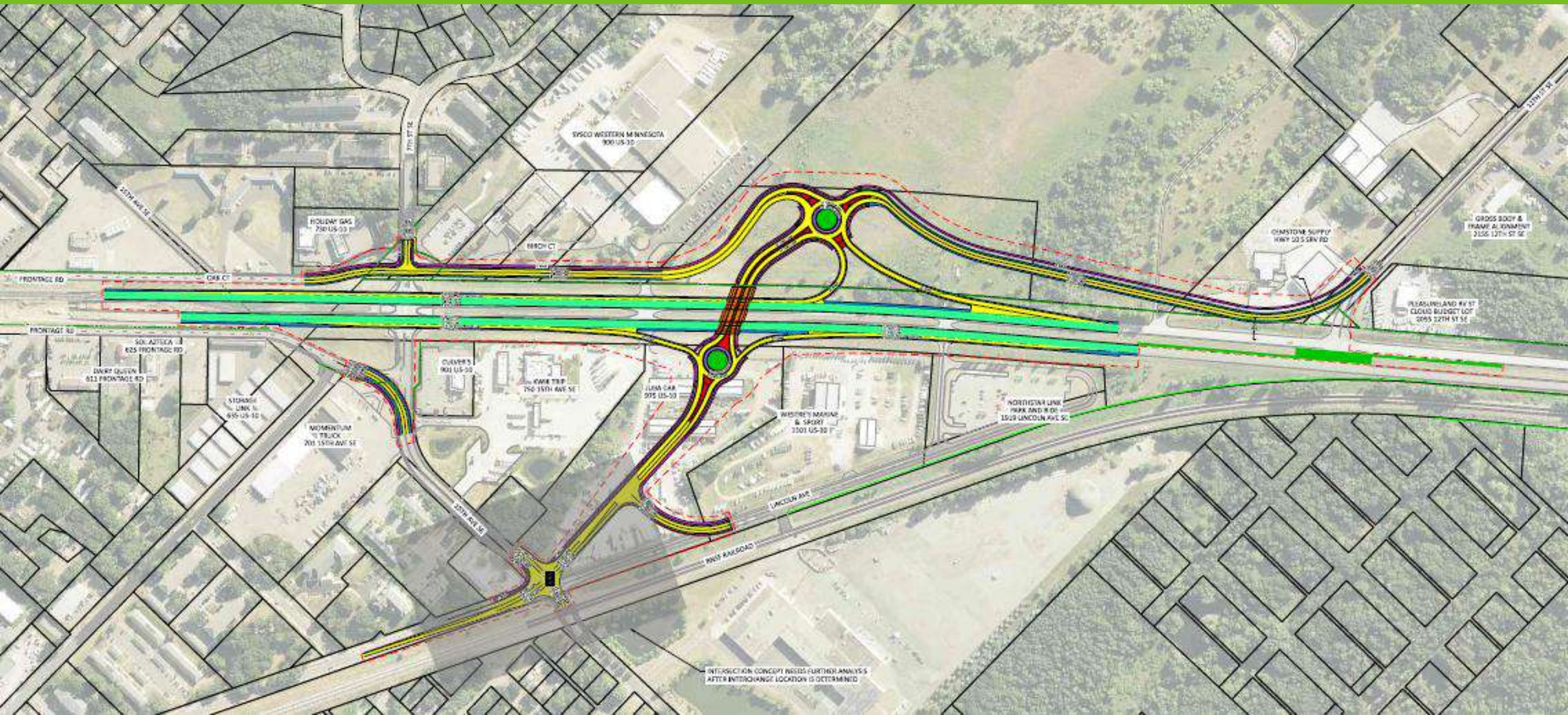
Alternative Remaining after Tier 1 and Tier 2 Screening

- Interchange 1A – 15th Diamond Interchange with Roundabouts
- Interchange 3B – Modified Midway Compact Diamond with Roundabouts
- Interchange 3-2B – Buttonhook with Overpass at 15th
- Interchange 4 – Modified Compact Diamond with Roundabouts at 12th (with or without bridge at 15th)

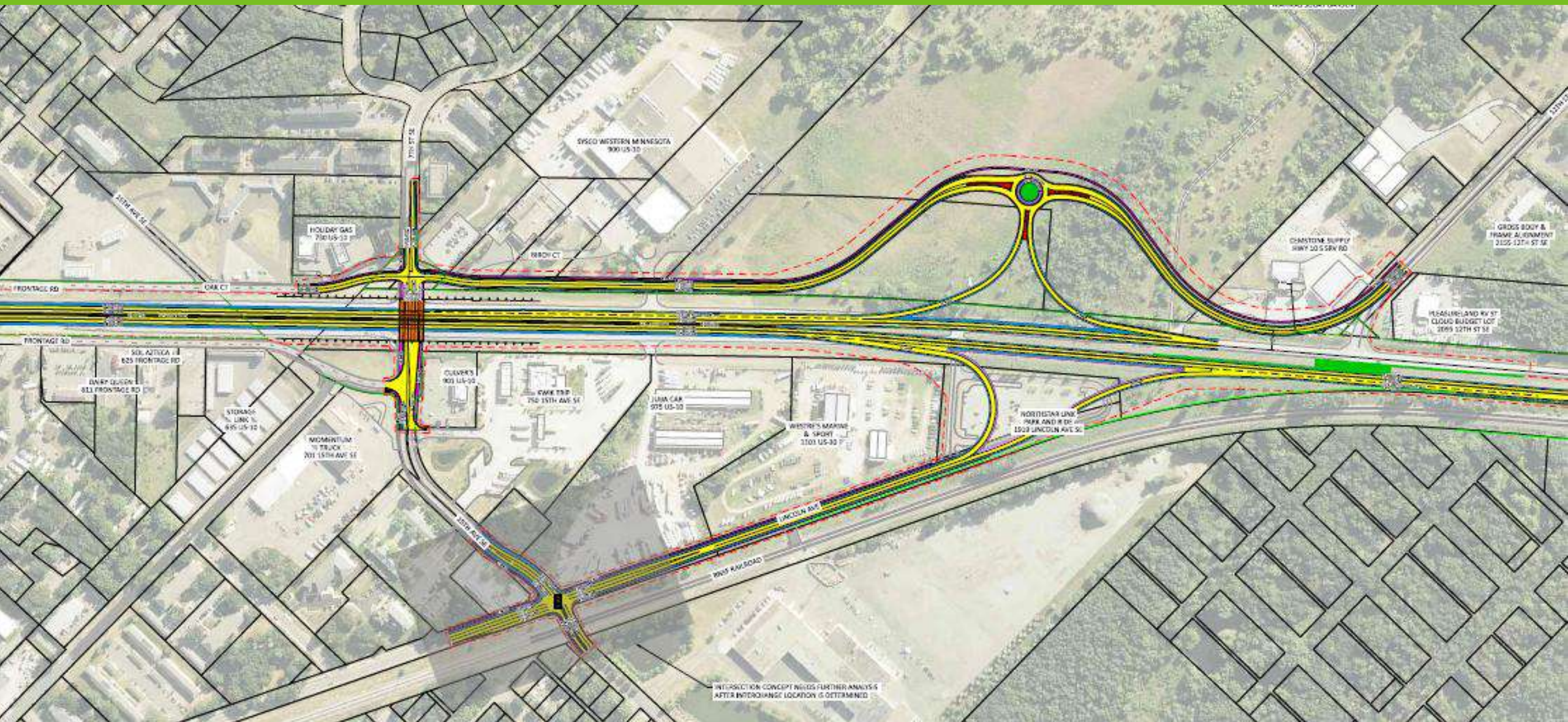
15th Street – Interchange 1A



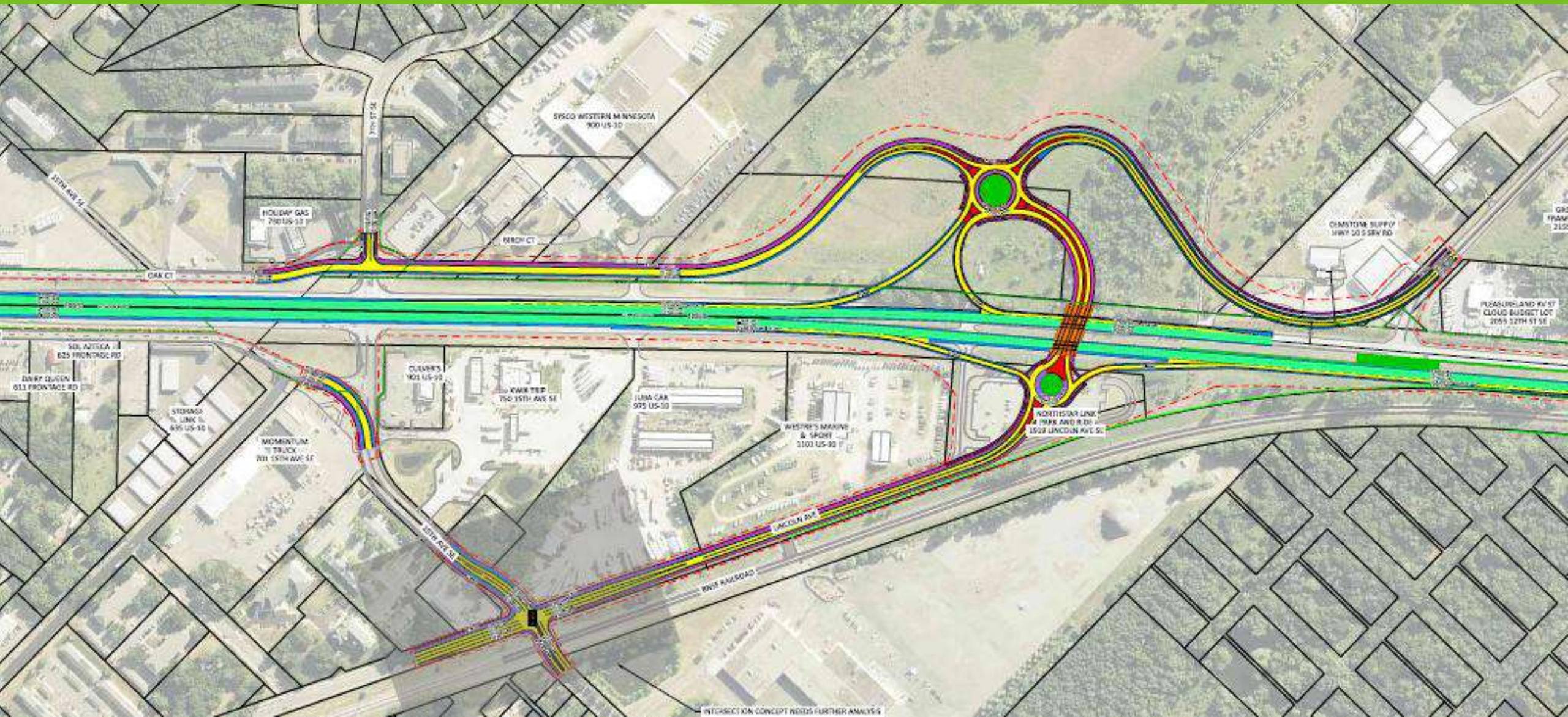
Midway Location – Interchange 3B (with or without bridge at 15th)



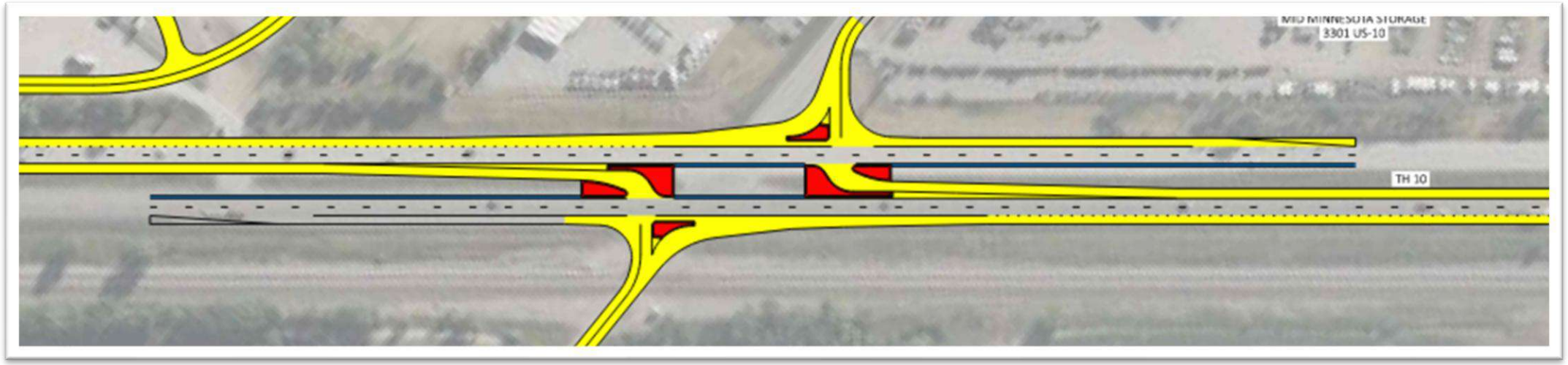
Interchange 3-2B – Buttonhook with Overpass at 15th

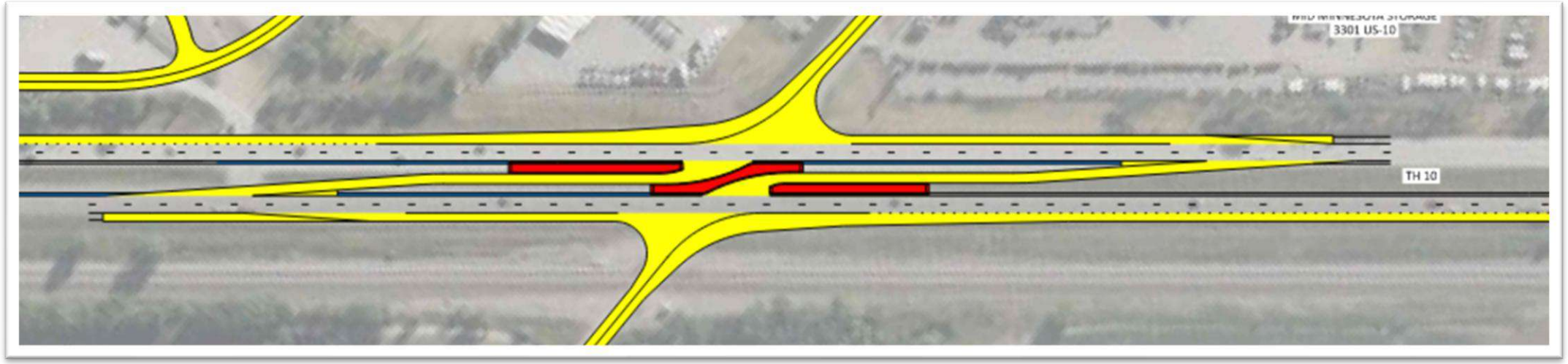


12th Street – Interchange 4 – Modified Compact Diamond with Roundabouts at 12th (with or without bridge at 15th)



At Grade Alternatives (CSAH 3/32nd St SE) - Left in vs Left out



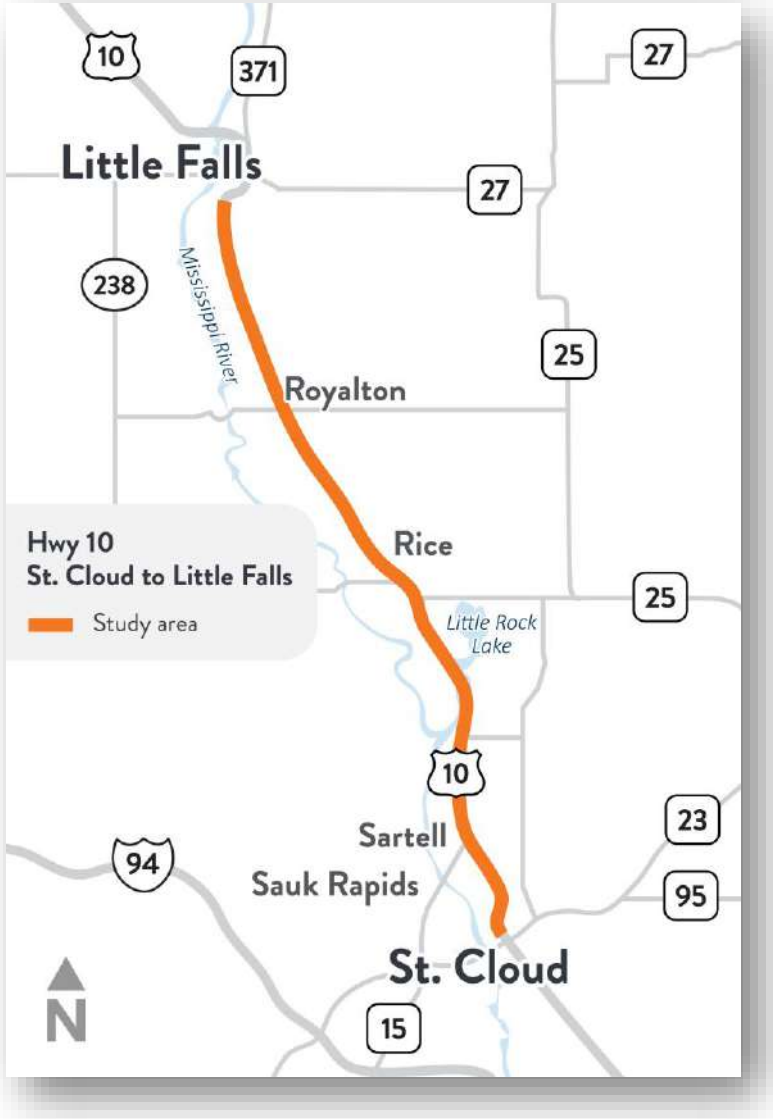


Next Steps

- Complete Tier 3 Screening to identify Recommended Alternative
- Achieve Concurrence with TAC (APO, MnDOT, County, City, Township)
- Public Engagement to convey recommend alternative
- Begin Preliminary Design Phase

Adjacent Corridor Study / Hwy 10 St. Cloud to Little Falls

- 30-Mile Corridor Study (started Fall 2025)
  - East Saint Germain St. to southern border of Little Falls
- Safety/Crash Concerns
  - Rural Expressway (High speed 4-lane, at-grade intersections)
  - Urban Sections (E St Germain, City of Royalton)
- Mobility Concerns
  - Backups at Royalton & E. St. Germain
  - Crossing and left turn entries at intersections
  - Ped/Bike in St. Cloud & Royalton
- Study to define future project areas
  - E. St. Germain, Watab/Little Rock, Royalton



Questions



All,

See the attached minutes from the February 2026 TAC. Updated concepts based on discussion at the TAC are also included. Please note that these concepts will be progressed to tier 3 screening to determine a preferred alternative; if you have any concerns with this please provide feedback by 2/18/2026.

We would also like to schedule a follow up call prior to the April TAC for 3/17/2026 at 10am. If this time does not work for you, please let me know.

Thank you,

Tessa Schuenke, PE

(651) 726-5008
2750 Blue Water Rd #100
Eagan, MN 55121
kljeng.com

-----Original Appointment-----
From: Tessa Schuenke
Sent: Friday, October 25, 2024 8:13 AM
To: Tessa Schuenke; Fellbaum, Russell (DOT); Cruikshank, Thomas (DOT); Stephanie.Castellanos@state.mn.us; Whitley, Zachary (DOT); supervisormeyer@haventwp.org; clerk@haventwp.org; matt.glaesman@ci.stcloud.mn.us; gibson@stcloudapo.org; David.Roedel@co.sherburne.mn.us; Chad.Nieman@state.mn.us; Elishia Porter; Lspohr@zanassoc.com; Cari Hoverson; Tom Nixon; Veronica Richfield; Chad Erickson; Andrew.Witter@co.sherburne.mn.us; SupervisorThen@haventwp.org; Ryan Sundberg
Cc: Shep Rogers; JOSEPH Then; Veronica Richfield; Justin Sebens
Subject: Hwy 10 Prelim Design - TAC
When: Tuesday, February 3, 2026 10:00 AM-11:00 AM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 230 819 552 056

Passcode: dK9p63

Join on a video conferencing device

Tenant key: webexsip@m.webex.com

Video ID: 113 140 618 1

More info

For organizers: Meeting options

20260203_SP7103-66_TAC_Minutes.pdf
1.8 MB

TH10+Interchange+Exhibits_Combined_20260211.pdf
4.3 MB

400'

SCALE IN FEET

SYSCO WESTERN MINNESOTA
900 US-10

MARMAS SOLAR GARDEN

NORTHFIELD & CO
2350 THTH ST SE

RL LARSON EXCAVATING
225 12TH ST SE

GROSS BODY &
FRAME ALIGNMENT
2155 12TH ST SE

CEMSTONE SUPPLY
HWY 10 S SRV RD

PLEASURELAND RV ST
CLOUD BUDGET LOT
2055 12TH ST SE

7TH ST SE

12TH ST SE

15TH AVE SE

HOLIDAY GAS
730 US-10

BIRCH CT

FRONTAGE RD

OAK CT

FRONTAGE RD

SOL AZTECA
625 FRONTAGE RD

DAIRY QUEEN
611 FRONTAGE RD

STORAGE
LINK
635 US-10

MOMENTUM
TRUCK
701 15TH AVE SE

CULVER'S
901 US-10

KWIK TRIP
750 15TH AVE SE

JUBA CAR
975 US-10

WESTRE'S MARINE
& SPORT
1101 US-10

NORTHSTAR LINK
PARK AND RIDE
1919 LINCOLN AVE SE

15TH AVE SE

LINCOLN AVE

BNSF RAILROAD

PLOTTED/REVISED: 2-FEB-2026

DISTRICT_3

PLOT NAME: 95% PLANS

PATH & FILENAME: ...\cd710366_DetailedConcepts.dgn

KLJ

MINNESOTA DEPARTMENT OF TRANSPORTATION

INTERCHANGE 1A
DIAMOND INTERCHANGE WITH ROUNDABOUTS
TH 10 - CONCEPTS

SHEET NO. 1

TOTAL SHEETS 5

400'

SCALE IN FEET

SYSCO WESTERN MINNESOTA
900 US-10

MARMAS SOLAR GARDEN

NORTHFIELD & CO
2350 THTH ST SE

12TH ST SE

RL LARSON EXCAVATING
225 12TH ST SE

GROSS BODY &
FRAME ALIGNMENT
2155 12TH ST SE

CEMSTONE SUPPLY
HWY 10 S SRV RD

PLEASURELAND RV ST
CLOUD BUDGET LOT
2055 12TH ST SE

7TH ST SE

15TH AVE SE

HOLIDAY GAS
730 US-10

BIRCH CT

OAK CT

FRONTAGE RD

FRONTAGE RD

SOL AZTECA
625 FRONTAGE RD

DAIRY QUEEN
611 FRONTAGE RD

STORAGE
LINK
635 US-10

MOMENTUM
TRUCK
701 15TH AVE SE

Optional: Pedestrian grade separation, not shown

CULVER'S
901 US-10

KWIK TRIP
750 15TH AVE SE

JUBA CAR
975 US-10

WESTRE'S MARINE
& SPORT
1101 US-10

NORTHSTAR LINK
PARK AND RIDE
1919 LINCOLN AVE SE

LINCOLN AVE

15TH AVE SE

BNSF RAILROAD

INTERSECTION CONCEPT NEEDS FURTHER ANALYSIS
AFTER INTERCHANGE LOCATION IS DETERMINED

PLOTTED/REVISED: 11-FEB-2026

PLOT NAME: 95% PLANS

PATH & FILENAME: ...\cd710366_DetailedConcepts.dgn

DISTRICT_3

KLJ

MINNESOTA DEPARTMENT OF TRANSPORTATION

INTERCHANGE 3B
COMPACT DIAMOND WITH ROUNDABOUTS
TH 10 - CONCEPTS

SHEET NO. 2

TOTAL SHEETS 5

400'

SCALE IN FEET

7TH ST SE

15TH AVE SE

HOLIDAY GAS
730 US-10

SYSCO WESTERN MINNESOTA
900 US-10

BIRCH CT

OAK CT

FRONTAGE RD

FRONTAGE RD

SOL AZTECA
625 FRONTAGE RD

DAIRY QUEEN
611 FRONTAGE RD

STORAGE
LINK
635 US-10

MOMENTUM
TRUCK
701 15TH AVE SE

CULVER'S
901 US-10

KWIK TRIP
750 15TH AVE SE

JUBA CAR
975 US-10

WESTRE'S MARINE
& SPORT
1101 US-10

15TH AVE SE

LINCOLN AVE

BNSF RAILROAD

INTERSECTION CONCEPT NEEDS FURTHER ANALYSIS
AFTER INTERCHANGE LOCATION IS DETERMINED

MARMAS SOLAR GARDEN

NORTHFIELD & CO
2350 THTH ST SE

12TH ST SE

RL LARSON EXCAVATING
225 12TH ST SE

GROSS BODY &
FRAME ALIGNMENT
2155 12TH ST SE

CEMSTONE SUPPLY
HWY 10 S SRV RD

PLEASURELAND RV ST
CLOUD BUDGET LOT
2055 12TH ST SE

NORTHSTAR LINK
PARK AND RIDE
1919 LINCOLN AVE SE

PLOTTED/REVISED: 2-FEB-2026

DISTRICT_3
PLOT NAME: 95% PLANS
PATH & FILENAME: ...\cd710366_DetailedConcepts.dgn

KLJ

MINNESOTA DEPARTMENT OF TRANSPORTATION

INTERCHANGE 3-2B
BUTTONHOOK W/ OVERPASS AT 15TH
TH 10 - CONCEPTS

SHEET NO. 3

TOTAL SHEETS 5

400'

SCALE IN FEET

7TH ST SE

15TH AVE SE

HOLIDAY GAS
730 US-10

SYSCO WESTERN MINNESOTA
900 US-10

BIRCH CT

OAK CT

FRONTAGE RD

FRONTAGE RD

SOL AZTECA
625 FRONTAGE RD

DAIRY QUEEN
611 FRONTAGE RD

STORAGE
LINK
635 US-10

MOMENTUM
TRUCK
701 15TH AVE SE

Optional: Pedestrian grade separation, not shown

CULVER'S
901 US-10

KWIK TRIP
750 15TH AVE SE

JUBA CAR
975 US-10

WESTRE'S MARINE
& SPORT
1101 US-10

NORTHSTAR LINK
PARK AND RIDE
1919 LINCOLN AVE SE

15TH AVE SE

LINCOLN AVE

BNSF RAILROAD

INTERSECTION CONCEPT NEEDS FURTHER ANALYSIS
AFTER INTERCHANGE LOCATION IS DETERMINED

MARMAS SOLAR GARDEN

NORTHFIELD & CO
2350 THTH ST SE

12TH ST SE

RL LARSON EXCAVATING
225 12TH ST SE

GROSS BODY &
FRAME ALIGNMENT
2155 12TH ST SE

CEMSTONE SUPPLY
HWY 10 S SRV RD

PLEASURELAND RV ST
CLOUD BUDGET LOT
2055 12TH ST SE

PLOTTED/REVISED: 11-FEB-2026

DISTRICT_3
PLOT NAME: 95% PLANS
PATH & FILENAME: ...\cd710366_DetailedConcepts.dgn

KLJ

MINNESOTA DEPARTMENT OF TRANSPORTATION

INTERCHANGE 4
COMPACT DIAMOND WITH ROUNDABOUTS
TH 10 - CONCEPTS

SHEET NO. 4

TOTAL SHEETS 5

400'

SCALE IN FEET

SYSCO WESTERN MINNESOTA
900 US-10

MARMAS SOLAR GARDEN

NORTHFIELD & CO
2350 THTH ST SE

RL LARSON EXCAVATING
225 12TH ST SE

GROSS BODY &
FRAME ALIGNMENT
2155 12TH ST SE

CEMSTONE SUPPLY
HWY 10 S SRV RD

PLEASURELAND RV ST
CLOUD BUDGET LOT
2055 12TH ST SE

HOLIDAY GAS
730 US-10

SOL AZTECA
625 FRONTAGE RD

DAIRY QUEEN
611 FRONTAGE RD

STORAGE
LINK
635 US-10

MOMENTUM
TRUCK
701 15TH AVE SE

CULVER'S
901 US-10

KWIK TRIP
750 15TH AVE SE

JUBA CAR
975 US-10

WESTRE'S MARINE
& SPORT
1101 US-10

NORTHSTAR LINK
PARK AND RIDE
1919 LINCOLN AVE SE

7TH ST SE

12TH ST SE

15TH AVE SE

BIRCH CT

OAK CT

FRONTAGE RD

FRONTAGE RD

LINCOLN AVE

BNSF RAILROAD

PLOTTED/REVISED: 20-JAN-2026

DISTRICT_3

PLOT NAME: 95% PLANS

PATH & FILENAME: ...\cd710366_DetailedConcepts.dgn

KLJ

MINNESOTA DEPARTMENT OF TRANSPORTATION

INTERCHANGE 3B
COMPACT DIAMOND WITH ROUNDABOUTS
TH 10 - CONCEPTS

SHEET NO.	5
TOTAL SHEETS	5

From: Minnesota Association of Townships info-mntownships.org@shared1.ccsend.com
Subject: Invitation: 2026 Township Day at the Capitol - March 2, 2026
Date: Feb 1, 2026 at 1:00:30 PM
To: Tammy Schefers clerk@haventwp.org



Invitation and Registration:
Township Day at the Capitol
March 2, 2026 in St. Paul

ALL township officers are invited to join the Minnesota Association of Townships for "Township Day at the Capitol" on Monday, March 2, 2026 in St. Paul. We'll have trainings, speakers, and impactful meetings with state legislators to advocate for important township priorities. There is NO COST to attend this ONE DAY event, but REGISTRATION is required.

REGISTER: **https://bit.ly/TownshipDATC2026**

SCHEDULE:
Monday, March 2, 2026
10:00 AM: Registration and social time - meet at the Radisson Hotel St. Paul/Capitol Ridge (161 Rondo Ave, St. Paul).
10:30 AM: Welcome, and Legislative Briefing at hotel
12:00 NOON: Lunch (provided) at hotel
12:30 PM: Buses/travel to Capitol (3 blocks away, transportation provided)
1:00 to 4:00 PM: Individual Legislative Meetings at the State Capitol
1:00 to 4:00 PM: Open House and Speakers at the State Capitol
3:45 to 4:00 PM: Last bus back to the hotel
4:00 to 5:00 PM: Debrief and door prizes at the hotel
5:00 PM: Conclusion

COST: There is no cost to attend this event! We encourage as many township officers to attend as possible.

DETAILS: Additional logistical details will be sent to registered attendees. MAT will provide all materials and make your appointments to meet with state legislators.

LODGING: If required, please book lodging on your own. Rooms are available at the Radisson Capitol Ridge (where our event will start and end). To book, please call the Radisson Capitol Ridge Hotel at 651-227-8711 and mention "MN Townships" for a special room rate of $112 per night plus tax, OR book online here: **Minnesota Association of Townships** (and make sure to adjust the number and dates of nights depending on what is needed). Our special rate includes gated, surface level parking, along with breakfast.

QUESTIONS: If you have urgent questions, please contact MAT's communication consultant and event organizer Leslie Rosedahl at Leslie@RosedahlPublicAffairs.com or 651.353.1818.

CONTACT US

Minnesota Association of Townships | 805 Central Ave East P.O. Box 267 | St. Michael, MN 55376 US

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January 2026

Permits by Township

Twp/City (Parc	Parcel Number	Permit Num	Date Paid	Explanation of Request	Applicant	Contractor	Phy Addr 1	Parcel City	Parcel Zip	Building Co	Project Valuati	Total Fees
BIG LAKE	10-00427-0340	26-156	30-Jan-26	Gas Mechanical/HVAC	JENNIFER LEEMAN	NEIGHBORHOOD PLUMBING AND	15860 228TH AVE NW	ELK RIVER MN	55330	434	2,000.00	100
BIG LAKE	10-00434-0110	26-150	28-Jan-26	Fireplace	Justin Olson		15388 196TH AVE NW	ELK RIVER MN	55330	434	2,000.00	100
BIG LAKE	10-00522-0105	26-147	23-Jan-26	Plumbing	Maddie Olson	Thelen Plumbing Heating and Air	22665 COUNTY ROAD 15 NW	ELK RIVER MN	55330	434	2,000.00	100
BIG LAKE	10-00106-1135	26-146	22-Jan-26	Plumbing	Denika Growe	Air Mechanical	22880 COUNTY ROAD 5 NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00110-1409	26-143	22-Jan-26	Gas Mechanical/HVAC	Daniel Gamayunov	Hero Home Services LLC	21711 COUNTY ROAD 15 NW	ELK RIVER MN	55330	434	2,000.00	100
BIG LAKE	10-00116-4210	26-139	23-Jan-26	Basement Drain Tile Retrofit/Radon Mit	Jennifer Kargas	Pure Breathing Solutions	17171 211TH AVE NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00417-0250	26-133	20-Jan-26	Roofing	Jon-Erik Perez	Legacy Restoration LLC	19749 COUNTY ROAD 14 NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00501-0240	26-131	22-Jan-26	Window/Door Replacement	Aaron Lewicki	Renewal By Andersen	17150 221ST AVE NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00541-0110	26-130	22-Jan-26	Window/Door Replacement	Aaron Lewicki	Renewal By Andersen	22490 183RD ST NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00418-0245	26-126	16-Jan-26	Gas Mechanical/HVAC	Daniel Gamayunov	Hero Home Services LLC	19829 154TH ST NW	ELK RIVER MN	55330	434	2,000.00	100
BIG LAKE	10-00419-0576	26-107	8-Jan-26	Gas Mechanical/HVAC	Sam Mackner	Deans Home Services	19230 180TH AVE NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00429-0220	26-100	8-Jan-26	Window/Door Replacement	Jacey Berens	Pella Northland	17565 182ND AVE NW	BIG LAKE MN	55309	434	2,000.00	100
BIG LAKE	10-00524-0360	25-2039	2-Jan-26	Basement Finish/Remodel	Dathan Latterell	Wild Timber Construction llc	18518 224TH AVE NW	BIG LAKE MN	55309	434	1,000.00	215.5
BIG LAKE	10-00581-0105	25-1825	7-Jan-26	Commercial/Non Residential Building	Jacob Gall	Woodland storage	20300 STATE HIGHWAY 25 NW	Big lake	55309	328	223,000.00	3,136.75
BIG LAKE	10-00581-0105	25-1824	7-Jan-26	Commercial/Non Residential Building	Jacob Gall		20300 STATE HIGHWAY 25 NW	BIG LAKE MN	55309	328	240,000.00	3,313.50
BIG LAKE	10-00302-4404	25-1675	15-Jan-26	Addition	Kevin Peterson		20270 221ST AVE NW	BIG LAKE MN	55309	437	2,000.00	125
BLUE HILL	15-00452-0115	26-151	28-Jan-26	Window/Door Replacement	Mark Luedtke	Lutgen Companies	30615 149TH ST NW	PRINCETON MN	55371	434	2,000.00	100
BLUE HILL	15-00422-0220	26-123	14-Jan-26	Plumbing	Wendy Nergard	First Class Plumbing, LLC	28691 146TH ST NW	ZIMMERMAN MN	55398	434	2,000.00	100
BLUE HILL	15-00465-0235	25-2032	13-Jan-26	Basement Finish/Remodel	Eric Furan		32272 153RD ST NW	PRINCETON MN	55371	434	6,000.00	353.5
CLEAR LAKE	20-00422-0560	26-120	12-Jan-26	Gas Mechanical/HVAC	Adam & Emily Stennett	Precise Heating - A/C - Plumbing - F	6417 106TH ST SE	CLEAR LAKE MN	55319	434	2,000.00	100
CLEAR LAKE	20-00205-2116	25-2035	14-Jan-26	Gas Mechanical/HVAC	Dan Schroers	Mechanical Energy Systems	3077 RIVER RD SE	SAINT CLOUD MN	56304	434	2,000.00	75
CLEAR LAKE	20-00109-4200	26-167	30-Jan-26	IUP for Manufactured Home	Todd Schendzielos							
CLEAR LAKE	20-00213-2200	16-116	9-Jan-26	IUP for Solar	Eilers Garden LLC							
CLEAR LAKE	20-00409-0160	26-104	5-Jan-26	Variance of Impervious	Paul Zastrow							
CLEAR LAKE	20-00409-0160	26-103	5-Jan-26	Variance for Road Setback	Paul Zastrow							
CLEAR LAKE	20-00409-0160	26-102	5-Jan-26	Variance for Shoreland Setback	Paul Zastrow							
HAVEN	25-00404-0360	26-152	29-Jan-26	Roofing	Monarch Home Improvemer	Dabella	6397 US HIGHWAY 10 SE	SAINT CLOUD MN	56304	434	2,000.00	100
HAVEN	25-00414-0140	26-134	20-Jan-26	Window/Door Replacement	Monarch Home Improvemer	Monarch Home Improvement LLC d	4576 15TH AVE SE	SAINT CLOUD MN	56304	434	2,000.00	100
HAVEN	25-00407-0210	25-2036	7-Jan-26	Gas Mechanical/HVAC	Dan Schroers	Mechanical Energy Systems	4650 65TH ST SE	SAINT CLOUD MN	56304	434	2,000.00	75
LIVONIA	30-00435-0320	26-145	22-Jan-26	Gas Mechanical/HVAC	Dawn Reinking-Brunner	Heating & Cooling Two, Inc.	26385 WOODLANDS PKWY NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00431-0112	26-144	22-Jan-26	Gas Mechanical/HVAC	Sam Mackner	Dean's Home Services	10240 266TH AVE NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00476-0325	26-142	22-Jan-26	Window/Door Replacement	Miranda U	Craftsman's Choice Inc	10446 257TH AVE NW	ZIMMERMAN MN	55398	434		100
LIVONIA	30-00462-0105	26-135	28-Jan-26	Garage Door	Dave Wager		12475 273RD AVE NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00406-0380	26-132	20-Jan-26	Plumbing	Dawn Bakken	American Waterworks	11376 276TH AVE NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00435-0205	26-129	21-Jan-26	Window/Door Replacement	Lori	Sela Gutter Connection	26230 WOODLANDS PKWY NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00404-0242	26-122	14-Jan-26	Siding	Miranda	Craftsman's Choice Inc	25330 101ST ST NW	ZIMMERMAN MN	55398	434	2,000.00	100
LIVONIA	30-00005-3303	26-118	9-Jan-26	Gas Mechanical/HVAC	Angela Lopez	Deans Home Services	13580 269TH AVE NW	ZIMMERMAN MN	55398	434	2,000.00	100
ORROCK	35-00443-0125	26-128	15-Jan-26	Window/Door Replacement	Scott Doughman		18583 246TH CIR NW	BIG LAKE MN	55309	434	2,000.00	100

January 2026

Permits by Township

ORROCK	35-00502-0105	26-105	12-Jan-26	Basement Finish/Remodel	Jake Herman		24628 190TH ST NW	BIG LAKE MN	55309	434	8,000.00	277
ORROCK	35-00485-0205	26-101	7-Jan-26	Plumbing	JENNIFER LEEMAN	NEIGHBORHOOD PLUMBING HEAT	24455 187TH ST NW	BIG LAKE MN	55309	434	2,000.00	100
ORROCK	35-00414-0225	25-2037	2-Jan-26	Gas Mechanical/HVAC	JENNY STOCKWELL	NORTHERN ONE HOUR	23929 170TH ST NW	BIG LAKE MN	55309	434	2,000.00	75
ORROCK	35-00487-0110	25-2023	14-Jan-26	Basement Finish/Remodel	Joe Lemperes	Lemperes Building	24592 167TH ST NW	BIG LAKE MN	55309	434	27,000.00	890.25
PALMER	40-00016-1205	26-155	29-Jan-26	Gas Mechanical/HVAC	Julie Adolph	H&S Heating & A/C	2936 105TH AVE SE	SAINT CLOUD MN	56304	434	2,000.00	100
PALMER	40-00415-0010	26-136	22-Jan-26	Window/Door Replacement	Aaron Lewicki	Renewal By Andersen	6450 108TH AVE SE	CLEAR LAKE MN	55319	434	2,000.00	100
PALMER	40-00028-1420	25-1938	9-Jan-26	Window/Door Replacement	Randy Spindler	Spindler Construction	5206 100TH AVE SE	CLEAR LAKE MN	55319	434	2,000.00	100
PALMER	40-00028-1420	25-1937	9-Jan-26	Siding	Randy Spindler	Spindler Construction	5206 100TH AVE SE	CLEAR LAKE MN	55319	434	2,000.00	100
PALMER	40-00028-1420	25-1936	9-Jan-26	Roofing	Randy Spindler	Spindler Construction	5206 100TH AVE SE	CLEAR LAKE MN	55319	434	2,000.00	100
PALMER	40-00406-0144	25-1906	16-Jan-26	Septic Upgrade	Angela Busse	Angela Annette Busse	11093 42ND ST SE	CLEAR LAKE MN	55319		0	150
PALMER	40-00028-1420	26-115	16-Jan-26	Variance for Shoreland Setback	Stowe							
PALMER	40-00412-0041	26-114	7-Jan-26	Variance for Septic-Side Setback	Hable							

From: Minnesota Office of the State Auditor state.auditor@osa.state.mn.us
Subject: OSA Weekly Update - February 6, 2026
Date: Feb 6, 2026 at 1:29:27 PM
To: Tammy Schefers clerk@haventwp.org





Message from Auditor Blaha

TIF is one of most interesting, and complicated, funding mechanisms is Minnesota. To understand it better, read the **Tax Increment Financing (TIF) Legislative Report** my Office **released** last week. The Report summarizes 2024 activity reported in 2025 by 373 development authorities for 1,657 districts.

You can view the full report on the **OSA website**.

1. TIF: County Administrative Expenses

Counties may require reimbursement from a development authority for actual expenses related to administration of the authority's TIF districts. Reimbursement may be required by **February 15** following the year in which the expenses were incurred.

To learn more, review the TIF article on the **OSA website**.

2. Released: 2024 TIF Annual Legislative Report

Last week, State Auditor Julie Blaha released the **Tax Increment Financing (TIF)**

Legislative Report. The Report summarizes 2024 activity reported in 2025 by 373 development authorities for 1,657 districts.

3. Relief Associations: Fire Chief Service Credit Certification

Chiefs of fire departments with an affiliated fire relief association are required to certify annually, by **March 31**, service credit information for each active volunteer and paid on-call firefighter. The certification is provided to an officer of the relief association and to the municipal clerk or clerk-treasurer of the largest municipality in population served by the fire department.

The fire chief must also provide to each active firefighter notification of the amount of service credit rendered by the firefighter for the previous calendar year. The service credit notification must be provided to the firefighter 21 days prior to its certification to the relief association and municipality, along with a description of the process and deadlines for the firefighter to challenge the fire chief's determination.

See our Statement of Position on **Service Credit Determinations** and our Pension Topics page on **Fire Chief Certification Reminders** for more information.

4. Avoiding Pitfalls: Surety Deposits for Non-Minnesota Construction Contractors

Minnesota entities contracting for construction work with an out-of-state contractor must "deduct and withhold eight percent of payments made to the contractor if the value of the contract exceeds $50,000." Amounts withheld are deposited with the Minnesota Commissioner of Revenue who uses them as a "surety to guarantee payment of income, franchise, withholding, and sales and use taxes of the contractor."

This requirement may be waived by the Commissioner of Revenue. In order to obtain an exemption, the out-of-state contractor must obtain Department of Revenue approval by filing **Form SDE, *Exemption from Surety Deposits for Non-Minnesota Contractors***. The form explains when an exemption may be approved.

The relevant statute is **Minn. Stat. §290.9705**. For more information, see **Withholding Fact Sheet 12, *Surety Deposits for Out-of-State Construction Contractors***, which can be found on the Minnesota Department of Revenue website.

LEARN MORE



2025 Law Enforcement Agency Asset Forfeiture Reporting by February 27, 2026

Remember to report all forfeitures (pursued under state and federal law) with a 2025 final disposition to the OSA by **February 27, 2026**. Final disposition is when an action has been taken on the property (i.e., vehicle is sold, cash is distributed, property is returned to owner, etc.). Reporting must be done using the online reporting tool available in **SAFES**.

Instructions for the **Forfeiture Incident Reporting form** are available on the OSA website.

If your agency had no forfeitures with a 2025 final disposition, you'll still need to log in to SAFES, select the Forms tab, then the 2025 tab, and select the button labeled "I have not disposed or forfeited any property in 2025" by **February 27, 2026**. Entities with forfeitures to report for the year 2025 should NOT check this box.

If you haven't used SAFES in the past and need a username and password, email your contact information including: Name, title, entity mailing address and phone number to **SAFES@osa.state.mn.us**.

If you have questions or need assistance completing the form, contact Research Analyst Intermediate Christy John at (651) 297-3681 or email **Christy.John@osa.state.mn.us**.

2025 Annual Forfeiture Expenditures Reporting by February 27, 2026

Law enforcement agencies and prosecuting authorities, remember to report expenditure of forfeited property proceeds, including proceeds received through state and federal forfeiture law to the OSA by **February 27, 2026**.

Instructions for the **Forfeiture Expenditures form** are available on the OSA website. Reporting must be done using the online reporting tool available in **SAFES**.

If you haven't used **SAFES** in the past and need a username and password, email your contact information including: Name, title, entity mailing address and phone number to **SAFES@osa.state.mn.us**.

If you have questions or need assistance completing the form, contact Research Analyst Intermediate Christy John at (651) 297-3681 or email **Christy.John@osa.state.mn.us**.

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From: Minnesota Office of the State Auditor state.auditor@osa.state.mn.us
Subject: OSA Weekly Update - January 16, 2026
Date: Jan 23, 2026 at 12:00:54 PM
To: Tammy Schefers clerk@haventwp.org





Message from Auditor Blaha

One of the few things people agree on is the uncertainty in our work right now. With shifting requirements, funding cancellations and rumors circulating, this is a good time to document. Auditors have a saying: “If it’s not documented, it’s not done.”

One type of documentation people often overlook is communication with funders. If you’re asking the federal government questions about funded programs, clarifying requirements with a grant manager, or negotiating due dates with the state, keep those emails and letters. They can help justify your actions during an audit. When uncertainty abounds, continue asking questions — and document the answers you receive.

1. Relief Associations: Supplemental Benefit Reimbursement Form

Fire relief associations that wish to seek reimbursement of supplemental benefits paid during 2025 must complete the **Supplemental Benefit Reimbursement Form** posted on the Minnesota Department of Revenue (DOR)’s website. This year, the form is due to the DOR by **February 17, 2026**, to receive reimbursement in March 2026.

See the **OSA’s Statement of Position** for additional information on how supplemental

benefits are calculated and the reimbursement process.

2. TIF: Authorization for TIF Consultants to Access SAFES

All consultants and non-authority employees who need to access **SAFES** on behalf of a TIF authority must annually file an authorization form with the OSA. The authorization form for 2026 is available at **SAFES**. The form may be submitted by e-mail, fax or US mail.

This form is not required for employees of TIF authorities or counties. Send contact changes or requests for employee access to **TIF@osa.state.mn.us** along with contact information (title, primary email, phone number and mailing address).

3. Avoiding Pitfalls: Mayors and Council Members May Not Be Full-Time Permanent City Employees

The mayor and all city council members elected or appointed on or after August 1, 2010 are prohibited from being employed by the city. “Employed” means full-time permanent employment as defined by the city’s employment policy.

The relevant laws are **Minn. Stat. § 410.191** for charter cities and **Minn. Stat. § 412.02, subd. 1a** for statutory cities.

LEARN MORE



2025 Lobbying Costs Reporting by January 31, 2026

The 2025 lobbying costs reporting forms are available for both local governments and local government associations. The forms may be found in **SAFES**.

Instructions can be found on the OSA website for the **Lobbying Expenditure Reporting Form for Local Governments** and for the **Lobbying Expenditure Reporting Form for Local Government Associations**.

If you have questions or need assistance completing the form, contact Research Analysis Specialist John Jernberg at (651) 297-3678 or **John.Jernberg@osa.state.mn.us**.

2026 City and County Summary Budget Form by January 31, 2026

The 2026 City and County Summary Budget Form is now available through **SAFES**. The form is due by **January 31, 2026**.

You will need a SAFES User ID and Password to access the Form. If you need SAFES access, send an email to **SAFES@osa.state.mn.us** with your name, title, entity, public mailing address, email and phone number.

Instructions for completing the form are located on the **OSA website**.

2025 Law Enforcement Agency Asset Forfeiture Reporting by February 27, 2026

Remember to report all forfeitures (pursued under state and federal law) with a 2025 final disposition to the OSA by **February 27, 2026**. Final disposition is when an action has been taken on the property (i.e., vehicle is sold, cash is distributed, property is returned to owner, etc.). Reporting must be done using the online reporting tool available in **SAFES**.

Instructions for the **Forfeiture Incident Reporting form** are available on the OSA website.

If your agency had no forfeitures with a 2025 final disposition, you'll still need to log in to SAFES, select the Forms tab, then the 2025 tab, and select the button labeled "I have not disposed or forfeited any property in 2025" by **February 27, 2026**. Entities with forfeitures to report for the year 2025 should NOT check this box.

If you haven't used SAFES in the past and need a username and password, email your contact information including: Name, title, entity mailing address and phone number to

SAFES@osa.state.mn.us.

If you have questions or need assistance completing the form, contact Research Analyst Intermediate Christy John at (651) 297-3681 or email Christy.John@osa.state.mn.us.

2025 Annual Forfeiture Expenditures Reporting by February 27, 2026

Law enforcement agencies and prosecuting authorities, remember to report expenditure of forfeited property proceeds, including proceeds received through state and federal forfeiture law to the OSA by **February 27, 2026**.

Instructions for the Forfeiture Expenditures form are available on the OSA website. Reporting must be done using the online reporting tool available in SAFES.

If you haven't used SAFES in the past and need a username and password, email your contact information including: Name, title, entity mailing address and phone number to SAFES@osa.state.mn.us.

If you have questions or need assistance completing the form, contact Research Analyst Intermediate Christy John at (651) 297-3681 or email Christy.John@osa.state.mn.us.

Fire Relief Associations Form FA-1 by March 16, 2026

Form FA-1 is now available on the Minnesota Department of Revenue (DOR)'s website and must be submitted to the DOR by **March 16, 2026**, to avoid a reduction in fire state aid. A Fire Service Areas report is also posted at the above link, with information on the documentation that the DOR needs to confirm any fire department service area changes. Instructions for completing the form and a list of forms received by the DOR are also provided.

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Constant Contact

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From: Minnesota Office of the State Auditor state.auditor@osa.state.mn.us
Subject: OSA Weekly Update - January 30, 2026
Date: Jan 30, 2026 at 12:04:21 PM
To: Tammy Schefers clerk@haventwp.org





Message from Auditor Blaha

How do you share a concern with our Office? Members of the public may report and provide evidence of financial misconduct by a Minnesota local government to the Office of the State Auditor (OSA). This includes concerns involving a county, city, town, political subdivision or school district. The OSA assesses, based on the evidence provided, the OSA's legal authority and other factors, whether the matter is appropriate for further examination. When the OSA does examine a matter, it does so independently and not on behalf of the individual making the report. Active examinations and information regarding them are classified as non-public data under Minnesota law, so the OSA cannot give status updates or answer questions about the examination or even confirm that an examination is occurring until the examination is completed or no longer being pursued.

In addition, Minnesota law requires local government officials and employees to notify the OSA in writing when they have evidence of possible theft or unlawful use of public funds or property. Minnesota law also requires public accountants to notify the OSA if, during an audit, they discover evidence of financial misconduct by a local government officer or employee.

More information on the applicable standards, and how to report evidence of unlawful use of public funds or property, is available on the **OSA website.**

1. Available: County TIF Information Form

The County TIF Information Form is now available and is due from counties by **March 31, 2026**. The form captures information for 2025 regarding a county's TIF administrative activities, distributions of tax increment and transfers of the TIF enforcement deduction. Refer to emailed instructions (sent 1/22/26) on accessing the form in **SAFES**.

If you are responsible for reporting in your county and did not receive an email, contact our office at **TIF@osa.state.mn.us**.

2. TIF: Four-Year Knockdown Rule Reminder

TIF authorities must submit evidence to the county auditor by **February 1** of the fifth year following certification of a TIF district that activity in accordance with the TIF plan has occurred on parcels in the TIF district. County auditors must then review this evidence and enforce the Four-Year Knockdown Rule if no activity has occurred on a parcel. To learn more, review the **OSA Statement of Position**.

If you have any questions, contact our office at **TIF@osa.state.mn.us**.

3. TIF: Excess Increment Reporting Reminder

County auditors must, prior to **February 1** of each year, report to the commissioner of education the amount of any excess tax increment distributed to a school district for the preceding taxable year. Refer to the **Department of Education** for the appropriate reporting procedures.

4. Relief Associations: Note About 2025 Reporting Forms

As we've shared over the last year, the OSA is redesigning the Schedule Form that's completed annually by relief associations that pay defined-benefit lump-sum service pensions. Updates are also being made to the FIRE Form, the annual financial and investment reporting form completed annually by all relief associations. We anticipate that the FIRE Form will be available for completion in the next week or so, and the Schedule Form will be available later in February.

Note that the March 31 reporting deadline has changed to **June 30** starting with submission of 2025 reporting forms during calendar year 2026. All relief associations now have a reporting deadline to the OSA of June 30. Relief associations with at least $750,000 in either special fund assets or liabilities must submit an audit report with their reporting forms, while those with assets and liabilities both below the threshold may submit an agreed-upon procedures report with their forms.

Contact the OSA's **Pension Division** with any questions about relief association reporting forms or reporting requirements.

5. Avoiding Pitfalls: Disregarding Policies is a Risk

Local governments have policies related to the expenditure of public funds. For example, many have policies governing topics such as out-of-state travel, credit card usage, and purchases above a certain dollar amount.

Public employees and elected officials who disregard the policies run the risk that the expenditures will not be approved. When that happens, the public employee or elected official, in addition to possible disciplinary action, may be personally liable for the payment or any goods that have been purchased may need to be returned.

LEARN MORE



2025 Lobbying Costs Reporting by January 31, 2026

The 2025 lobbying costs reporting forms are available for both local governments and local government associations. The forms may be found in **SAFES**.

Instructions can be found on the OSA website for the **Lobbying Expenditure Reporting Form for Local Governments** and for the **Lobbying Expenditure Reporting Form for Local Government Associations**.

If you have questions or need assistance completing the form, contact Research Analysis Specialist John Jernberg at (651) 297-3678 or **John.Jernberg@osa.state.mn.us**.

2026 City and County Summary Budget Form by January 31, 2026

The 2026 City and County Summary Budget Form is now available through **SAFES**. The form is due by **January 31, 2026**.

You will need a SAFES User ID and Password to access the Form. If you need SAFES access, send an email to **SAFES@osa.state.mn.us** with your name, title, entity, public mailing address, email and phone number.

Instructions for completing the form are located on the **OSA website**.

2025 Law Enforcement Agency Asset Forfeiture Reporting by February

27, 2026

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From: Dan Cibulka dcibulka@sherburneswcd.org
Subject: RE: 2026 Sherburne County AIS Grant Program
Date: Jan 21, 2026 at 8:34:55 AM
Cc: Francine Larson flarson@sherburneswcd.org

Friendly reminder that the Sherburne County AIS Grant Program closes soon on January 30th. If you have any questions about potential projects please let me know!

Thanks,
Dan

Sherburne SWCD
Dan Cibulka
Senior Water Resource Specialist
dcibulka@sherburneswcd.org
763-220-3434 x 103

Sherburne Soil & Water Conservation District
425 Jackson Ave NW
Elk River, MN 55330
763-220-3434
www.sherburneswcd.org

From: Dan Cibulka
Sent: Tuesday, December 2, 2025 9:48 AM
To: Dan Cibulka <dcibulka@sherburneswcd.org>
Cc: Francine Larson <flarson@sherburneswcd.org>
Subject: 2026 Sherburne County AIS Grant Program

Hello all,

This message is being sent to Sherburne County AIS Task Force Members, Coalition of Lake Association board members, lake association contacts, Sherburne County staff contacts, Sherburne County city and township staff contacts, and others who have indicated past interest in Aquatic Invasive Species topics for Sherburne County. Please pass this note along to any other potentially interested individuals.

The Sherburne SWCD is now accepting grant proposals for the 2026 AIS Grant Program through **January 30th, 2026**. As in past years, the Sherburne County AIS Prevention Program offers competitive grants to assist local stakeholders in developing several types of AIS projects. Sub-categories of this program include Public Education, AIS Scholarships, AIS Volunteer Program Incentive, AIS Planning, and AIS Control.

Please note one change from 2025: Individuals interested in receiving a scholarship for MAISRC educational programs (AIS Management 101 or AIS Detectors) can now submit a single-page form on their own, instead of completing a contract with a sponsoring lake association or other entity. These scholarship forms can be submitted directly to the SWCD on a rolling basis (no "start" or "end" dates to consider) until the programs have been completed for 2026.

The Sherburne SWCD invites all interested applicants to communicate projects with staff prior to submitting to ensure eligibility. Additionally, we recommend that all interested applicants consider the Minnesota Department of Natural Resources AIS Grant Program as well, which has an upcoming deadline of **December 8th**. Please note however that duplicate funding from DNR and SWCD for the same project is not allowed, an applicant who is successful in both programs for the

same project would need to choose one funding source or the other.

For more information or for materials pertaining to the Sherburne County AIS Grant program, visit the SWCD's AIS Webpage.

Thank you,
Dan

Sherburne SWCD

Dan Cibulka
Senior Water Resource Specialist

dcibulka@sherburneswcd.org
763-220-3434 x 103

Sherburne Soil & Water Conservation District
425 Jackson Ave NW
Elk River, MN 55330
763-220-3434
www.sherburneswcd.org

SHERBURNE
Economic Development

Sherburne County Economic Development Update

Brian Fleming
Economic Development Coordinator
January 21, 2026

Agenda

- Planning/Zoning Ordinance Update
- Housing Programs/Initiatives
- Revolving Loan Fund/Business Support
- Transportation
- Region 7W Momentum
- Marketing Updates

SHERBURNE COUNTY

Planning/Zoning Ordinance Update

- Items reviewed by the Steering Committee included **Land Use Table**, **Setbacks**, **CUP/IUP's** and Zoning Districts of **Shoreland Residential**, **Urban Expansion** and **Hamlets** and introduced the Subdivision Ordinance to the Steering Committee on 1-13-2026.

- It's anticipated that the draft ordinances will be reviewed at the **April** Planning Commission, public hearing in **May** and the final approval in **June**.

- Items that the county needs the townships' feedback on regarding ordinances that pertain to the townships will be sent out for review for their **February** township meetings.

- Key items discussed at the Steering Committee meeting were:
  - **Soil Separation** for development
  - **Minimum lot size** across the county
  - **Multi-family housing** in the **Hamlets**

Housing



Home › Your Government › Departments A to H › Economic Development › Housing Trust Fund

HOUSING TRUST FUND

Sherburne County has created a Housing Trust Fund (Ordinance No. 282) to be a permanent source of funding and a continually renewable source of revenue to meet, in part, the housing needs of Moderate, Low, and Very Low-Income households of the County.

Homeowner Rehabilitation Loan Program Fund

Sherburne County, through the Housing Trust Fund, now provides a low-interest rehabilitation loan program to Sherburne County homeowners with moderate to very-low income. This Homeowner Rehabilitation Loan program to provide low-interest loans to property owners in order to facilitate the replacement or repair of failing/faulty systems currently presenting as a hazard, danger, or otherwise unsafe/unsanitary condition, energy efficiency upgrades/replacements, and/or necessary accessibility accommodations.

In order to qualify for the Homeowner Rehabilitation Loan Program, homeowners must have already applied to the MN Housing Home Improvement Programs for their rehabilitation project. Homeowners may apply for Homeowner Rehabilitation Loan Program if their rehabilitation project exceeds approved funding through MN Housing's Home Improvement Programs or if the homeowner was denied funding through MN Housing's Home Improvement Programs. Homeowners must have a household income of or below 115% Area Median Income (currently at or less than $152,260) and the property must be located in Sherburne County. Further application requirements are listed in the below listed Homeowner Rehabilitation Loan Program documentation:

Homeowner Rehabilitation Loan Program Application

Homeowner Rehabilitation Loan Program Policy

If you are considering applying for the Homeowner Rehabilitation Loan Program, or have any questions, contact Brian Fleming, Sherburne County Economic Development Coordinator, at 763-765-3014 or brian.fleming@co.sherburne.mn.us.

Applicant(s) should allow a minimum of four to six weeks for processing once the completed application and all required documentation are submitted.



Establishment of the Sherburne County Housing Trust Fund & Homeowner Rehabilitation Loan Program.

So far, **3** homeowner rehabilitation loan program applicants approved (well, furnace, and roof replacements).

Sherburne County Business Revolving Loan Fund

- The Sherburne County Revolving Loan Fund (RLF) provide businesses with secondary direct loans “gap financing”.
- As the RLF receives the principal and interest from outstanding loans, the money is made available to another borrower.
- Applications will be accepted for loan amounts ranging from $25,000 up to $100,000.
- Amounts available to applicants under this program are determined based on an evaluation of positive economic impact and the number of full-time (or full-time equivalent) non-seasonal jobs that the organization will maintain or create within Sherburne County.

Total Revolving Loan Fund Impact

Sand Dunes Auto Service
Complete Automotive Repair



NC

FIRST STEP Preschool

MPI MANUFACTURING PARTNERS INC.

Sunken Ship Brewing

Peacetree FAMILY INSTITUTE

LUPULIN BREWING MICROBREWERY & TAPROOM

hubbard ELECTRIC

ENGAGE technologies corporation

Jorgenson HOMES

McPete's

Total Revolving Loan Fund Impact

- Program implemented in 2016 – twelve total loans.
- $862,600 in committed loans – all loan repayments are current and have been processed on time.
- Six loans paid-off in full.
- $20,529,793 in total project costs.
- Estimated 253 full-time equivalent jobs retained and added.
- Remaining RLF balance = approximately $250,000.

Entrepreneurship & Small Business Support



39 entrepreneurial participants in ILT Academy's entrepreneurship cohorts.

3 Sherburne County entrepreneurial participants in Initiative Foundation's Enterprise Academy.

17 entrepreneurs/business owners utilized Sherburne County's Business Lab consulting in 2025.

SHERBURNE COUNTY

TH 10 & CSAH 11
Railroad Crossing Improvement Project

Sherburne County is seeking funding to study the grade separation of CSAH 11, the BNSF Railway, and Highway 10. The County was recently awarded a $1.38 M Railroad Crossing Elimination Program planning grant to complete planning and preliminary design. The project will improve safety and mobility in the project area and enhance the economic vitality of the region.



Funding Secured	Funding Gap	Project Development Need
$1.7M	$5M	$6.7M

20% 50% 80%

FUNDS SECURED: $1.38M FRA RCE PLANNING GRANT, $345K LOCAL MATCH COMMITTED

2025/2026 COMMUNITY PROJECT FUNDING REQUEST: $5M

- Environmental Documentation
- Final Design and Engineering
- Property Acquisition for Transportation Infrastructure

AREAS OF CONCERN AT THE CSAH 11 AND BNSF RAILWAY CROSSING

- The Intersection Risk Rating is one of the highest in Minnesota (8 out of 10).
- The rail line serves between 30-40 trains per day (80-90 during peak season).
- Trains block County Road 11 for approximately two hours per day.
- 1.29 intersection crash rate: 120 crashes (1 fatal and 3 serious injury) in 10 years.

PROJECT SPONSORS

DEPARTMENT OF TRANSPORTATION

THE CITY OF BECKER MINNESOTA

BNSF RAILWAY

Congressman Tom Emmer
Senator Amy Klobuchar
Senator Tina Smith

COUNTY OF SHERBURNE MINNESOTA 1856

Big Lake

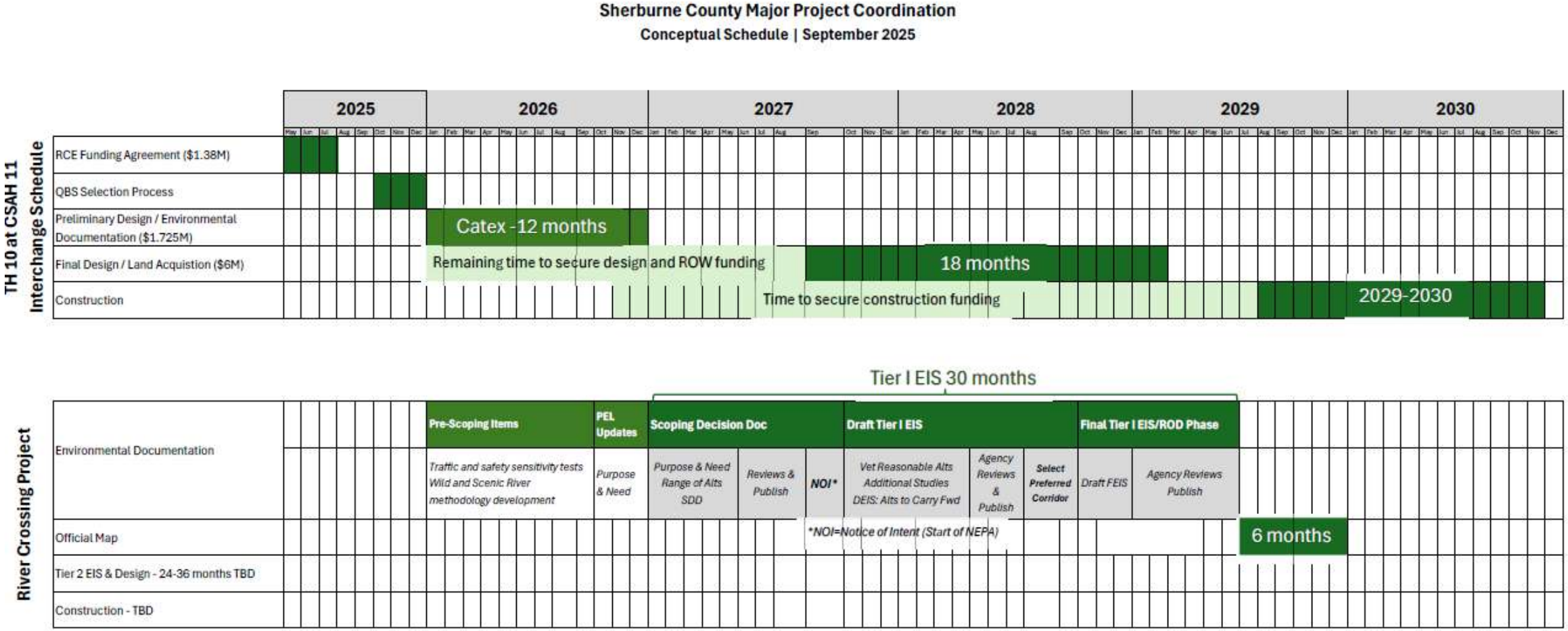
Other Sponsors:

- Becker Township
- Becker Public Schools
- Sherburne County Sheriff's Office
- Becker Police Department
- Liberty Paper
- TJ Potter Trucking

PROJECT BENEFITS

- Increased vehicle mobility
- Greater train reliability
- Reduced risk of crashes
- Freight/truck reliability

Transportation



Transportation

Public Meeting

CMRP – Community Meeting March 17th (Monticello Chamber meeting – 11:30 at Monticello Community Center)

- **PEL Study** – *Bolton & Menk*: Alternatives analysis and next steps
- **MnDOT** – *Terri Odegaard*: TH 25 project overview from Monticello to Buffalo
- **MnDOT** – TH 25 Transportation Study
- **Tom Cruikshank**, MnDOT Project Manager: Update on the Monticello to Big Lake Planning Study
- **Sherburne County**: Multi-use trail construction along TH 25 from Big Lake to Monticello (2026)
- **Josh Daniel**, MnDOT: TH 25 Bridge Replacement project over I-94

Region 7W Update



Region 7W Economic Development District

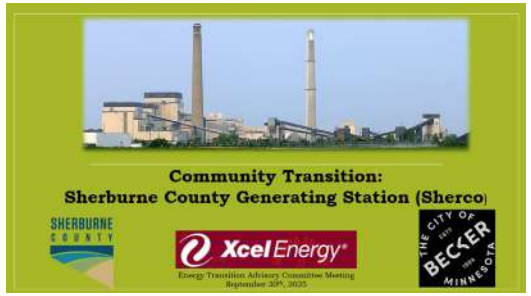
Kickoff meeting held October 1st, 2025 & Board Meeting on December 11th, 2025.

Marketing

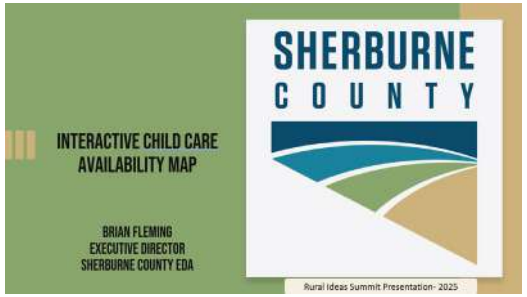


Business Attraction Campaign

Marketing







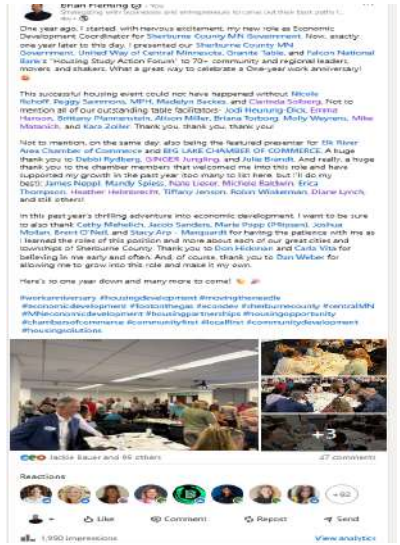












Continual economic development update presentations to various local, regional, state and national audiences/agencies, including radio and print feature articles.

Continual LinkedIn, Facebook, and website updates/posts.

SHERBURNE COUNTY

Thank you!

Questions?

BYLAWS
GOVERNING THE SHERBURNE COUNTY ASSOCIATION OF TOWNSHIPS

Article I. Introduction

Section 1. Name of Association

The name of the Association shall be the Sherburne County Association of Townships.

Section 2. Purpose

It is the intent of the Sherburne County Association of Townships (herein after called the "Association") to conduct its business and perform its responsibilities and duties in an orderly, efficient, fair and lawful manner. These Bylaws are established for that purpose.

Section 3. Application of Bylaws

Unless otherwise specifically indicated, these Bylaws shall apply to the transaction and administration of all business and the conduct of all Sherburne County Association of Townships meetings.

Section 4. Mission Statement

To organize all Sherburne County Township Officers into an educational association, for the exchange of information pertaining to their duties, and to secure cooperation among them to aid and assist in preserving the Township as a municipal entity in the affairs of government.

Article II. Membership

Section 1. Members

Only duly elected and /or qualified Township Officers in Sherburne County, Minnesota, shall be entitled and encouraged to become members of the association.

Section 2. Voting

Only the Supervisors, Clerks and Treasures of member Townships in good standing shall be permitted to vote. Townships are considered in good standing if all dues are current and not considered delinquent.

DRAFT

Article III. Meetings

Section 1. Regular Meetings

A. **Date:** The Sherburne County Association of Townships shall meet regularly on the third Wednesday of January, April and October of each year.

B. **Location:** Meetings shall be held at the Sherburne County History Center in Becker, unless otherwise designated by the Association.

C. **Annual Meeting:** The Annual Meeting of this Association shall be held at the October Meeting.

Article IV. Officers and Duties

Section 1. Election

Election of Officers will take place at the Annual Meeting. Any member in good standing may serve as an Officer.

Section 2. Terms

Each of the Officer positions are a one (1) year term. There are no term limits.

Section 3. Duties of Officers

The Officers of the Association shall have such powers and shall perform such duties as are prescribed in the Constitution and the Bylaws described herein, and which may from time to time be amended or further specified in resolutions or other directives of the Association.

A. **Chairperson**

The Chairperson shall be the Chief Executive Officer of the Association and shall have general supervision over all the activities of the Association. In order to accomplish the objectives and purposes of the Association, the Chairperson may appoint committees as necessary to assist in the accomplishment of these objectives and purposes.

DRAFT

B. Vice Chairperson

The Vice Chairperson shall perform the duties of the Chairperson when the Chairperson is absent or unable to serve.

C. Secretary/Treasurer

The Secretary/Treasurer shall keep minutes of the Association meetings; shall prepare literature and other material as required for those meetings; and shall be in charge of all correspondence with the membership. The Secretary/Treasurer shall keep all funds of the Association safe; keep accurate accounts; collect required dues; pay bills authorized by the majority of the membership at a duly held meeting; give income and expense reports at each membership meeting; and perform the usual duties entrusted to such office.

Article V. Financial Management and Administration

Section 4. Banking Policies

All checks written by the Secretary/Treasurer for the Sherburne County Association of Townships will have two signatures on each check. Signatories on the checking account will be the Chairperson; Vice Chairperson and Secretary/Treasurer.

Section 5. Compensation of Officers

Compensation in the form of per diem and expenses shall be set by the membership at the Annual Meeting.

The Chairperson shall receive a per diem of $75.00.

The Secretary/Treasurer shall receive a per diem of $100.00 and an hourly rate of $25.00 for assigned duties.

Section 6. General Expenses

General expenses shall include, but are not limited to, the following:

- Meeting Room Rental – The Association shall allocate up to $1,000.00 annually for meeting room rental and related expenses.
- Host Meal – The Association shall reimburse the host Township for meeting meal expenses up to a maximum of $350.00 or at a rate of $4.99 per plate. Guests shall be provided meals at no cost.

DRAFT

- MAT Annual Convention – The Association shall reimburse each Township for the registration cost of one (1) supervisor to attend the Minnesota Association of Township's (MAT) Annual Convention, provided that proof of payment is submitted.
- Guest Speakers – The Association shall allocate up to $500.00 annually for guest speaker fees and related expenses.

Article VI. Dues

Section 1. Assessment

For a Township to be a member of the Association, dues must be paid to the Secretary/Treasurer. Dues will be assessed annually with the amount to be determined at the Annual Meeting and payable in January of the following year.

Section 2. Delinquency

Failure to pay dues, once approved, will make a Township ineligible for membership. Dues owed the association must be paid in full by 60 days of January 1st of each year or membership will be withheld until all unpaid amounts are paid in full.

A. Offices

Any member of a delinquent Township shall be deemed ineligible to retain an office as an Officer of the Association. A Township is considered delinquent if dues are not paid by 90 days of January 1st of each year.

Article VI. Maintenance and Amendment of Bylaws

The Association shall review the Bylaws annually, and update as needed. Amendments to the Bylaws can be made at any time as deemed necessary by the Association. Amendments to these Bylaws may be adopted by a two-thirds vote of those members in attendance at any Regular or Annual Meeting. Notice of proposed changes shall state the present Bylaw language.

Article VII. Effective Date

These Bylaws shall take effect immediately upon passage. The Bylaws established herein were hereby approved by the Sherburne County Association of Townships on this **21st** day of **October, 2026.**

DRAFT

SHERBURNE COUNTY ASSOCIATION OF TOWNSHIPS
MEETING MINUTES FOR JANUARY 21, 2026
Sherburne County History Center – 10775 27th Ave SE, Becker

1. **Call to Order**
   The January 21, 2026, Sherburne County Association of Townships meeting was called to order by Chair Anne Felber (Orrock) at 7:00 PM. A quorum was present.

2. **Pledge of Allegiance**
   Chair Felber led the members in the Pledge of Allegiance.

3. **Introductions and Roll Call –** Chair Felber conducted roll call. New members were introduced. Attending were members from Big Lake Township (4), Blue Hill Township (4), Clear Lake Township (1), Haven Township (1), Livonia Township (1), Orrock Township (4), Palmer Township (3). Absent: Santiago and Becker Township.

4. **Approval of Regular Agenda**

   - Motion by Jim Artmann (Blue Hill), second by Bud Stimmler (Clear Lake) to approve the agenda as submitted. All members voting in favor. Motion carried.

5. **Approval of October 16, 2025, Meeting Minutes -** Draft minutes were available to be reviewed during the meeting.

   - Motion by Steve Demeules (Palmer), second by Mark Hedstrom (Big Lake) to approve the Minutes as presented. All members voting in favor. Motion carried.

6. **Treasurers Report –** Chair Felber presented the January 2026 Treasurers Report. Felber stated she reviewed the monthly bank statements prior to the meeting, verifying accuracy.

   - Motion by Bruce Abel (Big Lake), second by Mike Ganz (Palmer) to accept the October 2026 Treasurers Report as submitted, subject to audit. All members voting in favor. Motion carried.

7. **Review Updated Bylaws** – Chair Felber introduced the updated Bylaws, copies were available to the members. Felber noted that the Bylaws should be reviewed and adopted annually at the October Meeting; however, they have not been reviewed for several years. Members were asked to review the Bylaws and provide feedback at the next meeting.

   Felber highlighted that some provisions in the Bylaws have not been followed in practice and may need to be revised. For example:

   - The Banking Policies section requires two signatures on each check, which is currently not being done.
   - The General Expenses section should include supplies.
   - The General Expenses section includes the MAT Annual Convention reimbursement policy reimbursing each Township for the cost of (1) supervisor's attendance.

   Felber also suggested that the Treasurer explore alternative banking options, noting that the current account is not earning interest and recommending consideration of CD or investment options to be presented at the next meeting.

8. **Township Spotlight** – **Orrock Township** – Supervisor Peter Owen (Orrock) provided a historical overview of Orrock Township. He noted that the Township was originally settled in 1856 by Robert Orrock and officially became a Township in 1875. The first school district, District 33, was established in the 1870s and served students until the 1950s; the building continued to function as the town hall until 2023 when the current town hall was constructed. Owen shared that the Township now maintains 46 miles of roads

and has experienced significant growth with the population increasing from 2,700 in 2000 to its current size, ranking 47th among Minnesota townships. Orrock Township encompasses 36 square miles, of which 17 square miles are state and federal land, including Sand Dunes State Forest and the Sherburne National Wildlife Refuge areas. He also highlighted that Orrock cemetery, organized in 1896, contains graves dating back to the 1870s. Owen discussed early challenges with farming due to sandy soil and drought, which led to conservation efforts in the 1940s when the Minnesota Legislature set aside land for the Sand Dunes State Forest. Local organizations such as 4-H and the Boy Scouts contributed to stabilizing soil by planting trees. Owen concluded with historical notes on severe soil erosion during the 1930s, which resulted in dust storms and widespread poison ivy growth. Chair Felber thanked Peter and Orrock Township for the spotlight presentation and the dinner.

9. **MAT District 7 Director Updates –** Tammy Carlson, MAT District 7 Director was unable to attend however sent a brief update regarding MAT dues. As mentioned at the previous meeting, members would have an opportunity to vote at the upcoming 2026 Spring Short Course on a new dues structure. Carlson reported that the MAT Board has decided not to vote on raising dues at the Spring Short Course as the Board was satisfied with their financial situation upon completion of their annual audit.

10. **Couri & Ruppe Update –** No report available

11. **Legislative Update –** Bobby Benson, District Chief of Staff from Congressman Tom Emmer's office provided a brief update on Federal legislation and activities. Benson reported that progress is being made on the 12 federal appropriation bills, with 9 completed and two expected to be finalized soon. He noted that while a government shutdown is not anticipated, some uncertainty remains, particularly regarding the Department of Homeland security appropriations which may be more controversial. Benson emphasized his interest in hearing feedback from counties and townships on how current federal policies and funding situations are impacting local operations, especially in rural communities. He invited members to share comments or concerns during or after the meeting to relay back to Congressman Emmer's team. Chair Felber encourages members to reach out if they have questions.

    Both Bobby Benson and Representative Lawrence shared that Representative Shane Mekeland's father recently passes away and extended condolences to his family.

    Representative Byran Lawrence provided an update on State legislative activities from the House perspective. He noted the upcoming legislative session will primarily focus on policy issues, with bonding expected to be a major topic, though funding availability remains uncertain. Lawrence mentioned ongoing discussions around education, safe schools, and implementing stronger safeguards to prevent fraud following recent high-profile cases. He encouraged local governments to review their financial practices and ensure strong auditing and accountability measures. Lawrence also highlighted upcoming Town Hall meetings with Senator Andrew Mathews in Saint Francis and Princeton, inviting participation from local officials. Additionally, he emphasized the importance of Township and County officials visiting the capital during session to advocate for local priorities. Paid family and medical leave will continue to be a topic of discussion, with efforts aimed at providing relief for businesses, though no significant progress has been made yet. Lawrence concluded by stressing the need for fiscal responsibility and collaboration between local and state governments.

12. **Presentations –** Brian Fleming, Sherburne County Economic Development Coordinator, provided an update on current initiatives and programs. He reported that Planning and Zoning Ordinance updates are underway, with key topics including soil separation requirements, minimum lot sizes, and potential for multi-family housing in hamlets. Draft ordinances are expected to be reviewed by the Planning Commission in April, followed by a public hearing in May, and final approval in June.

Fleming highlighted housing initiatives, including the establishment of the Sherburne County Housing Trust fund and the Homeowner Rehabilitation Loan Program, which offers low interest loans for critical home repairs. Three projects have been approved to date.

On business development, Fleming discussed the Revolving Loan Fund which provides gap financing for local businesses. Since its inception in 2016, the program has issued 12 loans totaling $862,600, supporting over $20 million in project cost and an estimated 253 jobs. The current fund balance is approximately $250,000. Entrepreneurship support continues through programs such as the Business Lab and ILT Academy cohorts, which served numerous local business owners in 2025.

Transportation updates included progress on the TH 25 corridor and the Central Mississippi River Partnership (CMRP) bridge project, with a community meeting scheduled for March 17th. Fleming also noted efforts to establish Region 7W as a federally recognized Economic Development District to access additional funding and technical assistance. Finally, Fleming shared marketing initiatives aimed at attracting businesses to Sherburne County, including a new website, www.sherburnebiz.com and outreach campaigns targeting the Twin Cities metro area. A copy of the PowerPoint presentation will be sent to the Township Clerks.

13. Sherburne County Commissioner Reports

County Commissioner Raeanne Danielowski, District 2 – reported that she is serving as the 2026 Chair of the County Board, with Commissioner Andrew Hulse (District 1) as Vice Chair. She announced that Sheriff Joel Brott will not seek a fifth term after 18 years of dedicated service, noting his significant contributions to the County and its jail operations. Commissioner Danielowski also shared that County Administrator Bruce Meselt's father recently passed away an extended condolences to his family

County Commissioner Gary Gray, District 4 – reported that he has been appointed to the Minnesota Area Water Supply Advisory Council, which focuses on municipal water issues across the seven-county metro area. He noted the importance of monitoring water sources and watershed impacts for Sherburne and Wright Counties. Commissioner Gray also shared that the County Board unanimously supports effort to lift the States nuclear energy moratorium, emphasizing the need for future energy capacity as coal and gas plants are phased out. Sherburne County has joined other counties and rural electric associations in advocating for this change, as building new nuclear facilities could take decades.

County Commissioner Brad Schumacher, District 5 – provided an update on wheelage tax revenues and their use for transportation projects. He reported that the County collects approximately $1.85 million annually in wheelage tax. Recent and planned expenditures include:

2024: $925,000 for CSAH 1 reclaim and overlay from CR 32 to CSAH 4 in Livonia and Orrock Townships; $425,000 for CSAH 28 reconstruction from CSAH 19 to the east county line in Baldwin Township.

2025: $532,000 for CR 76 improvements from CSAH 8 to TH 10 in Clear Lake Township; $200,000 for surface improvements as part of the CSAH 29 and CSAH 2 intersection and signal rebuild in Princeton.

Schumacher emphasized that these projects demonstrate how wheelage tax funds are allocated to maintain and improve the County's transportation network. He also noted that he will provide additional information at a future meeting regarding Health and Human Services funding and daycare subsidies, as these figures are significant for local communities.

14. Sherburne County Administrator Report – Assistant County Administrator Dan Webber provided updates in Bruce Messelt's absence. Webber reported that ARPA funds are nearly depleted but

highlighted positive news that the County's broadband expansion project came in under budget allowing additional coverage in Haven Township and areas near Clear Lake. Broadband coverage in the County has now reached 96%, a significant improvement from 33% a decade ago. Chair Felber discussed tornado siren planning and maintenance. Members agreed that a joint meeting with County staff would be preferable to multiple individual township meetings. The joint session will be scheduled during the dinner portion of the April SCAT meeting. Chair Felber encouraged members to submit questions in advance to Clerk Larson, who will compile and forward them to Assistant County Administrator Dan Weber.

15. **Sherburne County Department Reports**
    County Sheriff's Report – Commander Ben Zawacki was present but left the meeting early due to an emergency call.

    SWCD's Report – No report provided. Handouts regarding upcoming events and the Annual Tree Sale were made available to attendees. f

16. **Upcoming Meetings** - The next SCAT meeting is scheduled for Wednesday, April 15, 2026, with Palmer Township providing the meal and Township Spotlight.

17. **Adjourn**
    - Motion by Brenda Kimberly-Maas (Big Lake), second by Mark Hedstrom (Big Lake) adjourn the meeting without debate. Motion carried.

    Meeting adjourned at 8:12 p.m.

Respectively submitted by Francine Larson, Sherburne County Association of Townships, Clerk/Treasurer.

_____
Sherburne County Association of Townships, Chair

_____
Date

RE: Sherburne County Association of Townships - Great question

From: Andrew Witter Andrew.Witter@co.sherburne.mn.us
To: Brad Schumacher Brad.Schumacher@co.sherburne.mn.us
Cc: Dan Weber Dan.Weber@co.sherburne.mn.us, Loraine Rupp Loraine.Rupp@co.sherburne.mn.us
Date: Fri, Jan 16, 2026, 2:10 PM

Commissioner,

I can give you round numbers based on our approved budgets. In general, we bring in about $1.85M in wheelage tax for transportation purposes.

2024
$925k – CSAH 1, reclaim and overlay from CR 32 to CSAH 4 in Livonia and Orrock Twps
$925k – CSAH 28, reconstruction from CSAH 19 to east county line in Baldwin

2025
$532k – CR 76, from CSAH 8 to essentially TH 10 in Clear Lake Twp
$200k – Surface improvements as part of the CSAH 29 and CSAH 2 Intersection/signal rebuild in Princeton

SHERBURNE COUNTY

Andrew J. Witter, P.E.
Public Works Director and County Engineer
13880 Business Center Dr. NW, Suite 100
Elk River, MN 55330-4668
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Sherburne County Government Center
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Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

MEMORANDUM

Date: 1/30/2026
To: Sherburne County Township Clerks
From: Mitch Glines, Sherburne County Senior Planner
Subject: Review Discussions from January 13th Steering Committee Meeting regarding the Sherburne County Zoning and Subdivision Ordinance

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The purpose of this memo is to provide our townships with an opportunity to provide feedback on guidance that we received from the Sherburne County Steering Committee for the Zoning and Subdivision Ordinance on January 13, 2026. Items that will be covered in this memo relate to zoning and subdivision standards for lot size and soil separation. These topics were discussed at length at the January 15th Planning Commission meeting and we are now seeking your feedback on:

- The required soil separation for subdivided residential properties and
- Minimum residential platted lot sizes,
- 75% Wooded requirement.

Soil Separation for Subdivided Residential Properties:

Under the County's Zoning and Subdivision Ordinance all newly platted lots (2.5 acres in the General Rural and 5 acres in the Agricultural District) have a minimum of 40,000 sq. ft. of "Buildable Area." Developers must hire a MN Licensed Soil Scientist to demonstrate that the newly created lot has at least 40,000 contiguous sq. ft. of land with least 3ft of separation to the Seasonally High-Water Table(SHWT). This regulation was established in the County's Subdivision Ordinance in 1996. Provided below are the current County Comprehensive Land Use Plan Policy, County Ordinances and State Rules related to minimum buildable area and soil separation:

Comprehensive 2040 Land Use Plan Policy #26

It is the County's policy to support best practices and innovative solutions for handling septic systems that do not compromise the environment and can be maintained, repaired, and operated by the property owner.

Sherburne Subdivision Ordinance, Section 11, Subdivision 4(A):

- *In addition to meeting the buildable lot area requirements of the applicable zoning district, newly created lots for residential building purposes, where public sanitary sewer is not available, must have at least 40,000 contiguous square feet of the required minimum platted lot area at least three (3) feet above the highest known water table.*

Subdivision Ordinance Section 11, Subdivision 4(C), allows select townships to use alternate minimum building lot size requirements. Below are excerpts from this Subdivision.

- *Each lot must have 10,000 square feet of undisturbed and contiguous land that is at least eighteen (18) inches above mottling (SHWT)…*
- *A minimum of three (3) soil borings, one where the house will be located and one where each septic drain field will go…*
- *Each lot must have 5,000 square feet of contiguous land that is 36 inches above mottling. This may be accomplished by filling in non-wetland area…*

Zoning Ordinance, Section 7 (Agricultural) and Section 8 (General Rural) requires:

- *Buildable Lot Area No public or shared sewage treatment system 40,000 sq. ft.*
- *Maximum Building Depth Below Grade: Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.*

Minnesota Rule 7080 Individual Subsurface Sewage Treatment Systems:

- *All lots created after January 23, 1996, have a minimum of two soil treatment and dispersal areas that support systems as described in parts 7080.2200 to 7080.2230 (Type I systems include mounds, at-grades, trench and seepage beds).*
- *All Type I septic systems need to have at least 36 inches of separation from the SHWT and 12 inches of undisturbed soil.*

Steering Committee Discussion/Recommendation on Soil Separation:

The Steering Committee had a thorough discussion about reducing that requirement from 3ft of separation to 2ft separation to the SHWT. One of the reasons given for the proposed modification is under Minnesota Rules 7080 it only requires 12 inches of undisturbed soil in order to install a Type I septic system, which is required to create a new lot. To support that point members of the Steering Committee pointed to existing Zoning regulations that require the low floor elevation of a house in 1ft above the SHWT, which demonstrates the ability to develop these lots with a house and septic system.

The point was also made by a member of the Committee, a local survey/engineer about land to be subdivided. Often, he finds that the properties do not have the required 36 inches, but many of these properties have at least 30 inches of separation to SHWT. The issue of lot availability in Sherburne County is also a reoccurring issue raised by the Steering Committee. This reduction would allow more lands in our Townships to be subdivided while still exceeding the minimum requirements under MN 7080 (state septic rules).

An issue was raised at the Steering Committee and at Planning Commission that this reduction in separation could result in more “mound septic systems” in our platted developments. A septic mound would be required when a property does not have 36 inches of separation from the SHWT. This is considered a Type I septic system under state rules and provides the same level of protection as inground system, but at a higher cost and more visual impact.

Items for Consideration by the Towns Board for Buildable Lot Requirements:

1. Should the County maintain the buildable lot area requirement at 40,000 contiguous sq. ft. but reduce the separation to 24 inches from 36 inches?
2. Should the County remove the alternate minimum building lot size requirements that allow for as referenced above?

Minimum Lot Size and Wooded Requirement in the Agricultural District:

Current Requirements:

- The minimum platted lot size in the General Rural District is 2.5 acres.
- The minimum platted lot size in the Agricultural District is 5 acres and must be at least 75% wooded. With no new roads and a maximum of 3 lots.

Comprehensive Land Use Plan Policy Statement #2

It is the County's policy to support agriculture as a desirable land use, while providing increased flexibility for farmsteads to thrive.

Comprehensive Land Use Plan Policy Statement #22

It is the County's policy to maintain a minimum lot size of 1 acre and a density range of 1 unit per 2.5 acres in rural residential areas. The County will consider smaller lot sizes when subdivisions apply conservation design techniques.

Steering Committee Discussion/Recommendations:

It was proposed by the Steering Committee that we explore reducing the minimum lot size across the County to a minimum of 1.5 acres due to the shortage of available lots in the County. The point was made by members of the Committee because the County sets a minimum standard that will not automatically result in a reduction in lot size for all development because the market, and general platting requirements like setbacks and easements will affect the lot sized proposed by developers. It was not proposed to alter the minimum buildable area requirement of 40,000 sq. ft, which is less than one acre (43,560 sq. ft.).

There was no change proposed in the Agricultural District for the restriction on no new roads or the maximum 3 lot subdivision.

Regarding the 75% wooded requirement in the Agricultural District, it was discussed that this should include non-tilled areas like wetlands natural features that would prohibit farming. These proposed changes would likely support the preservation of agricultural land by allowing smaller lot size on land not suitable for farming.

Items for Consideration by the Towns Board for the Minimum Lot Size:

1. Should the County modify the 75% wooded requirement in the Agricultural District to include non-tilled land like wetlands or steep slopes?
2. Make a reduction in minimum lot size to 1.5 acres, or something less than what is currently required in the General Rural and Agricultural Districts.

Next Steps:

Our plan is to introduce the Zoning and Subdivision Ordinances Update to the townships in March to review the draft ordinance and to the Planning Advisory Commission on April 16, 2026, then hold the public hearing for its formal review on May 21, 2026. Following the March public hearing, staff will bring the recommendations from the Planning Advisory Commission to be heard by the County Board of Commissioners on June 16, 2026 If Town Board wishes to provide comments/suggestions, they are welcome to join us at the public hearing or return the enclosed comment form to my attention mitch.glines@co.sherburne.mn.us

Planning and Zoning Administration
Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

Township Comment Form

Please return to mitch.glines@co.sherburne.mn.us

Date:_____

Township: _____

Proposed Change: Reduce the Soil Separation Requirement for Newly Platted Lots from 3ft to 2ft.

Question for Town Board: Does the township agree to reduce the soil separation requirement?

☐**Yes**

☐**No**

☐**Changes Needed** (please specify)

Comments or Questions: _____

_____

_____

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Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450

Township Comment Form

Please return to mitch.glines@co.sherburne.mn.us

Date:_____

Township: _____

Proposed Ordinance: Minimum Residential Lot Size to 1.5 Acres County Wide

Question for Town Board: Does the township agree to the proposed minimum lot size requirement?

☐**Yes**

☐**No**

☐**Changes Needed** (please specify)

Comments or Questions: _____

_____

_____

From: Mitch Glines Mitchell.Glines@co.sherburne.mn.us
Subject: Sherburne County Zoning and Subdivision Ordinance Updates - Township Feedback
Date: Jan 30, 2026 at 3:00:18 PM
To: clerksoffice@biglaketownship.com, Blue HIll clerk@bluehilltwp.org, clearlaketwp clearlaketwp@hotmail.com, Tammy Schefers clerk@haventwp.org, Jody Hammre clerk@livoniatownship.org, Orrock Town Clerk clerk@orrocktownship.com, palmertwp palmertwp@gmail.com, kathy.woolard kathy.woolard@yahoo.com
Cc: Steve Demeules steved11755@gmail.com, Bud Stimmler bogie375@gmail.com

Hello all,

Attached you will find a memo with a lot of material regarding a couple of topics discussed at our Steering Committee meeting for the Zoning and Subdivision Ordinance Updates on January 13, 2026, and also discussed at the Planning Commission meeting on January 15, 2026. We would like the townships feedback pertaining to these topics. Please review the memo and let me know if you have any questions or need additional information.

Thank you,

Mitch Glines
Sherburne County Senior Planner
Work: (763) 765-4466
www.co.sherburne.mn.us
www.facebook.com/SherburneCountyMN
NOTICE: Unless restricted by law, email correspondence to and from Sherburne County government offices may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

*****We have a new permit program. You can now apply and pay online for building permit applications at https://gis.co.sherburne.mn.us/pzpermitportal/. Additionally, all other Planning & Zoning applications can also be found here.*****

Good afternoon,

Sherburne County Emergency Management is commencing work on the update of the Sherburne County Hazard Mitigation Plan (HMP). Attached is a news release for your information. Your assistance is requested to post this news release to help notify the public about the plan update and to have an opportunity to provide feedback.

All cities within the county are requested to post this locally. All townships and other related stakeholders involved in the plan update are also encouraged to post the news release. Please do the following:

1. **Post the News Release:** Post the news release in the areas where you commonly share information with the public (i.e., your website, social media, or posted as a hardcopy in public places, such as City Hall, the Post Office, Community Center, etc.). You are encouraged to post the news release in more than one way to reach a broader audience.

2. **Report on your Posting Information:** Report on your posting information by using the online Sherburne County News Release #1 Chart Documentation of Postings.

Please post the news release and report on your posting documentation within the next 7 days.

You are encouraged to keep the news release up on your website, social media, or other posted locations for at least 14 to 30 days.

The news release includes a link to the public feedback form as well as a QR code that can be scanned to get to it. Local government, local residents, businesses, and others are encouraged to provide any comments, questions, or ideas for local mitigation projects.

Please let me know if you have any questions or if you need any assistance.

Thank you,

Derek Baas
Deputy Director of Emergency Management
Sherburne County Sheriff's Office
13880 Business Center Drive NW
Elk River, MN 55330
p 763-765-3508

"Commitment to Service with Integrity and Pride"

https://www.co.sherburne.mn.us/296/Sheriff
Facebook: @SherbCoSheriff



HMP press release.pdf

308 KB

From: Osborne, Brenda M brenda.osborne@charter.com
Subject: Spectrum Channel Lineup Correction Notice - Hola TV
Date: Feb 6, 2026 at 2:27:07 PM
To: Tammy Schefers clerk@haventwp.org
Cc: Eric Meyer supervisormeyer@haventwp.org

Delivery via Email Please Reply “Received”

Dear Franchise Official:

Spectrum Mid-America, LLC, (“Spectrum”) previously noticed you that on or after February 22, 2026, Spectrum would drop Hola TV on channel 288 on the channel line-up serving your community, however, Spectrum has negotiated an agreement to continue carriage of Hola TV, so this network will not be dropped.

If you have any questions about this change, please feel free to contact me at (952) 367-4263 or via email at david.larson@charter.com.

Sincerely, David

Charter COMMUNICATIONS

David Larson | Director of State Government Affairs Minnesota
Mobile: (612) 619-5653
Office: (952) 367-4263
16900 Cedar Avenue, Rosemount, MN 55068

Stay Connected | Visit us online at Policy.Charter.com and on X @CharterGov.

Charter COMMUNICATIONS

Brenda Osborne | Sr. Administrative Assistant – Government Affairs
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16900 Cedar Avenue, Rosemount, MN 55068

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