

**MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION**  
**May 12, 2026**

The Haven Township Planning Commission Board met at the Haven Town Hall on Tuesday, May 12, 2026. The meeting was called to order at 4:01 p.m. by Chairperson Collin Gau. Members present: Collin Gau, Kari Watkins, Robert Kolkman, James O'Donnell (via virtual), and Clerk Tammy Schefers. Ben Oleson (Hometown Planning) attended in person. There were no other virtual people and 3 other people in house who attended the meeting.

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

**Public Hearings** – None

**Minutes** – Robert Kolkman made a motion to accept and approve the meeting minutes as presented from the April 14, 2026 Haven Township Planning Commission Meeting. Collin Gau seconded the motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; James O'Donnell – Aye; Robert Kolkman - Aye. The motion carried.

**Other Business:**

**Discussion and Request for Township Comments – Sherburne County Ordinance Amendments**

The Haven Township Planning Commission Committee discussed the Sherburne County Ordinance Amendments regarding the Zoning Ordinance; Subdivision Ordinance; Short Term Rental Ordinance and Veterinary Clinics. After discussion on this, Kari Watkins made a motion to recommend to the Haven Township Board that the Haven Township Planning Commission is not in favor of changing the size of lot to 1.5 Acres because of being too dense for septic systems. The committee feels this will only present more problems in the future. Robert Kolkman seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; James O'Donnell – Aye; Robert Kolkman - Aye. The motion carried.

The Haven Township Planning Commission Committee also discussed gravel mining. After discussion on this, Collin Gau made a motion to recommend to the Haven Township Board that any gravel mining in Haven Township should be considered to be subject to an overlay district within the township. Kari Watkins seconded the recommended motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; James O'Donnell – Aye; Robert Kolkman - Aye. The motion carried.

**Discussion – Haven Township Zoning Ordinance Amendments (Land Uses allowed within each zoning district)**

The Planning Commission discussed the Zoning Districts for Haven Township. They reviewed the spreadsheet that Ben Oleson had put together with comparisons from Haven Township, Sherburne County, City of St. Cloud, and each committee member. The

members talked about Comparisons of the Agricultural District Uses; Comparisons of the Commercial District Uses; Comparisons of the Industrial District Uses and Comparison of Rural Residential / General Rural District Uses. Ben Oleson had highlighted the areas that the committee members were not all in agreement with. There were several areas with questions. Collin Gau made the comment that not all areas everyone will agree with so the committee should take into consideration the majority rules. The committee agreed with this.

After more discussion on this, Collin Gau made the statement now that the Planning Commission has a comparison spreadsheet with the highlighted items the members need more time to review this. The Planning Commission agreed that each member will take this home with them and review it on their own time. Each member will submit their review, changes and comments to Ben Oleson by May 26, 2026 and the committee will review the updated results at the June meeting.

**Discussion – St. Cloud Future Land Use Map (Draft)**

The committee also reviewed two draft maps that the City of St. Cloud has created for their Future Land Use Plan which includes Haven Township and future proposed corridors.

**Discussion – Payment for Committee Members**

The Haven Township Board had discussed paying the Haven Township Planning Commission Committee Members. This committee started as a volunteer position; however it was suppose to be done by December 2025. It currently is still going on. Collin Gau was asked to ask the committee members on how they felt about this. Collin Gau made the comment that two members would like to be compensated and two members are fine with continuing this as being volunteers. He will report this back to the Haven Township Board.

**Zoning Administrator Report**

Import Motors – Still pending with no new results; however enforcement is in place.  
Wiilo Event Center – No New Update

**Minnesota Pollution Control Agency (MPCA) – Update**

There have been no updates or reports yet for the actions relating to the groundwater pollution on PID# 25-00030-1400 – 4958 County Road 8 SE, St. Cloud, MN 56304.

**Update - (Brandt), PID#25-00015-1410 (3112 54<sup>th</sup> Avenue SE, St. Cloud, MN 56304)**

It was stated that there are township road issues in this area. Currently there is no variance that is needed for his building to be built on this property.

**Orderly Annexation Agreement with City of St. Cloud**

There are no new updates

**Open Forum**

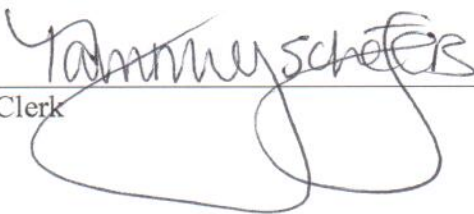
Ann Imholte had questions and concerns about the bridge that is proposed to be coming across the Mississippi River into Haven Township. She made the comment that she is disappointed on how all these meetings are held for the public to voice their opinions about this bridge and future plans for our township and the City of St. Cloud, but when it comes to the end, they never listen to the public and take into consideration what they feel and want. Most people stated that they do not want the bridge to come over into Haven Township. But yet they still are pursuing it.

The next meeting of the Haven Township Planning Commission is scheduled for Tuesday, June 9, 2026 at 4:00 p.m. at the Haven Township Hall. Robert Kolkman made the comment that he will not be able to attend that meeting.

Robert Kolkman made a motion to adjourn the meeting. Kari Watkins seconded the motion. Role Call was taken; Kari Watkins – Aye; Collin Gau – Aye; James O’Donnell – Aye; Robert Kolkman - Aye. The motion carried. The meeting was adjourned at 6:14 p.m.

  
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Chairperson

6-9-2026  
Date

  
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Clerk

6.9.2026  
Date