



Sherburne County Board of Commissioners

May 6, 2025 - County Board Meeting Minutes

1. 9:00am Call to Order

The Sherburne County Board of Commissioners convened in regular session on May 6, 2025, at the Sherburne County Government Center in the City of Elk River, MN. Call to order by the Chair was at 9:00am.

- 1 Moment of Silence and Pledge of Allegiance
- 2 Approval of Regular Meeting Proposed Agenda
Danielowski/Felber were unanimous to approve the agenda as presented.

2. 9:00am County Attorney Oath of Office

- 1 Oath of Office for Sherburne County Attorney Dawn Nyhus. Administration
Bruce Messelt, County Administrator
The Honorable Judge Walter M. Kaminsky conducted the Oath of Office for Ms. Dawn Nyhus, Sherburne County Attorney.

3. 9:04am County Proclamations, Recognitions, & Celebrations

- 9:04am 1** Proclamation Declaring May 11th-17th, 2025, as Police Week in Sheriff
Sherburne County.
Ben Zawacki, Commander
Danielowski/Felber were unanimous to approve by Proclamation the designation of the weekly of May 11th-17th, 2025, as Police Week in Sherburne County.
- 9:08am 2** Proclamation Declaring May 9th as Military Spouse Appreciation Day. Veteran's Services
Larry Fonder, Veteran Service Officer
Hulse/Danielowski were unanimous to approve Proclamation declaring May 9th as Military Spouse Appreciation Day as read by Veteran's Service Officer Larry Fonder.

4. 9:15am Pubic Hearing

- 9:15am 1** Public Hearing on Boulder Creek Wine Bar Liquor License Application. Auditor / Treasurer
Gary Gray, Council Member, Loraine Rupp, Auditor/Treasurer
Conducted a public hearing according to M.S. 340A.405, sub (d) to consider a seasonal On-Sale, Off-Sale liquor license application for Boulder Creek Wine Bar.
Felber/Schumacher were unanimous to open the Public Hearing. The Board Chair opened the Public Hearing at 9:15am. County Administrator Bruce Messelt provided background on the item. Eight people spoke on the matter.
Danielowski/Felber were unanimous to close the Public Hearing. The Board Chair closed the Public Hearing at 10:01am.
- 10:02am 2** Boulder Creek Wine Bar Liquor License. Auditor / Treasurer
Loraine Rupp, Auditor/Treasurer
Felber/Schumacher were unanimous to approve the 2025 Seasonal Liquor License for Boulder Creek Wine Bar for the period of May 6, 2025, through August 18, 2025, and authorized the Auditor/Treasurer and Chairperson to execute said license. (On file.)

5. 10:26am Open Forum

No one was present.

6. 10:26am Consent Agenda

Danielowski/Felber were unanimous to approve the Consent Agenda as amended with the removal of item 12, changing Becker to Big Lake in item 6.3, and for items 11,17, and 18 to be voted on separately.

- 1** County Board Meeting Minutes from April 15, 2025. Administration
Keisha Broderick, Executive Assistant
Approved the April 15, 2025 County Board Meeting Minutes.
- 2** Amended Agreement for Janitorial Services with Carefree Cleaning. Administration
Dan Weber, Assistant County Administrator
Approved an Amended Agreement for Building Cleaning Services with Carefree Cleaning. The agreement shall commence on 6/7/24 and will be in effect until 8/1/27 with a monthly rate for the Restroom and Entry of \$1,066.00 and Judicial Branch of \$4,502.00.
- 3** Joint Powers Agreement with Big Lake Township for the Enforcement and Regulation of Cannabis Retail Business Registration. Administration
Bruce Messelt, County Administrator, Kathleen Heaney, County Attorney
Approved a Joint Powers Agreement with Big Lake Township for the Enforcement and Regulation of Cannabis Retail Business Registration, as recommended. (On file.)
- 4** Resolution No. 050625-AD-3209 in Support of Minitex Library Services. Administration
Bruce Messelt, County Administrator
Approved Resolution No. 050625-AD-3209 in Support of Minitex Library Services. (On file.)
- 5** Acknowledgment of Assistant County Attorney Appointment. Attorney
Dawn Nyhus, Assistant County Attorney III
Approved the appointment of an Assistant County Attorney Jenae Stolarzyk effective April 7th, 2025.
- 6** Grant Application for Victim Witness Program Funding. Attorney
Dawn Nyhus, Assistant County Attorney III
Approved and allowed the County Attorney to submit an application to the Office of Justice Program for funding of the Victim Witness program and authorized the County Attorney to sign the agreement for the grant. (On file.)
- 7** Commissioner & Manual Warrants Dated April 11th and 18th, 2025. Auditor / Treasurer
Loraine Rupp, Auditor/Treasurer
Approved Commissioner & Manual Warrants Dated April 11th and 18th 2025, as follows.

April 11 2025, Commissioner Warrants \$710,137.36
April 11 2025, Manual Warrants \$15,934.12
April 18 2025, Commissioner Warrants \$327,465.65
April 18 2025, Manual Warrants \$15,082.77
- 8** 1st Quarter 2025 Donations Received by the Health and Human Services Department. Health & Human Services
Amanda Larson, HHS Director
Approved and accepted 1st Quarter donations received by the Health and Human Services (HHS) Department in the amount of \$2,000.00.
- 9** April 18th, 2025 HHS IFS Admin Warrants. Health & Human Services
Amanda Larson, HHS Director
Approved HHS IFS Admin Warrants dated April 18th, 2025, as follows.

April 18th, 2025 HHS IFS Admin Warrants \$44,423.85

- 10** Lease Between the City of St. Cloud and Sherburne County for Satellite Health & Human Services Space at the '1010 Building'.
Amanda Larson, HHS Director
Approved a Lease between the City of St. Cloud and Sherburne County for Satellite Space at the '1010 Building'. This lease will run for one-year from May 1, 2025 to April 30, 2026. Rent of \$1,050/month will be charged in order to cover the cost of garbage, heating, electricity, and other costs related to occupancy. A \$10,000 grant from Medica will cover approximately 9.5 months. The additional 2.5 months will be charged back to other non-levy funding sources such as WIC and the MFIP Consolidated Grant.
- 13** 2025 Appointment to the Sherburne County Planning Advisory Commission, as recommended by Blue Hill Township. Planning & Zoning
Lynn Waytashek, Planning & Zoning Administrator
Approved the appointment of Zach Guttormson as Blue Hill Township Alternate on the Sherburne County Planning Advisory Commission, beginning May 15, 2024-December 31, 2027.
- 14** Amended Agreement with APEX Engineering for County State Aid Highway (CSAH) 29 and CSAH 2 Design and Construction Phase Services. Public Works
David Roedel, Assistant Public Works Director
Approved an Amended Agreement with APEX Engineering in the amount of \$125,648 for County State Aid Highway 29 Design and Construction Phase Services. (On file.)
- 15** Second Amended Agreement with SRF Consulting Group for County State Aid Highway 4, Design and Construction Phase Services. Public Works
David Roedel, Assistant Public Works Director
Approved an Amended Agreement with SRF Consulting Group for County State Aid Highway 4, Design and Construction Phase Services. Design Phase and to add Construction Phase Services. (On file.)
- 16** Lowest Responsive Bidder for the US Hwy 10 and CR 65 Intersection Improvement, SP 71-596-008. Public Works
Andrew Witter, Public Works Department Head
Approved the lowest responsive bidder, New Look Contracting, Inc., with a bid of \$1,624,430.85, for the intersection improvements at TH 10 and CR 65 in 2025; contingent upon approval of the Contractor's DBE goal from MnDOT's Office of Civil Rights - Project No. SP 71-596-008.
- 19** Vacation of Access Control for Zimmerman Town Centre Plat to County State Aid Highway 4 in the City of Zimmerman. Public Works
Andrew Witter, Public Works Department Head
Approved Vacation of Access Control for Zimmerman Town Centre Plat to County State Aid Highway 4 in the City of Zimmerman.
- 20** 2025 State of MN Annual County Boat and Water Safety Grant. Sheriff
Joel Brott, County Sheriff
Approved and accepted the 2025 State of Minnesota Annual County Boat and Water Safety Grant, in the amount of \$17,243, to purchase equipment and supplies for boating enforcement and water safety, as well as to cover overtime shifts for enforcement efforts on various lakes within Sherburne County.
- 21** Out-of-State Travel for a Sheriff's Office Employee. Sheriff
Joel Brott, County Sheriff
Approved out-of-state travel for a Sheriff's Office employee to participate as an instructor for a Foundations of Intelligence Analysis Training (FIAT) class being held June 2-6, 2025, in Williston,

Vermont. There are no financial implications emanating from this recommended action, as the IALEIA provides for all travel, housing, and meal expenses for this out-of-state training.

11. 10:28am Appointments to Personnel Board of Appeals.

Tammy Bigelow, HR Director

Felber/Danielowski with a 4-1 to approve the appointments of Schawn Johnson, Diane Arnold and Felix Schmiesing to serve on the Sherburne County Personnel Board of Appeals, as required by Minnesota Statute § 375.65 for the following terms:

Schawn Johnson: May 6, 2025 - May 6, 2026

Diane Arnold: May 6, 2025 - May 6, 2027

Felix Schmiesing: May 6, 2025 - May 6, 2028

17. 10:29am Resolution No. 050625-AD-3206 Regarding No Parking for County Road 75 from 235th Avenue to 238th Avenue in Orrock Township.

Andrew Witter, Public Works Department Head

Hulse/Schumacher to table Resolution No. 050625-AD-3206 Regarding No Parking for County Road 75 from 235th Avenue to 238th Avenue in Orrock Township. (On file.)

18. 10:41am Resolution No. 050625-AD-3208 Requesting MNDOT Conduct a Speed Zone Study - CSAH 23 in the City of Becker.

Andrew Witter, Public Works Department Head

Gray/Danielowski to table Resolution No. 050625-AD-3208 requesting MnDOT to conduct an engineering and traffic investigation (aka Speed Zone Study) on that portion of CSAH No. 23 located within the City of Becker. (On file.)

7. 10:50am Announcements

10:50am 1 Receive Updates and Announcements from the County Administrator. Administration

Bruce Messelt, County Administrator

Received an update from the County Administrator regarding correspondence, calendar, activities, and announcements.

- For the 31st year in a row, the Auditor/Treasurers office received a Certificate of Achievement for Financial Reporting, also known as, Comprehensive Annual Financial Reporting.

- Xcel Energy is introducing sheep to their solar fields for grazing purposes.

- The National Association of Counties (NACo) Annual Conference is July 11-14th.

- Association of Minnesota Counties (AMC) District 5 in Morrison County June 9th from 8a-12p with a lunch to follow from 12p-1p.

- Provided a legislative update from both the state and federal level.

- Danielowski/Hulse were unanimous to approve County Administrator Bruce Messelt to draft and circulate for comment, finalize and collect signatures for a letter of opposition to any shift of cost to the counties.

8. 11:00am Regular Agenda

11:00am 1 Welcome Mr. Drew Nelson, Sherburne County IT Director. Administration

Bruce Messelt, County Administrator

Bruce Messelt introduced Mr. Drew Nelson as the new Sherburne County IT Director to the Board. Mr. Nelson shared a few words.

11:02am 2 Reappointment of County Engineer. Administration

Bruce Messelt, County Administrator

Danielowski/Schumacher were unanimous to approve re-appointment of County Engineer Andrew Witter to a four-year term, effective May 2025 through May 2029, pursuant to Minn. Stat. § 163.07, Subd. 2.

11:06am 3

Application for an Interim Use Permit for Occasional Special Event - Carol Planning & Zoning Zimmerman.

Marc Schneider, County Planner

Felber/Danielowski with a 4-1 to deny an Application for an Interim Use Permit for Occasional Special Event, as recommended for denial by the Planning Advisory Commission due to inadequate size of property and the specified activities for Property Address: 15913 41st St SE, Becker; PID #45-00021-2405; Legal Desc: W 1-2 of SE 1-4 (full legal on file); Sec 21, Twp 35, Rge 28; with 5.00 acres in the Agricultural District.

11:15am 4

Application for a Conditional Use Permit Amendment, as modified by the Planning Planning Advisory Commission - Carol Zimmerman. & Zoning

Marc Schneider, County Planner

Danielowski/Felber with a 4-1 to deny an Application for a Conditional Use Permit Amendment, as modified by the Planning Advisory Commission, for Property Address: 15913 41st St SE, Becker; PID #45-00021-2405; Legal Desc: W 1-2 of SE 1-4 (full legal on file); Sec 21, Twp 35, Rge 28; with 5.00 acres in the Agricultural District.

Identified Findings of Fact of why the County Board was denying were:

- Too big for the neighborhood.
- Deny live and amplified music would impact the peace and quiet of the neighborhood.
- Deny prepackaged food, beyond the business' original scope and prohibit food trucks.
- The business can operate under original conditions.

11:35am 5

Conditional Use Permit for Horse Stable (Commercial) - Addie Droen. Planning & Zoning

Lynn Waytashek, Planning & Zoning Administrator

Felber/Schumacher were unanimous to approve a Conditional Use Permit for Horse Stable (Commercial), with the following (10) Conditions and Findings of Fact as recommended by the Planning Advisory Commission for Property Address: 29176 144th St NW, Zimmerman; PID # 15-00025-1101; Legal Desc: SE 1-4 of NE 1-4 (full legal on file); Sec 25, Twp 35, Rge 27, Blue Hill Township; with 9.27 acres in the General Rural District.

Conditions:

1. The hours of operation are proposed to be Monday-Sunday 7am-9pm. Training and lessons will be held Sunday-Thursday 10am-8pm.
2. Excessive noise, glare, odors, traffic or other nuisances may be justification for the County to revoke or modify the terms of the CUP.
3. There will be a maximum of fifteen (15) horses on this site.
4. Must maintain General Liability Insurance and provide the Zoning Office a copy upon request.
5. The property owner shall permit the County to inspect the property during normal business hours.
6. Must meet all federal, state and local regulations.
7. No special events are allowed unless the proper permits are applied for and approved from the County.
8. Must meet all parking and loading regulations as listed in the Sherburne County Zoning Ordinance, Section 17, Subdivision 2.
9. Animal mortality must be addressed off site and be compliant with Minnesota Board of Animal Health standards. No animals may be buried on site in accordance with the Sherburne County Solid Waste Ordinance, as amended. Per MN Rules Chapter 7020, animal carcasses must be removed from the property within 72 hours of death.
10. Must follow MN Pollution Control Agency – Manure Stockpiling –Technical Guidelines Fact Sheet #8.06. Must also follow University of MN Extension – Managing and Composting Manure

Fact Sheet. Shall maintain compliance with MN Rules Chapter 7020 – Feedlot rules and County ordinances.

Findings:

1. That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Yes, the proposed use is a commercial riding stable. This is a large parcel of land. The property will not have more than fifteen (15) horses on it. The proposed use is compatible with existing uses in the surrounding area.

2. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Yes, the use will not impede normal development of this property or neighboring properties. The property is on a county road and the neighboring properties to the east have been developed for single family housing. The properties to the north, south and west have been established as larger acreage housing.

3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Yes, the applicant is not requesting additional utilities beyond what a normal residence would require.

4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Yes, the applicant has sufficient parking space to accommodate the proposed use.

5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Yes, it is not anticipated to cause offensive odor, fumes, dust, noise and vibration to the immediate area. A maximum of fifteen (15) horses is allowed. It is anticipated that 10 acres is enough acreage to adequately handle any manure issues.

11:36am 6

Interim Use Permit for Cannabis Microbusiness.

Planning & Zoning

Lynn Waytashek, Planning & Zoning Administrator

Felber/Schumacher were unanimous to approve an Interim Use Permit for Cannabis Microbusiness (with endorsements for cultivation and manufacturing), with the following (10) Conditions and Findings of Fact, as recommended by the Planning Advisory Commission for Property Address 24331 US Highway 169 NW, Zimmerman; PID # 30-00027-2402; Legal Desc: S 1-2 of SE 1-4 (full legal on file); Sec 27, Twp 34, Rge 26, Livonia Township; with 10 acres in the General Rural District.

Conditions:

1. This Interim Use Permit is for a Cannabis Microbusiness, for cultivation and manufacturing as described in Packet Attachments B, C and D within the existing accessory building on this property and does not permit retail or onsite consumption.

2. Applicant must obtain and maintain all required Cannabis Microbusiness license or endorsements from Office of Cannabis Management and provide documentation to the County prior to operations commencing.

3. Applicant must supply a copy of their Certificate of Insurance to the Planning and Zoning Office prior to operations commencing.

4. Signage is limited to no more than 12 sq. ft. in size located on the property, but outside of the public right-of-way.

5. Days and hours of operation are Monday through Sunday 9 AM – 7 PM.
6. Prior to any cannabis business activity occurring on this property the property owner must obtain the necessary construction permits for any interior construction needed to convert the use of the existing accessory building to accommodate a change in occupancy/use to meet State Building, Electrical, Plumbing, and Mechanical Codes.
7. The property must be homesteaded by the business owner.
8. The applicant and/or property owner shall permit the County to inspect the property.
9. This IUP is issued to Rebecca Holm, Brandon Johnson and Classified Crops, LLC. and shall expire with a change in ownership of the business or sale of this property.
10. If the applicant does not abide by the conditions set forth in the permit, the County has the right to either revoke the permit or hold another hearing to investigate and set additional conditions.

Findings:

1. That the Interim Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Yes, the proposed use is not anticipated to diminish and impair values within the immediate area. All activities will take place within the accessory structure and the proposed conditions of approval should assist in minimizing impact on neighboring properties.

2. That the establishment of the Interim Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Yes, the permitting of this IUP will not impede development, the building exists, and the property will continue to be used as a residential property. There have been different home businesses operating from the accessory building on this property since 2007.

3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Yes, the applicant has provided operational plans that will comply with State Statute 342.23, 342.24 and 342.28. MnDOT has reviewed the proposed use and determined the access is sufficient for the proposed use.

4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Yes, the applicant has enough parking space to accommodate the proposed use.

5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Yes, this business is not anticipated to cause offensive odor, fumes, dust, noise and vibration to the immediate area. All activities will be conducted in the accessory building.

11:38am 7

Interim Use Permit for Fuller Garden LLC.

Planning & Zoning

Lynn Waytashek, Planning & Zoning Administrator

Felber/Danielowski were unanimous to approve an Interim Use Permit for Solar Farm, with the following (20) Conditions and Findings of Fact as recommended by the Planning Advisory Commission for PID # 20-00224-2100; Legal Desc: That pt of N 1-2 of NW 1-4 (full legal on file); Sec 24, Twp 34, Rge 30, Clear Lake Township; with 79.85 acres in the Agricultural District and within Orderly Annexation Zone 1.

Conditions:

1. Building permit required for any structure if over 200 sq ft in size.
2. Building permit required for installation of solar panels with engineered plans submitted. Plans must match approved IUP plans. Building permit must be applied for within one (1) year of IUP approval.
3. If the required privacy fence around the perimeter of the facility exceeds 7 ft in height it will require a building permit with engineered plans. A 7 ft high non-electric chain link fence will be constructed.
4. A Stormwater Erosion Control permit will be required from the County Zoning Dept prior to any grading on the property and prior to a building permit being issued.
5. Must obtain an NPDES permit from the MPCA and provide a copy to the County Zoning Dept prior to commencing construction.
6. Property owner shall ensure that MPCA day & night time noise standards are not exceeded at any time.
7. Operational hours allowed during construction of the facility are Monday through Friday 7AM - 7PM. Weekend hours to be Saturday 7AM - 7PM.
8. Decommissioning of solar panels and related facilities must occur in the event the IUP expires or is terminated, and/or the solar panels are not in use for twelve (12) consecutive months. Must follow the Decommissioning Plan (Packet Attachment G1-G2).
9. Prior to issuance of a building permit for the project, the applicant shall provide financial security in the amount of \$100,000 per MW, in favor of Sherburne County, to guarantee compliance with the decommissioning plan, site restoration and other terms of this Permit upon project termination or termination of this Permit. The financial security shall be in a form acceptable to the County and, at a minimum, shall consist of a cash escrow to be deposited with the County in an amount no less than 50% of the total required financial security, with an initial deposit of 25% of the total amount deposited prior to issuance of the building permit and eight and one-third percent (8 1/3%) of the total amount deposited annually for three years on or before the anniversary of the issuance of the building permit. The remaining amount of the total financial security shall be provided by way of an irrevocable letter of credit, which shall be in a form acceptable to the County Attorney's Office and provided prior to the issuance of a building permit, and shall meet the following minimum standards (additional standards may be required): the irrevocable letter of credit shall be issued by a federally chartered or State of Minnesota chartered banking institution with an branch office located within Sherburne County; shall be issued in the name of the County of Sherburne; shall be issued in an initial amount no less than 75% of the total financial security required by this Permit; shall permit the County to draw on the funds upon demand based on the County's determination of non-compliance with the terms of this Permit; shall be for an initial term to be established and shall automatically renew for additional terms unless the bank gives the County at least 60 day written notice of an intent to terminate the credit at the end of a term; shall permit the County to draw upon the letter of credit for the full amount in the event a replacement letter of credit acceptable to the County is not issued at least 30 days prior to the expiration of the existing letter of credit; and shall provide that the letter of credit may not be amended without the written permission of the County.
10. No activities may occur onsite until applicant submits a signed interconnection agreement as required in Section 17, Subd 17 (1A) of the ordinance and proof that the scope of the project is permitted by the Minnesota Public Utilities Commission if applicable.
11. The site will be revegetated within 30 days after construction with a low growth & low maintenance native pollinator friendly seed mix not exceeding 36 inches in height. The property will be treated & maintained as needed during the spring & summer months to manage vegetation growth. Property owner will be responsible for vegetation control & weed management during the project's operating life.
12. Must install 6-foot-tall Eastern Red Cedar trees along the east along the road right-of-way of the solar farm as shown on site plan (Attachment E). However, trees will not need to be planted

on the west and north side of the solar farm since there are existing trees. The trees must be planted staggered in two (2) rows, in each row the trees may be planted no more than 16 feet apart. All planted trees on the property must be maintained and watered as necessary for the duration of the permit. Any dead trees must be replaced on a yearly basis.

13. This IUP is to be valid for 36 years until December 31, 2061. This IUP is valid for Fuller Garden LLC and Gary and Kathleen Kiffmeyer Trust.

14. Decommissioning of project shall involve removal of all project components, including without limitation, solar panels, panel trackers, anchors, supports, mounts, inverters, underground electrical components including underground conduit housing, all underground footings & posts.

15. Signage and emergency contact numbers must be posted at the driveway access to the property.

16. The findings in Section 18, Subd 6, Item 4 of the Zoning Ordinance have been made.

17. The applicant shall allow the County to inspect the property during normal business hours.

18. The applicant shall comply with all federal, state, and local laws and regulations.

19. The existing access will need to be approved from MNDOT and will require an access permit.

20. The applicant shall inspect and repair within 30 days of identified or notice of disrepair. Any repairs that will exceed 30 days, shall be requested in writing and approved by the Zoning Administrator.

Findings:

1. That the Interim Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Yes, the proposed location of the solar farm is in an existing agricultural field. The closest adjoining neighboring house is approximately 520 feet to the west. The remaining land adjacent to the solar farm is a State Highway, solar farms to the north and agriculturally farmed properties. The solar farm will be planted with new trees along with existing trees to reduce visual impacts to adjoining properties and road.

2. That the establishment of the Interim Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Yes, the IUP will be valid for 36 years. If the property owner no longer wants solar panels the infrastructure can be removed, and the site can either go back to farming or be utilized for a new use. The property the solar farm is proposed on is zoned Agricultural District and could not be subdivided to less than 40-acre properties under current zoning regulations.

3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Yes, driveway access to State Highway 24 will be from a driveway entrance that will need to obtain MnDOT's approval and a permit. Utility lines necessary to transfer electricity exist adjacent to the property and across the highway.

4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Yes, there is plenty of parking available on this property needed for construction and operations.

5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Yes, construction of the site will cause noise and additional traffic, this will be temporary. Once the solar farm construction is complete, traffic will be minimal and consist of company vehicles inspecting the panels.

- 11:39am 8** Amendment to the Sherburne County Comprehensive Plan Land-Use Map - Fuller Garden LLC. Planning & Zoning
Lynn Waytashek, Planning & Zoning Administrator
 Felber/Schumacher were unanimous to approve an Amendment to the Sherburne County Comprehensive Plan Land-Use Map for Private Energy Production-Installation of energy producing solar farm for PID # 20-00224-2100; Legal Desc: That pf of N 1-2 of NW 1-4 (full legal on file); Sec 24, Twp 34, Rge 30, Clear Lake Township; with 79.85 acres in the Agricultural District and within Orderly Annexation Zone 1.
- 11:40am 9** Designation of a Named Highway: CR 43, from TH 10 to the Elk River - Public Works
 1st Lt. O. S. Anderson.
Andrew Witter, Public Works Department Head
 Danielowski/Hulse were unanimous to approve an application for the designation of a Named Highway: CR 43, from TH 10 to the Elk River in honor of 1st Lt. O. S. Anderson.
- 11:43am 10** Commissioner Land Transaction Committee Member. Administration
Bruce Messelt, County Administrator, Dan Weber, Assistant County Administrator
 Hulse/Schumacher were unanimous to appoint a County Commissioner Gregg Felber to the County Land Transaction Committee.

9. 11:45am Commissioner Correspondence, Committee Reports, Upcoming Meetings, Future Agenda Items

Commissioner Hulse - Requested further Watershed discussion.

Commissioner Danielowski - Substance Use Prevention (SUP), Sherburne County Association of Townships (SCAT), Economic Development Authority (EDA), Xcel Battery meeting, Big Lake Township meeting, Tri-County Solid Waste Meeting, National Association of Counties (NACO) event 100 Days of Presidency, Big Lake SUP meeting, Options Board Meeting, Central Minnesota Housing Summit, Xcel Energy Blatner Battery Info Session, Kathy Heaney Retirement party, Central Minnesota Council on Aging

Commissioner Schumacher - City of Baldwin meeting, Livonia Township meeting, Zimmerman City Council meeting, Clean Up Day at Livonia Town Hall, County Attorney's Retirement Party

Commissioner Felber - Listed off multiple months of recognition, Great Regional River Library meeting, Park Advisory Committee, Solid Waste meeting, Brown Bag Webinar on Energy Transition, Xcel Energy Battery Training, County RD 93 meeting, Toward Zero Death meeting, Tri-County Solid Waste, Announced Commissioner Lenzmeier retired

Commissioner Gray - SCAT meeting, Adult Protection Team, Tri-CAP Board of Directors, Battery meetings, Palmer Town Hall meeting, Haven Town Hall meeting, Xcel Energy Battery Training, Clean Up Days, Multiple department meetings.

10. 11:59am Recess Regular Meeting, Break

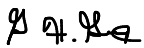
11. 12:05pm Reconvene, Open Workshop Meeting

12. 12:25pm Close Workshop, Adjourn Regular Meeting

Commissioner Warrants

4/11/25	346,237.99	General Revenue Fund
	113,308.79	Public Works Fund
	1,025.31	Law Library Fund
	23,725.05	Solid Waste Fund
	20,505.50	Jail Commissary Fund
	57.29	Forfeited Land Sale
	102,397.94	Justice Center Enterprise Fund
	1,618.00	Agency Collections
	20.00	Taxes & Penalties Fund
	101,241.49	Payroll Fiduciary Fund
	710,137.36	Total

Warrants		
4/11/25	2,325.00	General Revenue Fund
	13,609.12	Agency Collections
	15,934.12	Total
Manual Warrants		
4/18/25	6,241.87	Avivo
	468.30	Bonilla/Lilian
	906.39	Children's Dental Services
	349.63	Cintas
	1,700.00	Ellison Center
	339.50	Embertson/Sandra
	352.80	Grater/Justin
	308.20	Huber/Tonya
	338.10	LaCount/Carlie
	716.43	Language Line Services, Inc
	514.71	Lira/Kaylie
	487.20	Martin/Amanda J
	849.00	Mn Dept Of Human Services-SWIFT
	700.00	MN Elder Justice Center
	324.34	Olds/Brett
	449.40	Olinyk/Ashley M
	429.71	Ouko/Natasha A
	311.94	Rinker/Leah
	5,211.04	Sherburne County Auditor Treasurer
	750.00	U S Post Office
	12,000.00	USPS-POC
	5,007.65	YMCA - Elk River
	5,667.64	40 Payments less than 300
	44,423.85	Total
Commissioner Warrants		
4/18/25	43,517.46	Human Service Fund
	906.39	Agency Collections
	44,423.85	Total
Commissioner Warrants		
4/18/25	227,955.50	General Revenue Fund
	15,690.38	Public Works Fund
	7,512.22	Human Service Fund
	21 25,902.46	Solid Waste Fund
	26 220.01	Sherco Regional Rail Authority
	27,082.50	Justice Center Enterprise Fund
	522.00	Agency Collections
	1,329.78	Taxes & Penalties Fund
	21,250.80	Payroll Fiduciary Fund
	327,465.65	Total
Manual Warrants		
4/18/25	1.00	General Revenue Fund
	15,081.77	Agency Collections
	15,082.77	Total

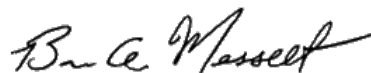


Gary H. Gray (May 20, 2025 15:40 CDT)

Gary H. Gray, Board Chairperson

05/20/2025

Date



Bruce Messelt, County Administrator

05/20/2025

Date

