

Planning Commission Meeting Minutes

December 4th, 2025

Completed by: Sue Bertrand, P&Z Staff

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the November 6, 2025 meeting minutes approved as written. Lloyd seconded. Voice vote, no dissent heard. Motion carried.

Roger motioned to approve the agenda with items #1 (Robinson) & #3 (Taylor) tabled until January 8, 2026. Lloyd seconded. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Donniel Robinson-Section 28, Moran Township, Site Address: 40324 County Rd 21, Browerville, MN 56438, **PID:** 19-00291021.

1. Request to build a 60'x120' building to grow cannabis indoors as a licensed microbusiness, according to Statute, in AF2 Zoning.

Written request to table, by Donniel Robinson, until January 8, 2026.

AGENDA ITEM 2: Off Grid Recovery Community Inc.-Section 18, Bartlett Township, Site Address: 48650 County Road 23, Verndale, MN 56481 **PID:** 01-0018200

1. Request a CUP to operate an onsite thrift store located in AF-1 Zoning District.

Jason Adams and Kathryn Craft were present as the applicants.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed updated conditions:

1. Business signage shall not be placed within the road right of way.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Report visit completed for Adams site by Adam Ossefoort and Ken Hovet 9/24/2025.

Jim stated running a thrift store is a pretty straight forward application.

Tim mentioned to recap from last time, get this CUP in order and in good standing before we add any other additional CUP's on that site. This is the process that we go through.

Ken motioned to recommend approval, Andy seconded with the three conditions as presented.

1. Business signage shall not be placed within the road right of way.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 16th, 2025.

AGENDA ITEM 3: Richelle Taylor-Section 11, Birchdale Township,

Site Address: 27740 County 98, Grey Eagle, MN 56336 **PID:** 03-0008202

1. Request to keep the Property as a Retreat, home will be rented to Youth Groups, Weddings, Clubs, and Churches. Request to amend condition #5 of CUP #20080512696 to increase the occupancy from 14 to 22 people in Natural Environment Shoreland Zoning District.

Written request to table, by Richelle Taylor, until January 8, 2026.

AGENDA ITEM 4: Ryan Schroeder-Section 30, Burleene Township,

Site Address: 28329 115th Ave., Carlos, MN 56319 **PID:** 05-0022000

1. Request a CUP for Powersports Repair Business and Motor Vehicle Dealer License to buy and sell more than 5 motor vehicles per year with signage outside of ROW in AF-1 Zoning District.

Ryan Schroeder and Ginger Rechtzigel were present as the applicants.

Staff Findings: Adam read through the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed conditions:

1. Off-street parking shall be provided for all business traffic.
2. Business signage shall not be placed within the road right of way.

3. All vehicles, parts, and supplies must be stored in a manner that does not create public nuisance characteristics.
4. All fluids and other hazardous wastes must be properly stored in and approved container and disposed of in a manner that is compliant with federal, state, and local regulations.
5. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Report visit for Schroeder completed by Adam Ossefoort and Lloyd Graves on 12/2/2025.

Lloyd stated he didn't see anything wrong with it, but was wondering about screening along the road, except for the driveway area, if there should be some or not. It all depends on how neat you keep things lined up.

Ryan asked for clarification on what screening all includes and stated fencing along the road may create more of an eyesore.

Lloyd stated he did not mean a fence, just, like a couple rows of trees.

Ryan stated in the front left corner, by the green houses on the one side of the driveway, they look kind of spindly in the winter, but the whole length of the east side of the property, there is a row of cherry trees or bushes, during bloom, some are bigger than others. On the other side of the driveway he has similar trees that go all the way south.

Jim, so, basically you have screening started.

Ryan, yes, they do, they just look like twigs this time of year, the length of the yard, along the road.

Ken, one row or two?

Ryan single rows of cherry trees, closest to the driveway. Closer to the house, sixty to seventy-foot pine trees and also boxelder and low bushes. Not a hedgerow, but is starting to close up.

Andy, what kind of vehicles would be parked there that we should be concerned about screening?

Ryan, stated they would be looking at some ATV's, some side by sides and passenger vehicles. With a dealer's license, he doesn't necessarily intend to run a full-scale car lot, but, with the restrictive conditions through the state of MN, he wants to make sure he is compliant there, too. Potentially, some customer power sports stuff. The motor vehicles are more "time fillers" for him. Something he could do a few here or there, but not nine or ten cars stacked up.

Lloyd, you are not going to be a dealer for ATV's or anything?

Ryan, not his intentions at this time, to bring in a branded affiliation, but believes it falls under the same motor vehicle license. Nothing more than buy and sell some and repairs.

Andy, you are not looking to be a dealer for somebody just buying and selling used.

Ryan, yes. If the business evolves to that point, it would most likely wind up in town somewhere.

Ken, boat motors?

Ryan, not his interest to do any marine stuff.

Ken, power sports and motor vehicles two different things?

Ryan, considered the same.

Ken, with the motor vehicle dealer license, are you planning on doing repair? Or just buy and sell?

Ryan, not "for hire" repair. For instance, if he would sell a car and it comes back with an issue, he would do his own repairs, not go into contract with another party to do the repairs, on his behalf. State requires either/ or.

Ken stated, the reason he asks, is, if you are going to repair cars, it seems after so long, they turn into junk yards and we don't want another junk yard.

Ryan, we do not want one either. It is a shared property and he doesn't care to mow around that stuff. Stated they try do get it out of there when they are done with stuff.

Ken asked for a condition to prohibit storing of non-running vehicles, would he be okay with that?

Ryan wants to be careful with that, as for a time there may be a non-running vehicle parked that is being worked on. That broad statement may hinder business, but maybe rephrase it to long-term non-running.

Ken, a time limit of a week or so? He just wants to avoid the junk yard thing.

Ryan that would depend on his personal back log. Understands where Ken is going with it. Just wants to avoid over restrictive.

Jim limit on a number of vehicles there?

Ryan, there are three people living there, so three personal vehicles and he will need space for side by sides, ATV's, snowmobiles, power sports and that is different from cars and trucks, as well. Open to suggestions.

Ginger stated she did not want it to become a junkyard.

Ryan stated there will be times when a vehicle is non-running on the property. There is another building to store non-running vehicles, but that depends on the time of year with farm machinery too.

Roger stated what about non-licensed, instead of non-running? Current license?

Ryan, may not have current tabs, if he buys vehicles that have been non-running for two years and not licensed.

Lloyd, cars would belong to you and you want to sell them.

Ryan, right. He doesn't plan on opening a retail automotive repair facility. There is only one of him and does not intend to stack up fifteen customer cars at one time. Only intends to retail the small stuff ATV's, snowmobiles. Ultimately revolves around diagnostic consulting, and the repair of vehicles. This is just another avenue, not a primary avenue of business.

Ginger stated he has worked for Arctic Cat.

Ryan confirmed Arctic Cat corporate for 10 years at a service department. Did technical assistance, and did service schools in technical training for dealers.

Ginger, he and three other people did diagnostics for the entire U.S.

Ryan, US, Japan, Canada. Basically, specialized diagnostics is his primary business, but some on-site retail, repair is secondary to that.

Andy, how do add language that makes sense and is fair.

Adam pointed back in 2020 had an application and pointed out #3 condition related to the number of vehicles, and gave an example of one they had granted in the past.

Ryan agreed to limit the automotive vehicles only, is fair and makes it easier.

Ken stated he would like to see a limit of six, other than personal/business owned vehicles. Would not include daily drivers, what you own and are licensed to you would not be counted.

Ryan, not opposed to that, and it would definitely work for him.

Ryan when they sit, they go backwards.

Roger where he takes his vehicle, he gets at them right away, and gets paid but there are some where they get fixed and there is no-one to pay the bill and pick it up, so there they sit.

Ryan, with automotive he doesn't intend to do retail work, only service dealer owned or vehicles for resale or potentially sold vehicles with an issue.

Jim asked if he would be good with six?

Ryan, as far as the automotive, he would be good with that, and it does not create a hindrance for him, yes.

Jim added, if something would change down the road, you could always come back and get the CUP amended.

Adam pointed out #4 condition, he just added:

Ryan agreed it was fair.

Roger motioned to approve, Ken seconded with the conditions as amended.

Proposed amended Conditions:

1. Off-street parking shall be provided for all business traffic.
2. Business signage shall not be placed within the road right of way.
3. All vehicles, parts, and supplies must be stored in a manner that does not create public nuisance characteristics.
4. No more than six (6) automotive vehicles shall be on the site at any time. This includes vehicles for sale and being worked on.
5. All fluids and other hazardous wastes must be properly stored in an approved container and disposed of in a manner that is compliant with federal, state, and local regulations.
6. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 16th, 2025.

Ryan just wanted to clarify, once the commissioners' final approval he will get some sort of document?

Adam assured, yes, that states it is approved and at that point he will be able to sign Ryan's form from the State.

Roger motioned to adjourn and Lloyd seconded. Voice vote, no dissention heard, Motion carried and meeting adjourned at 6:36 PM.