[IGNORE_INDENT]

CALL MEETING TO ORDER
Chair John Weiers called the meeting to order at 6:00pm with the following members present: John Weiers, Chris Carlson, Deanna Soderberg, Amy Birnbaum, Loren Lueck, Steven Johnson, and Kendal Braun. Zoning staff present: Keenan Hayes, Jessca Sonsteby

PLEDGE OF ALLEGIENCE
Chair John Weiers led those present in the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

JANUARY 12, 2026 MINUTES
Mr. Lueck makes a motion to approve the January 12, 2026, minutes as presented and seconded by Mr. Carlson.
Motion carried unanimously 7-0.

OLD BUSINESS:
None

NEW BUSINESS:

CONSIDERATION OF A REQUEST BY JEREMY LYBACK FOR A CONDITIONAL USE PERMIT FOR SURFACE WATER-ORIENTED COMMERCIAL USES
Mr. Hayes reads the staff report.

Written comments:
Andrea Roeschlein, 4581 413th St., Wahkon, MN 56386, submitted a written comment supporting the CUP for Mr. Lyback's property and noted that the request reflects the transition of ownership to the next generation of the Lyback family.
Thomas Wells, 41643 45th Ave, Wahkon, MN 56386, submitted a written comment fully supporting the granting of the CUP and the operation of the two homes as short-term rentals.
Sandy Nies, 5072 413th St, Wahkon, MN 56386, submitted written comments supporting the CUP for Mr. Lyback, but expressed concerns regarding neighboring short-term rental uses.
Susan Lyback, 40868 47th Ave, Wahkon, MN 56386, submitted written comments supporting the CUP for Mr. Lyback.

Public comment opens and closes at 6:12pm.

Mr. Lueck makes a motion to approve the request as submitted and seconded by Mr. Carlson.
Motions carries 7-0.

CONSIDERATION OF A REQUEST BY TROY DANNER FOR DEVELOPMENT ORDINANCE AMENDMENT
Mr. Hayes reads the staff report.
No written comment.
Public comment opens and closes at 6:17pm.
Mr. Carlson makes a motion to approve the request as submitted and seconded by Ms. Soderberg.
Motions carries 7-0.

CONSIDERATION OF A REQUEST BY DERRICK STROUSS FOR A CONDITIONAL USE PERMITMr. Hayes reads the staff report.

Mr. Strouss addresses the Board. Chair Weiers asks how long the odor would last and whether retail sales would be conducted on the property. Mr. Strouss states that the odor would occur during the flowering period, approximately 45–60 days prior to harvest, and confirmed that no retail sales would take place on the property.

Written comment:

[IGNORE_INDENT]

Al Anderson, 9981 90th Ave, Milaca, MN, submitted a written comment not supporting the request for cannabis cultivation.

Public comment opens at 6:27pm.

Patrick Kolb, 10102 105th Ave, Milaca, MN, stated that he has no objections to the CUP and no concerns regarding the odor, as he believes his horse will disguise the smell.

Curt Bekius, Township Supervisor, 11796 102nd Ave, Milaca, MN, stated that he is not in favor of the CUP. His concerns include the amount of water usage potentially discharging into the county ditch and causing flooding, increased traffic on the township road, and the possibility of retail sales occurring on the property despite not being permitted.

Dave Anderson, 9619 105th Ave., Milaca, MN, stated that he is not in favor of the CUP. His concerns include potential odor impacting his property and possible effects on his home's value.

Jake Meyer, 10214 105th Ave., Milaca, MN, stated that his only concern is that the plant is considered noxious in other states and questioned how the applicant would ensure the crop does not spread beyond the subject property.

Debra Peel, 10495 105th Ave., Milaca, MN, stated that she is not in favor of the CUP. Her concerns include odors affecting her asthma and potential impacts on her home's value.

Public comment closes at 6:33pm.

The Board discussed potential traffic impacts and whether traffic generated by the use would be minimal. Mr. Strouss stood at the podium to answer questions.

Matt Hayes, 8613 Maplewood Dr., Savage, MN, Mr. Strouss' business partner, joined him to respond to questions regarding the plant being classified as a noxious weed in other states. The applicant explained that all plants grown onsite would be female and would not produce seed, therefore preventing the crop from spreading beyond the property.

Matt Hayes stated that the plants would occupy approximately one-half (½) acre, with fencing installed around approximately one (1) acre in compliance with OCM application requirements. Mr. Johnson asked whether the fencing was required by OCM, and the applicant confirmed that it was.

Mr. Johnson also asked how the application process with OCM had progressed and whether product would be stored onsite for wholesale sales. The applicants stated that the process with OCM has gone smoothly with no issues to date, and confirmed that product would be stored onsite for wholesale distribution.

Ms. Birnbaum asked for clarification regarding the difference between male and female plant pollen. The applicant explained that pollen is produced only by male plants; therefore, female plants do not produce pollen.

Mr. Lueck asked how far the plants would be located from the road. Matt Hayes responded that the planting area would be approximately 500 feet from the road.

Mr. Carlson inquired about the processing procedures. The applicant stated that all processing would follow OCM guidelines, including compliance with applicable laws and potency requirements.

Mr. Johnson asked Mr. Hayes about the staff-recommended conditions, noting this was the first request of its kind and that additional applications may follow. Keenan Hayes stated that odor was identified as the primary concern and agreed to the use of the ASTM odor scale for enforcement purposes, noting that this method can be trained to current and future staff.

Mr. Johnson made a motion to approve the request with the zoning staff's submitted conditions. The motion was seconded by Mr. Lueck.
Motions carries 7-0.

<u>CONSIDER MILLE LACS COUNTY DEVELOPMENT ORDINANCE AMENDMENT NO.: LSO</u>

[IGNORE_INDENT]

2026-01

Mr. Hayes reads the staff report.
No written comment.
Public comment opens and closes at 6:44pm.
Mr. Johnson makes a motion to approve the request as submitted and seconded by Mr. Braun.
Motions carries 7-0.

OTHER BUSINESS:

None.

ADJOURNMENT.

Mr. Lueck makes a motion to adjourn the meeting at 6:47pm and is seconded by Mr. Carlson.
Motion carried unanimously 7-0.