

PLANNING AND ZONING MINUTES
Maine Prairie Township
August 12, 2025

Planning and Zoning Meeting opened at 7:00 p.m.

Motion by Supervisor Kuechle/Zoning Administrator Froehling to approve the July 8, 2025 Planning and Zoning meeting minutes. All in favor, motion carried.

New Business:

Public Hearing – Fox Haven Farms Conditional Use Permit: Chair Lochen opened the Hearing at 7:00 pm. The purpose of the hearing is to consider a Conditional Use Permit to build a 150' x 80' storage building on property located at 12287 State Highway 15, Kimball, PID 20.11176.0040. The building will be used to store fiber bales and complete the first stage of drying and processing before moving the product to Owner's City of Kimball location. Majority of the 40 acre parcel will remain as crop land with the building setting on approximately one (1) acre of the parcel. Clerk Nelson read the Public Hearing Notice published in the Tri-County News on July 31, 2025. Clerk Nelson read written comments which were received from Stearns County Environmental Services, Steve Merten and Nick and Amy Konz. Chair Lochen called for comments from the floor. Dale Kirkpatrick presented a written list of concerns. The main area of concerns from residents are dust, noise, fire, and loss of crop land. Stearns County noted that State Accessibility codes, wetland, septic, outdoor storage and stormwater management would need to be addressed. The Board asked Ben Fox to address these concerns. Ben has met with State DOT regarding access to the property off Highway 15. Due to low truck traffic accessing and leaving the property, no turn lanes are necessary. He shared that he currently has a building on his Kimball property where they are doing the same drying and processing as would be done at the new location and that dust and noise have not been an issue. If neighboring residents do feel dust is a problem, he will take steps to control it. He also stated that hemp and flax are not a fire hazard when baled, regardless of moisture level. He is planning placement of the building to be as far away as possible from neighboring homes, and the majority of the property will still be crop land. Chair Lochen called for any additional comments or questions from the floor. There were none. Motion by Supervisor Loewen/Zoning Administrator Froehling to close the Hearing at 7:28. All in favor, motion carried. No comments from the Board in opposition to the CUP. Motion by Supervisors Loewen/Kuechle to approve the Conditional Use Permit subject to Fox compliance with the conditions set forth in the permit. All in favor, motion carried.

Kevin and Melinda McAlister – Detachment from the City of Kimball: The McAlister's addressed the Board expressing their desire to detach their property, PID 60.34368.0000 located at 201 Willow Creek Rd W, from the City of Kimball to Maine Prairie Township. They currently are taxed for city services which they have been told will never be available to them. They want to know if the Township has objections to this detachment. Supervisor Loewen told them that it will ultimately be decided by an Administrative Law Judge, but that they would be welcome in Maine Prairie Township.

Township Permits: There were not Township Permits presented for approval

County Permits: There were no County Permits issued in July

Old Business:

Erick Berscheid: Erick presented a letter explaining his business plan regarding number of employees, trucks and trailers for his business. He currently has three employees on site with no plans to increase staff. At present, there are 13 owner/operators. The owner/operators have their own trucks and lease Erick's trailers. Depending on the owner/operator hauls, the trucks are not usually parked on site overnight or on weekends. Erick's plan is to maintain 13-18 owner/operators. He currently has 8 company drivers for his own trucks. The majority of these trucks are parked on site overnight and on weekends. His plan is to maintain 8-12 company drivers since he now owns 12 trucks. There are 1-2 trailers per driver. A map of the property was presented showing where trailers would be parked. Area for parking trailers was discussed since approximately 25 acres of the 33 acre parcel is wetland. It was noted by the Board that the overall number of trucks would not be decreased from what was presented at the July meeting, and that the main concern for the Township is the roads on which the trucks travel. Mr. Berscheid stated that there would be 8-12 trucks in and out daily, and that most would be empty. In the event that a truck was loaded, it would be entering from the West. The Board informed Erick that he will need to apply for a Conditional Use Permit and a Public Hearing will need to be held for consideration of a Conditional Use Permit. The Board also informed him that operating conditions would be included in the Permit due to concerns regarding damages to Township roads.

Motion by Supervisor Kuechle/Zoning Administrator Froehling to adjourn the Planning and Zoning meeting at 8:04 p.m. All in favor, motion carried

Respectfully submitted,
Patty Nelson, Clerk/Treasurer