

## **Harris Planning Commission**

### **Regular Meeting Minutes**

**Monday, October 27, 2025**

- I. Call to Order - Chairman Borash called the meeting to order at 7:00 p.m.
- II. Pledge of Allegiance - All present participated in the Pledge of Allegiance.
- III. Roll Call- City Clerk Shannon Geier conducted roll call. Present were Chairman Jeff Borash, Commissioner Shari Denny, Commissioner Tina Kolodziej, Commissioner Neil Elmquist, and Commissioner Al Siedow. Geier announced a quorum was present.
- IV. Consent Agenda- Denny made a motion to approve the Regular Meeting Minutes of September 22, 2025. Elmquist seconded the motion. All in favor, motion carried.
- V. Public Hearing – Borash opened the public hearing at 7:02p.m. Public comments and responses: A resident (name not given) raised concerns regarding the proposed cannabis cultivation CUP for 45326 Forest Blvd. The primary concerns were additional traffic, potential decrease in property value, and site security. Dan Westman and Anna Schrab, property owners of 45326 Forest Blvd were present at the meeting and addressed her concerns.

The Office of Cannabis Management (OCM) mandates six-foot fence and surveillance cameras be installed around the product area. They referenced that states that have started legalizing cannabis have noticed an increase in property values. The additional traffic on their driveway may be their 16-year-old son who is driving now. They do not anticipate any additional vehicles from the operation as they will not be hiring employees. They will not be doing any tours or showing off their product because they do not think that is conducive to their business. The resident stated she was satisfied with their answers and was not expecting any problems with the CUP. There were no other comments from the public. There were also no comments about the retail cannabis ordinance. Borash closed the public hearing at 7:12pm.

- VI. Public Comment- none.

- VII. Regular Agenda

- A. Danna Enterprises – CUP for Cannabis Cultivation and Manufacturing – Denny requested clarification regarding the CUP. Condition 6: for the CUP requirement regarding operation of the greenhouse must not create nuisances for surrounding property owners in accordance with Section 94.02 and 94.04 (nuisance control) of the City of Harris ordinances. City Planner Nathan Feist read the relevant sections of the city ordinances and applicant confirmed their agreement to comply with the ordinance. Condition 10:

(Visual Screening) this condition of the CUP states that they will maintain visual screening along Forest Blvd. The applicants noted that the railroad recently trimmed trees on railroad property which limits their ability to maintain screening in that specific area. The applicants stated that the greenhouse is over 5 acres from the road making visibility minimal though some structure might be visible in the winter when leaves are off the trees. Condition 15: a spelling error was noted and will be corrected (changing county to count). Elmquist stated that his intent is to approve the CUP but wants to reiterate his concern about potential odors during harvest. This was discussed in the context of typical agricultural odors (such as hay and manure) which are generally accepted as part the agricultural operation. Elmquist made a motion to approve the CUP for Danna Enterprises and send it to City Council at the next meeting for final approval. Siedow seconded the motion. All in favor, motion carried.

- B. Discussion on Cannabis Ordinance 2025-06 – Denny raised several questions to discuss on the ordinance. Under sec 119-07 1A – under Application process, the text incorrectly references Chisago County, it should read “the City of Harris.” Also under 119-07 5a – Hours of operation, the commissioners agreed to amend the hours of operation to 8am – 10pm 7 days a week 365 days a year. However, I did remind the commissioners that these hours must remain compliant with the hours established by the MN State Statutes. Under 119-12 compliance checks and inspections a spelling error was identified in the first sentence. That needs to be corrected. Denny made a motion to approve and forward to City Council for final approval. Siedow seconded the motion. All in favor, motion carried.
- C. Discussion on Zoning districts – Nathan Feist brought a colored map of the City of Harris to talk about adding an additional zoning district to our current districts. For the time being calling it R1.5. between R1 and R2. Much conversation ensued. Next meeting Nathan will bring a map with more details so the commissioners can zoom in and decide where to add the additional zoning district.

VIII. Commissioner Reports – The Mayor participated in a tour of the prison alongside the Rush City Chamber of Commerce.

IX. Adjourn - Siedow made a motion to adjourn the meeting. Kolodziej seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:29 p.m.

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**City Clerk – Shannon Geier**

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**Jeff Borash - Chair**

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**Date Approved**

10.27.25 Planning Commission Regular Meeting Minutes