

**Harris Planning Commission  
Regular Meeting Minutes  
Monday, April 28, 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** – Mayor Carlson conducted roll call. Present were Chairman Jeff Borash, Commissioner Shari Denny, Commissioner Tina Kolodziej, Commissioner Neil Elmquist, and Commissioner Al Siedow. Carlson announced a quorum was present.
- IV. **Consent Agenda- March 24, 2025, Regular Meeting Minutes** – Elmquist made a motion to approve the Regular Meeting Minutes of March 25, 2025. Siedow seconded the motion. All in favor, motion carried.
- V. **Public Hearing – CUP for Johnny Mold** – Borash opened the public hearing at 7:05 p.m. No public comments were made. The hearing closed at 7:07 p.m.
- VI. **Public Comment** – None.
- VII. **Regular Agenda** –
  - A. **CUP – Johnny Mold** – City Planner Emily Herold summarized the applicant's request to the Planning Commission for a 36-unit mini-storage facility, which would result in two principal uses across multiple buildings on one property, not permitted by the code. The recommendation was to deny the request. Alternatives included tabling the application to seek additional information, requiring the applicant to apply for a text amendment to allow storage facilities as conditional accessory use, or approving the request with numerous conditions. Denny moved to table the application and request more information, but the motion failed for lack of a second. Borash proposed Mold consult with Shannon and City Planner Claire Stickler to determine the best course of action. This motion also failed for lack of a second. Elmquist moved to table the application and recommend that Mold submit a revised application for commercial rental use and consult Clerk Shannon for appropriateness, ensuring a straightforward decision next month. Siedow inquired about an inspection. Elmquist revised his motion to table the application for a month, recommending a revised commercial rental application and an inspection by the following month. The motion failed for lack of a second. Borash then moved to table the application for one month to allow Mold and the City to gather more information. Siedow seconded the motion. All in favor, motion carried. The Commissioners advised Mold to reword the application to reflect one primary use, avoiding the need for two CUPs and preventing the property from needing to be split.
  - B. **Dog boarding, kennel, and dog ordinance** – After examining Chisago County's Commercial Kennels Ordinance, the Commissioners postponed the matter until next month, planning to review the North Branch Ordinance.

- C. **Driveway / Culvert Procedure** – After a brief discussion on the need for a driveway policy the Commissioners asked Herold for input. She recommended contacting the Engineers because they would have more knowledge of requirements. Borash made a motion to table and authorize Bollig to provide guidance and examples. Elmquist seconded the motion. All in favor, motion carried.

VIII. **Commissioner Reports** – None.

- IX. **Adjourn** – Siedow made a motion to adjourn. Kolodziej seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:52 p.m.

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**City Clerk – Shannon Geier**

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**Jeff Borash - Chair**

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**Date Approved**