

**Harris Planning Commission
Regular Meeting Minutes
Monday, September 22, 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** – Siedow made a motion to approve the Regular Meeting Minutes of August 25, 2025. Elmquist seconded the motion. All in favor, motion carried.
- V. **Public Comment** – None.
- VI. **Regular Agenda** -
 - A. **Danna Enterprises – CUP for Cannabis Cultivation and Manufacturing** - Dan Westman, of 45325 Forest Blvd., Harris, appeared to request a conditional use permit (CUP) for a cannabis growing microbusiness. He already holds a retail license through the Office of Cannabis Management (OCM) for The Stash & Co. in Rush City. OCM regulations require a 6-foot perimeter fence and surveillance at all entrances to the farm. Addressing concerns about odor, Westman noted that cannabis, like other agricultural crops, can produce odors, especially during the fall harvest, but prior hemp cultivation—at a greater scale—did not result in complaints. The operation will begin in a greenhouse this year, with outdoor cultivation planned for the following year. Wastewater will be minimal and used for soil regeneration. The farm will maintain standard agricultural hours and will not be open to the public. A public hearing is scheduled for Monday, October 27.
 - B. **Discussion on Cannabis Ordinance 2025-06 update** - The Commissioners reviewed the possibility of applying the Chisago County Cannabis Ordinance, which would authorize the County to oversee cannabis regulation within the City of Harris. Geier clarified that the County’s involvement would be limited to the registration of retail establishments, while Harris would retain responsibility for issuing conditional use permits. The County Ordinance also includes a countywide Limiting Registration provision. Ultimately, the Commissioners elected to maintain the Harris Ordinance and instructed Geier to incorporate relevant updates based on the 2025 State statutes. A public hearing is scheduled for Monday, October 27.
- VII. **Discussion on updating Zoning districts** - Nathan Feist of Bollig Engineering participated in the meeting to present a draft zoning map outlining potential areas for expansion of Urban Residential, Industrial, and General Business Districts. The primary focus of the discussion was on the possible extension of the R-1 Urban Residential district to the east. The city is not obligated to immediately provide sewer and water infrastructure; instead,

it may initiate development and ultimately extend such services as demand from developers or increased density arises. This conversation serves as an opportunity to reassess current zoning practices and think about potential modifications.

VIII. Commissioner Reports – None.

- IX. Adjourn** – Denny made a motion to adjourn the meeting. Elmquist seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:32 p.m.

City Clerk – Shannon Geier

Jeff Borash - Chair

Date Approved