

EUREKA TOWNSHIP
Dakota County, State of Minnesota

AGENDA
PLANNING COMMISSION MEETING
January 7th, 2025 – 7:00 P.M.

- I. **Call to Order and Pledge of Allegiance**
- II. **Approval of the Agenda**
- III. **WSP Planner-Introduction (Hannah Rybak)**
- IV. **Old Business**
 - A. Review slides and discuss presentation ideas for Annual Meeting
 - B. Chapter 240 Zoning
 - 1. Article VII. Domestic and Nondomestic Animals, Subsection 240-43.
(A closer look at Performance Standards)
 - C. Squatter's Ordinance (Discussion on current state laws, should Township have an ordinance)
- V. **Approval of Meeting Minutes**
 - 1. December 3, 2024, Planning Commission meeting minutes
 - 2. December 9, 2024, Planning Commission special meeting/public hearing minutes

A quorum of the Town Board may be in attendance. No Town Board discussion or action will be taken.

You can join the Zoom Meeting one of the following ways:

- 1. Navigate to <https://zoom.us/j/3134376987?pwd=V3VRRkjKbIUxeUY1eIJBdmVNUmUrdz09>
Meeting ID: 313 437 6987
- 2. One tap mobile: dial 1-312-626-6799, 3134376987#

Old Business

Members:

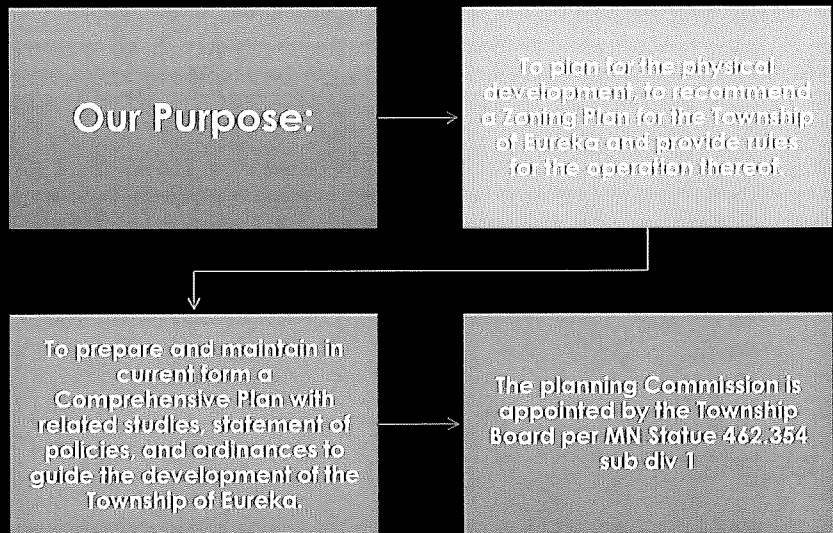
Melanie Storlie – Chair
Dan Heyda – Vice Chair
Donovan Palmquist
Brian Storlie
Dave Wheeler

*Appointed by the Town
Board for 3- year Terms
Running May 1 – April 30*

EUREKA TOWNSHIP

PLANNING COMMISSION 2024 ANNUAL MEETING REPORT

CHAPTER 62 PLANNING COMMISSION



WHAT DO WE DO?



Review Building Permit Applications for:

Accessory buildings.
Ag Buildings.
New home construction.
Additions to existing structures.
Site visits to measure setbacks if needed.



Review Land Use Permit Applications for:

Lot splits.
Housing rights transfers.
Site visits to measure setbacks if needed.



Document Maintenance:

Review forms and instructions to ensure information is clear and straightforward.

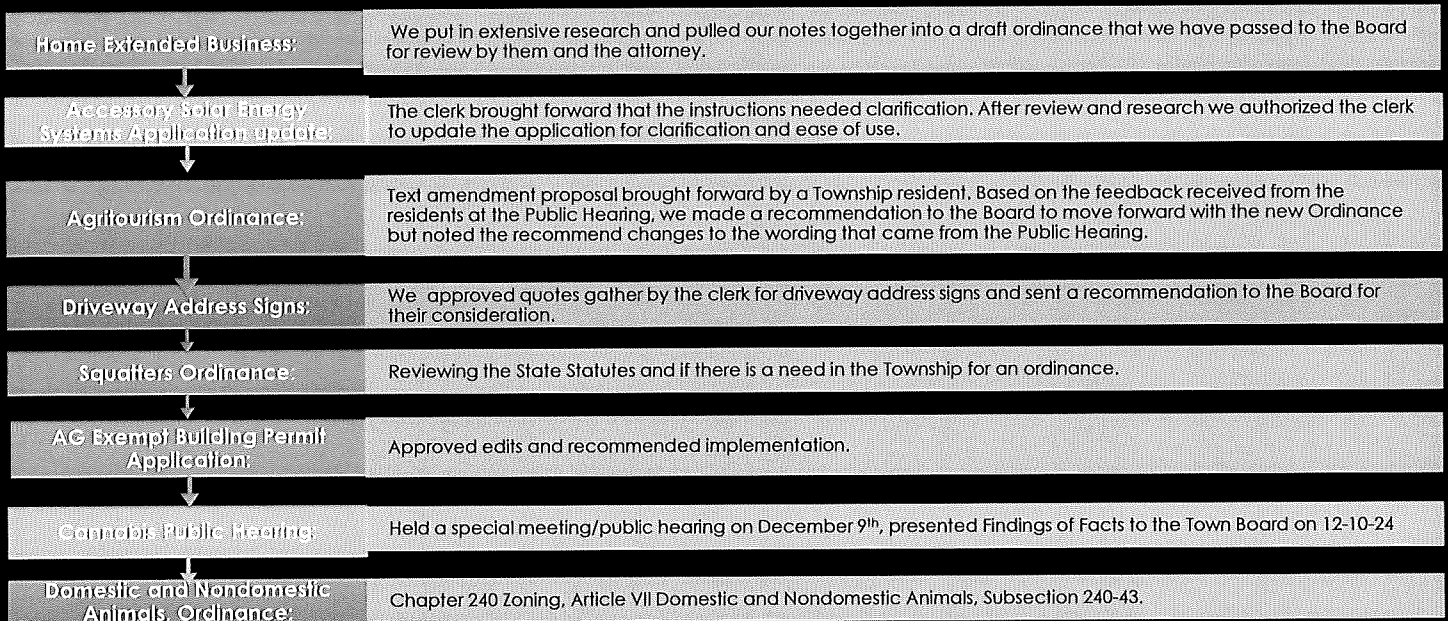


Ordinance Updates:

We conduct research on ordinance text issues brought forward by residents, Board Supervisors or Planning Commission members.

We use best practices gathered from other Townships in conjunction with our Attorney and resident input from our Public Hearings or Open Houses to develop ordinances that will best serve the residents of Eureka.

PLANNING COMMISSION 2024 ACCOMPLISHMENTS



2024 BUILDING AND LAND USE PERMITS

BUILDING PERMITS REVIEWED

- ❖ Addition/Remodel-3
- ❖ Building Permits-4
- ❖ Deck/Porch-2
- ❖ New Construction-2
- ❖ Agriculture Exempt-3
- ❖ Ground Mounted Solar-1

LAND USE PERMITS REVIEWED

- ❖ Lot-Splits-1

Total: 16

Ashley and Terry Schultze
26851 Ipava Avenue
Lakeville, MN 55044
10/31/2024

Eureka Township Board
25043 Cedar Avenue
Farmington, MN 55024

Dear Eureka Town Board and Planning Commision,

We are writing to formally request the Town Board and Planning Commission consider a text amendment to the Township Code:

Chapter 240 Zoning, Article VII. Domestic and Nondomestic Animals, Subsection 240-43. Performance Standards to better support small-scale sustainable farming practices, including silvopasture, in Eureka Township.

Our farm, Patchwork Farm and Garden, LLC is a 12.43 acre farm located in Lakeville MN, in the Southwest corner of Eureka Township. We, Terry and Ashley Schultze, purchased the farm in June of 2020. We are in the process of creating an organic and regenerative silvopasture poultry system with an integrated perennial cropping system of hazelnuts, elderberries, fruit and nut trees and berries. Along with garlic, vegetables, herbs and flowers. As beginning farmers of a small farm in the township, we are greatly concerned about items A, B and C in the performance standards of this ordinance.

In reviewing the 2040 Township Vision and Comprehensive Plan, we recognize the township's commitment to rural character, agricultural preservation, and environmental sustainability. Amending the animal unit limits, as outlined below, aligns with the plan's goals along with stronger support for small farms and encouraging economic viability.

Our proposed changes for consideration of the following performance standards of **Subsection 240-43** include:

- A. One animal unit shall be allowed ~~per acre for the first two~~ per acre ~~each~~ contiguous contained acres, ~~and one additional animal unit for each additional contiguous acre.~~
- B. ~~No more than five animal units may be kept at any time.~~

[Amended 10-9-2012 by Ord. No. 2012-02]

~~C. B.~~ Subsection ~~A and B~~ shall only apply to parcels of land containing less than 40 contiguous acres.

We passionately feel that these changes would support diverse and sustainable farming systems that are both environmentally friendly and economically viable. In turn, this would foster practices like silvopasture which contributes to soil health, water retention and local food production, while helping preserve and align with Eureka Township's commitment to rural character and sustainable agriculture. We believe these amendments would align Eureka Township's ordinances with those of neighboring townships that share similar agricultural visions.

An animal unit limit (AUL) can negatively harm small farms by limiting growth, viability, and income in the local agricultural community. An AUL can weaken the local food systems by limiting the farmer's ability to meet the demand of the community with fresh, locally sourced products. An AUL can discourage prospective farmers from starting a farm in the township, if they know that their growth will be disproportionately capped by an AUL. This can reduce the renewal and growth of agricultural-related enterprises within the township.

AULs are an important regulation to have in place to help protect and improve the public health, animal welfare and environmental resources. However, they should not be the only source of measurement to determine the amount of animals that can be on a property of any certain size. Regenerative farming practices offer a way to uphold high standards in environmental stewardship and animal welfare without relying solely on strict animal unit caps. Farms following regenerative practices, like ours, manage livestock density through rotational grazing, soil health practices, and responsible waste management, which helps mitigate impacts often associated with higher animal densities. If a small farm under 40 acres can meet or exceed environmental standards for feedlots, setbacks, and waste management, we believe an adjusted animal unit limit is appropriate.

I politely ask that the town board will consider approving the examination of this ordinance, as stated in the township's comprehensive plan, "to avoid unintended or overly-burdensome restrictions that hinder the economic viability of farming" and "Be receptive to adjusting local ordinances so that local farms can adapt to new trends in farming."

Thank you for your time and consideration of this request. Please see the proposed amendment changes and a copy of the current ordinance included below for your reference.

Sincerely,

Ashley and Terry Schultze

ANIMAL MANURE or MANURE

Poultry, livestock, or other animal excreta or a mixture of excreta with feed, bedding, precipitation, or other materials.

ANIMAL UNIT

A unit of measure used to compare differences in the production of animal manure that employs as a standard the amount of manure produced on a regular basis by a slaughter steer or heifer for an animal feedlot or manure storage area calculated by multiplying the number of animals of each type in Subsections A to L of this definition by the respective multiplication factor and summing the resulting values for the total number of animal units. On animal units, the following multiplication factors apply:

- A. One mature dairy cow, whether milked or dry:
 - (1) Over 1,000 pounds, 1.4 animal units; or
 - (2) Under 1,000 pounds, 1.0 animal unit;
- B. One cow and calf pair, 1.2 units;
- C. One calf, 0.2 unit;
- D. One slaughter steer, 1.0 animal unit;
- E. One head of feeder cattle or heifer, 0.7 unit;
- F. One head of swine:
 - (1) Over 300 pounds, 0.4 animal unit;
 - (2) Between 55 pounds and 300 pounds, 0.3 animal unit; or
 - (3) Under 55 pounds, 0.05 animal unit;
- G. One horse, 1.0 animal unit;
- H. One sheep or lamb, 0.1 animal unit;
- I. One chicken:
 - (1) One laying hen or broiler, if the facility has a liquid manure system, 0.033 animal unit; or
 - (2) One chicken if the facility has a dry manure system:
 - (a) Over five pounds, 0.005 animal unit; or
 - (b) Under five pounds, 0.003 animal unit;
- J. One turkey:
 - (1) Over five pounds, 0.018 animal unit; or
 - (2) Under five pounds, 0.005 animal unit;
- K. One duck, 0.01 animal unit; and
- L. For animals not listed in Subsections A to K of this definition, the number of animal units is the average weight of the animal in pounds divided by 1,000 pounds.

Current Ordinance-

Chapter 240. Zoning

Article VII. Domestic and Nondomestic Animals

§ 240-43. Performance standards.

The following performance standards shall apply to the keeping of animals within the Township:

A.

One animal unit shall be allowed for the first two contiguous contained acres, and one additional animal unit for each additional contiguous acre.

B.

No more than five animal units may be kept at any time.

[Amended 10-9-2012 by Ord. No. 2012-02]

C.

Subsections A and B shall only apply to parcels of land containing less than 40 contiguous acres.

D.

Animals may not be confined in a pen or building within 175 feet of any residential dwelling not owned or leased by the owner of the animals. A site plan shall be filed with the Town Clerk showing the location of all pens or buildings used to confine animals.

E.

Minnesota Rules regarding feedlots shall apply.

26851 Ipava Avenue
Lakeville, MN 55044
10/31/2024

Proposed Text Amendment -

I have underlined new material and ~~striked out~~ deleted material in an example of what amendments changes I am asking for consideration on.

Chapter 240. Zoning

Article VII. Domestic and Nondomestic Animals

§ 240-43. Performance standards.

The following performance standards shall apply to the keeping of animals within the Township:

A.

One animal unit shall be allowed per acre for ~~the first two~~ each contiguous contained acres, ~~and one additional animal unit for each additional contiguous acre.~~

~~B.~~

~~No more than five animal units may be kept at any time.~~

~~[Amended 10-9-2012 by Ord. No. 2012-02]~~

~~C. B.~~

~~Subsection ~~s~~ A and B shall only apply to parcels of land containing less than 40 contiguous acres.~~

~~D. C.~~

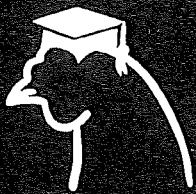
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~~E. D.~~

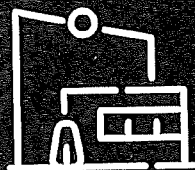
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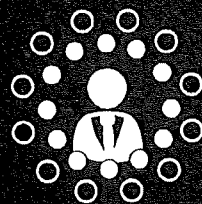
RAA 2023 Annual Report



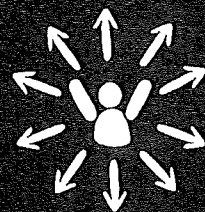
Education



Processing, Infrastructure
and Development

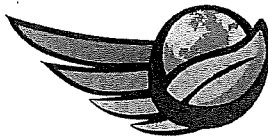


Marketing
Advancements



Growth

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AGRICULTURE ALLIANCE

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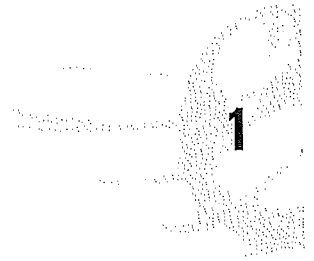
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AS WE GROW

- Looking Ahead

Ecosystem Development Through Energy Management



The Regenerative Agriculture Alliance was created in 2018 as the non-profit arm of a larger ecosystem designed to build a regenerative, equitable, and socially just agriculture sector. We are focused on scaling up a systems-level regenerative poultry solution that restores ecological balance, produces nourishing food, and puts money back into the hands of farmers and food chain workers. To do so requires a completely new supply chain that integrates grassroots organizing of farmers with physical infrastructure and other regeneratively stacked enterprises.



Mission

The mission of the RAA is to scale up regenerative poultry in the movement to provide a farmer driven model that showcases regenerative agriculture as the transformational shift needed to balance our ecosystems at large.



Vision

That regenerative agriculture becomes the norm.



Strategy

We approach regenerative agriculture through ecosystem management. Just as the regenerative poultry system works with the entire ecosystem of the land to produce abundant food, scaling regenerative poultry takes an ecosystem of businesses to produce regenerative outcomes. That is why collective ecosystem management forms the backbone of what we do.

Board of Directors

Nick Hernandez - President
Florence Reed - Vice President
Ann Wolf - Treasurer
Dawn Sherman - Advisor
Luis Marcos - Advisor
Bridget Guiza - Advisor
Reginaldo Haslett-Marroquin - Emeritus

OUR TEAM

Our team is composed of hard working people who are committed to making change in the world together. The RAA team expanded to include a Farm Enterprise and Engagement Director, Grant Administrator, and Stacyville Poultry Processor Assistant Manager in 2023. We asked our talented team members what they found most inspiring about their work in the PCRA ecosystem.

Diane Christofore

EXECUTIVE DIRECTOR



I am part of a movement. The depth of the work and witnessing the growth of our relationships, both on the land and across the supply-chain. To be able to create alongside a collection of individuals focused on building solutions is a gift.

Arnulfo Perrera

STACYVILLE POULTRY PROCESSING MANAGER



I have the pleasure to contribute to a team that impacts the food supply and processing of the present and future.

Bec Ersek

GRANT ADMINISTRATOR



Being in community and seeing the people power. Being with folks who step up when it's time to show up to keep this work moving forward. Rather than opposing what does not work we put our energy into building what we know does work.

Delicia Garcia Hernandez

STACYVILLE POULTRY PROCESSING ASSISTANT MANAGER



The opportunity to learn a lot of things in all the senses and also to keep in touch with the farmers, give them support, and build trust with them.

Louis Kemp

FARM ENTERPRISE AND ENGAGEMENT DIRECTOR



Getting to work with people who are adamant that not only do we need to change our entire food system to better suit the needs of our communities, but that that change is possible and necessary in order to move forward collectively as a species.

Nick Hernandez

BOARD PRESIDENT



We are regenerating local food systems that have been systematically dismantled for control. As a board member I am able to connect with other passionate leaders and communities creating ideas and solutions to take back control and rebuild community health and wealth through scalable systemic change.

LETTER FROM DIANE

THE EXECUTIVE DIRECTOR OF THE RAA

3

The Regenerative Agriculture Alliance was founded by Reginaldo Haslett-Marroquin in 2018 to serve as the backbone organization for the Poultry-Centered Regenerative Agriculture (PCRA) Ecosystem. An ecosystem that is made up of worms, chickens, perennial plants, farms of all shapes and sizes, farmers, food processing workers, truck drivers, researchers, scientists, legislators, consumers, brands, and investors.

As an ecosystem management organization, we have an immense opportunity to share and celebrate our collective story. As an ecosystem, we have a need to be organized and coordinated and to take the time to honor and recognize the growth that stems from our collective work. As you read the RAA's annual report, you will learn about our partners involved in the work. We have engaged with communities locally and internationally. In September, we gathered at Salvatierra Farms in our hometown of Northfield, MN to host our first farm dinner in collaboration with Chef Yia Vang and Tree-Range Farms. Reflecting back on that beautiful fall night, we are excited to continue creating engagement opportunities to tell our collective story.

In 2023, we welcomed two new team members to the organization. Louis Kemp, Farmer Enterprise & Engagement Director and Delicia Garcia-Hernandez, Assistant Processing Plant Manager. Both of them have flourished in their roles at the organization and will certainly continue to be at the forefront of implementing new support systems and infrastructure alongside farmers and food processing employees.

The further codification of regional grain supply-chain relationships has been accelerated through the successful award of our first federal grant through the Climate-Smart Commodities program. This grant is being managed and overseen by Bec Ersek, who has been working within the organization since 2021.

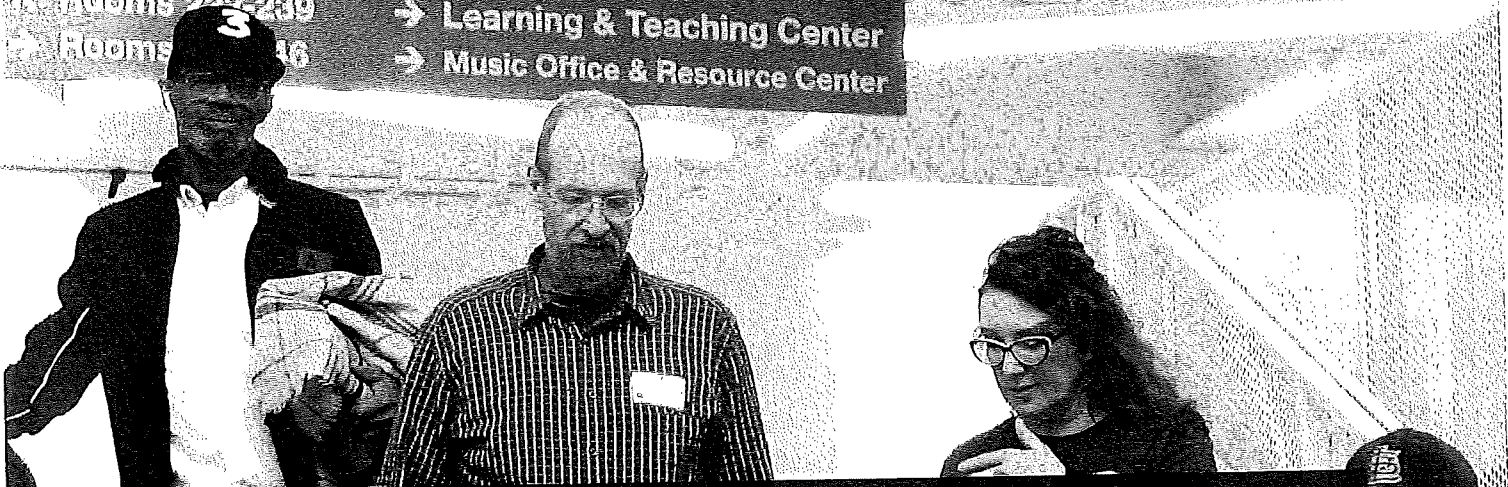
The RAA's Board of Directors are encouraged and enthusiastic about the speed and focus with which the organization continues to grow. We are approaching 2024 as a year of organizational transformation and deemed the third annual convergence as the time to, "Grow the Canopy of Collective Change." The stewardship and strengthening of our relationships within the Poultry-Centered Regenerative Agriculture movement is at the heart of the work we are doing.

It has been incredible to be a part of the monumental shifts, partnerships and developments that have transpired over the past year. Without a shared alliance and destination point, the impact we are witnessing through the number of farmers engaged with the model, improved soil health, ownership of critical supply-chain enterprises, and pounds of nutritious and regeneratively raised chicken delivered to the market-place, would not be possible.

Thank you to all of you who have witnessed the maturing of the Regenerative Agriculture Alliance. Those who have participated in our mission to scale regenerative poultry, please continue to integrate your passion and commitment so that together we can transform our regional food systems in a manner that reflects us.

~ Diane

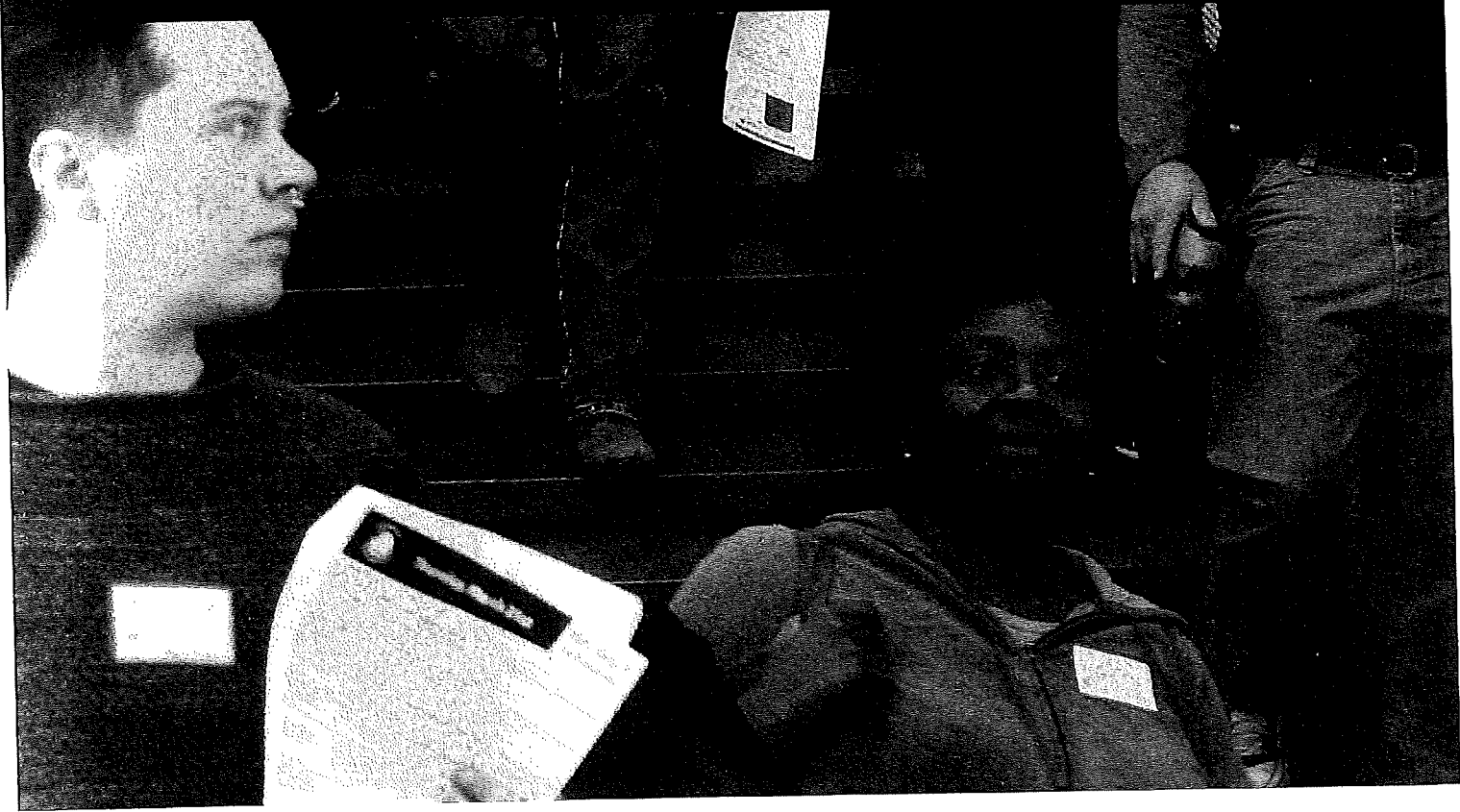
→ Meeting Room 236 → Cinema & Media Studies
→ Rooms 202-239 → Learning & Teaching Center
→ Rooms 146 → Music Office & Resource Center



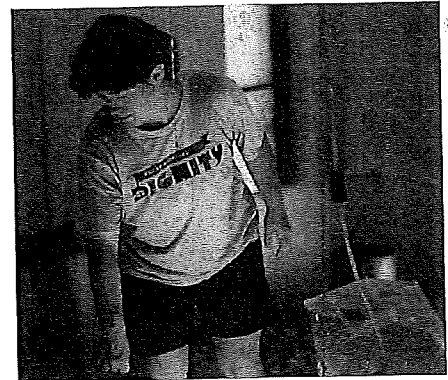
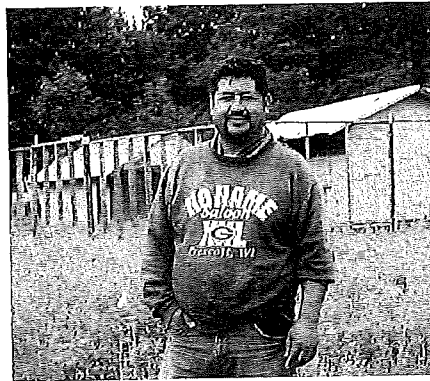
COMMUNITY OUTREACH



Regenerative Education, Community Engagement,
Regenerative Poultry Convergence, Digital
Outreach, Civil Eats



REGEN EDUCATION

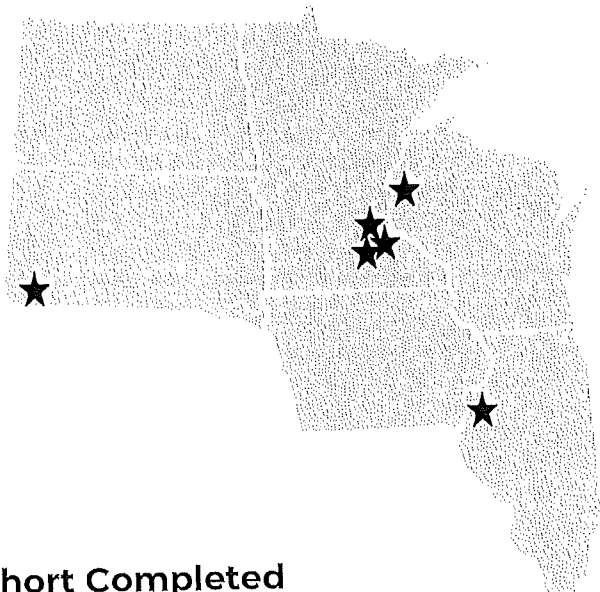


Regenerative Poultry Production Training Scholarships

In 2023, the RAA provided 13 scholarships to farmers ready to start farming poultry and join the PCRA ecosystem.

County Location:

- Oglala Lakota, SD
- Polk, WI
- Dakota, MN
- Chisago, MN
- Hennepin, MN
- Rice, MN
- Henderson, IL



RAA's First English PCRA Training Cohort Completed

10 farms, **3** ecosystem partners, **6** sessions over **12** weeks.

This training cohort is the culmination of decades of on-farm research and development. Louis Kemp took the body of work, and presented it to a group of farmers ready to implement it. Over 12 weeks, students learned from other farmers, experts in their fields, and each other, in order to build up the knowledge and the confidence it takes to succeed at something so different and transformative.

"I feel good about the training, and would like to continue to develop the network and stay in touch with everyone to continue to learn together"



"It gave me a great understanding of the system which will help me on my own farm while we think through a poultry system. It also will allow me to talk about this system to interested farmers."

"The session with farmer Stephanie was my favorite because it gave so many on-the-ground, real life examples of troubleshooting."

6 COMMUNITY ENGAGEMENT

ON FARM EVENTS AND FIELD DAYS

SPEAKING EVENTS/CONFERENCES

SANNEH Foundation and Appetite for Change Community Event



Meal packing organizations, Appetite for Change, the Sanneh Foundation, and M Health Fairview's Community Cooks, brought groups of youth volunteers to Salvatierra Farms in June. They immersed themselves in learning about the origin of the foods they pack, in this case chicken. This learning day fostered a deeper understanding and connection with the food system among the participating youth.

Vinai Farm Dinner



RAA's first annual farm dinner! These gatherings serve as reminders that regeneration resides not only in our farming practices but also in the way we savor our foods. We're excited by the initiation of this annual dinner tradition.

State Fair



The RAA enjoyed the ambiance of the Eco Ag building at the Minnesota State Fair. Over one million people attended, and chef Beth Dooley held a cooking demonstration using Tree-Range® Chicken.

Soil Water and Conservation Visit



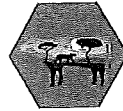
In September, RAA hosted a staff engagement day for the Soil and Water Conservation District supervisors at Salvatierra Farms. Supervisors spent the afternoon together learning about the PCRA system and the soil and watershed management practices inherent in the model.

Meet Your Makers



The RAA and TRF joined other makers at Keepsake Cidery for an evening of chef-prepared bites and beverages, including dishes made with Tree-Range® Farms chicken and hazelnuts from within the PCRA Ecosystem. Guests enjoyed food and beverage samples, connected with local makers, and purchased products to take home.

Extinction or Regeneration



In May, Tree-Range® Farms and the RAA were invited to London for the international Extinction or Regeneration conference. Tree-Range® Farms presented PCRA as the way to move forward in a meat consuming world.

Makoce Ag Convergence



RAA and Tree-Range® Farms visited Makoce Agriculture Development (MAD) headquarters to participate in their regional convergence. The MAD team and their community are continuing to integrate PCRA as they grow!

Partnership Learning Network Meetings



Diane attended the initial Partnership Learning Network meetings to meet other grantees and gain insight into the overall goals of the the Climate-Smart Commodities Project grant program.

RFSI



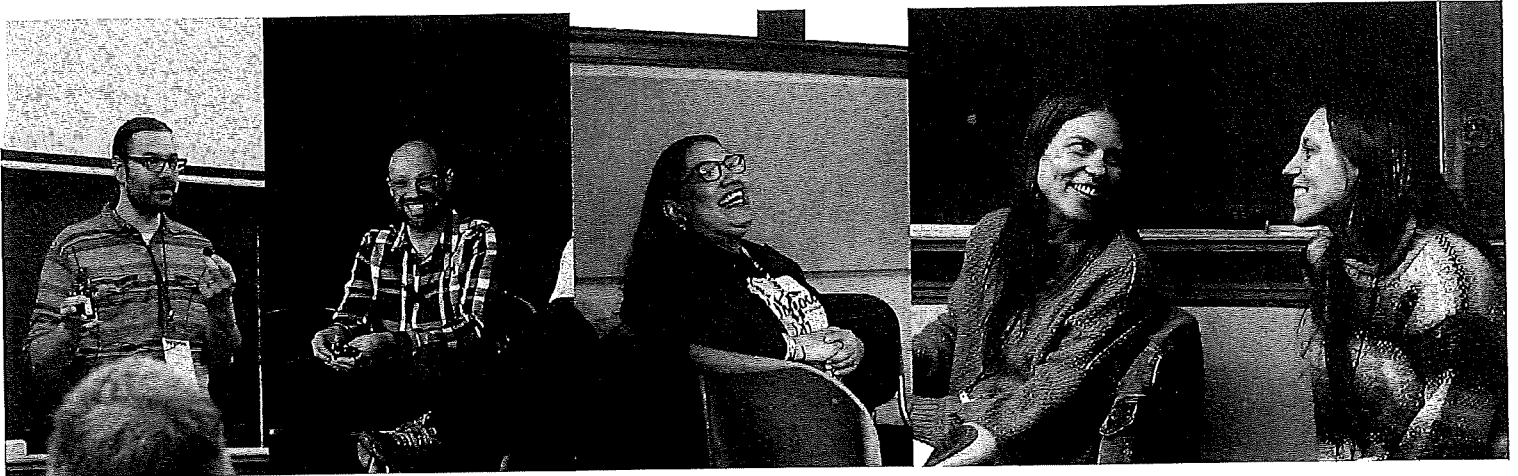
The Poultry-Centered Regenerative Agriculture Ecosystem was featured at the Regen Food Systems Investment Forum (RFSI) to demonstrate the importance and impact of stacked capital strategies when launching regional food systems.

RPC 2023



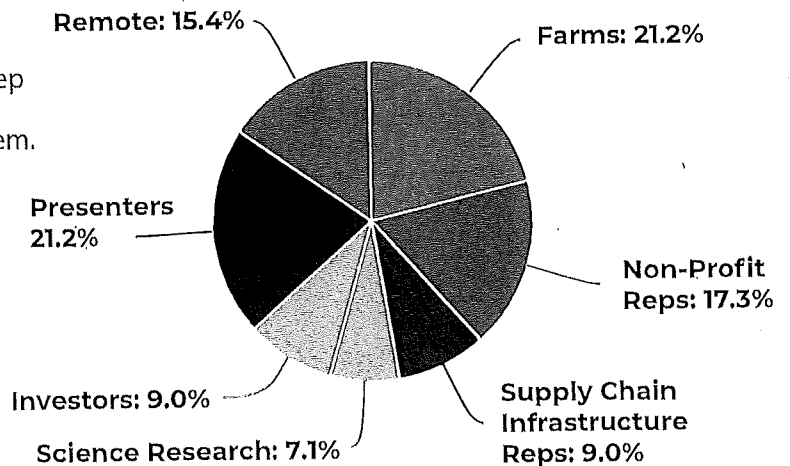
This year the Regenerative Poultry Convergence was attended virtually and in person!

REGENERATIVE POULTRY CONVERGENCE



Over two days we had 170+ people join us in a cumulative process of establishing governance, community, and connection for the regenerative poultry system as we scale to disrupt the current poultry industry sector.

With a wide variety of presentations, workshops, and the reintroduction of affinity groups, this year's convergence took a big step forward in establishing a governing council for the regenerative poultry production system. We set a precedent for information sharing and community building that we will be carrying throughout the year and into the next RPC.



THE REGEN RECAP

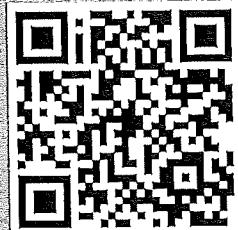
Every year we are reflecting on the strides we've made together in the realm of regenerative agriculture. The Regen Recap is a yearly opportunity to hear from musically talented PCRA farmers, system developments, and stories from all sectors of the Poultry Centered Regenerative Agriculture (PCRA) ecosystem.

Hear stories shared by RAA staff and ecosystem partners on our YouTube channel!



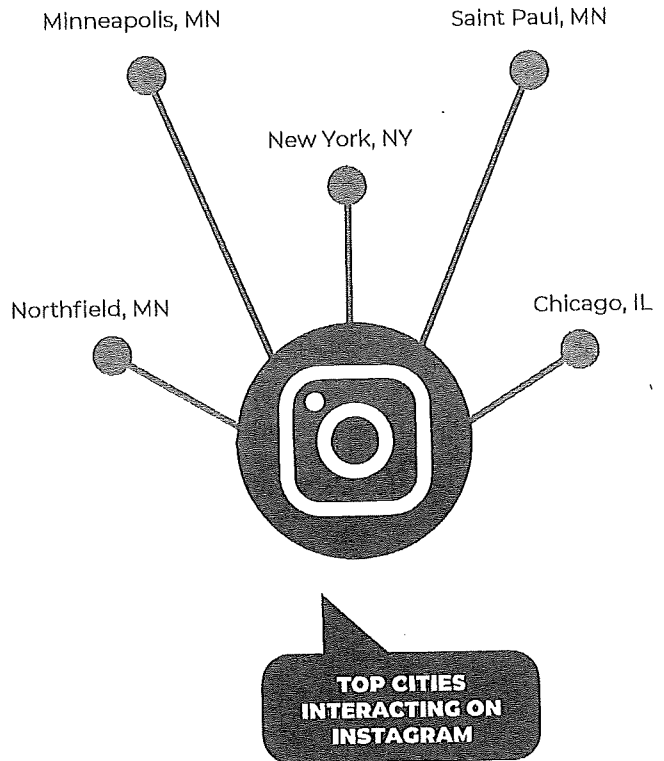
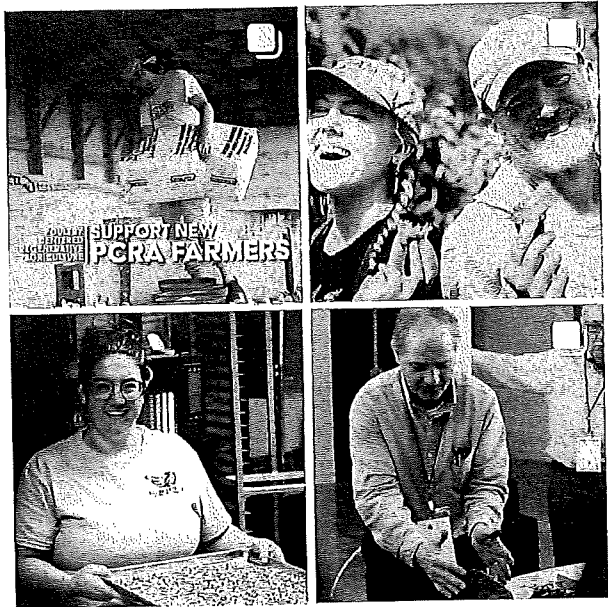
THE AG SOLIDARITY NETWORK

This is a great place for folks to continuously communicate and engage in the building of the Poultry-Centered Regenerative Agriculture community.



DIGITAL OUTREACH

Regenerative Agriculture Alliance has used its social media presence to educate the public and expand the regenerative ecosystem.



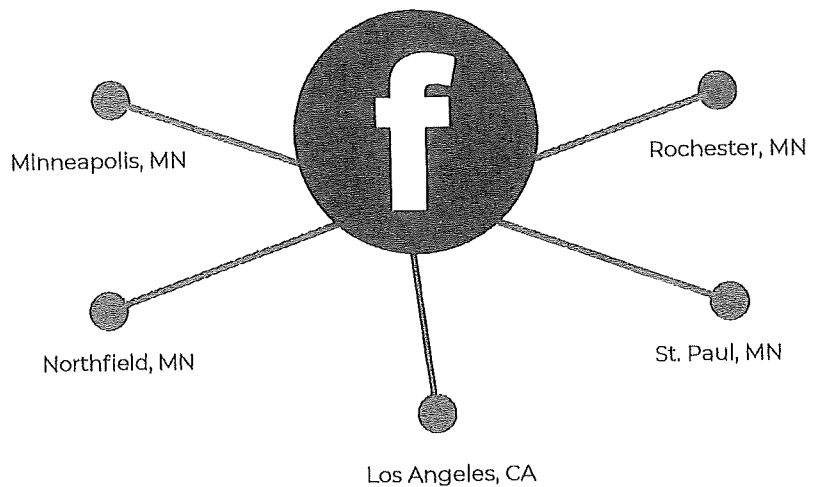
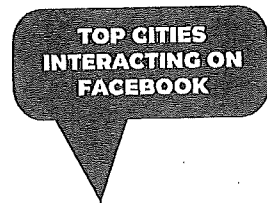
797 followers on IG, 268 new
34% increase in engagement



2167 followers on FB, 217 new
30% increase in engagement

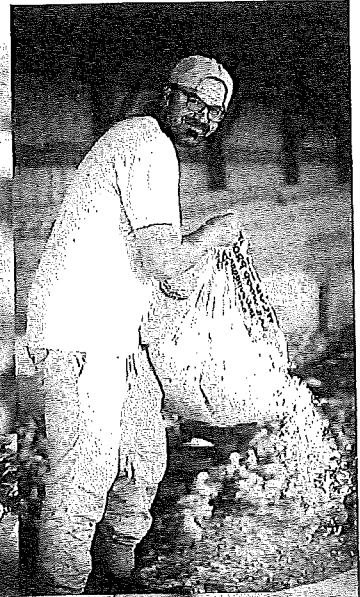


Our YouTube became more active this year, with 7 new videos uploaded. In 2023 the RAA also started a blog. 18 email campaigns were sent this year with an impressive open rate of 51%.



CIVIL EATS

Media attention can be a powerful catalyst for driving change at both the local and global levels. When big publications highlight the achievements and challenges faced by community movements like the PCRA ecosystem, they can spur action from policymakers, businesses, and the public, leading to meaningful progress and systemic change.



"We are unleashing the original Indigenous intellect that makes us so powerful as human beings."

Reginaldo Haslett-Marroquin, Founder of RAA

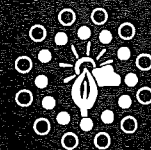


PCRA In the News!

- Season 3 episode 9 of "Zoë Bakes" on Magnolia features the Organic Compound
- In September, PCRA was highlighted on KARE 11 in the feature, "Meet the Minnesota farmer changing the way we bring food to the table"



Natural Ecosystem



Natural Ecosystem, Farmer Closeup, Ecosystem
Farming, Hazelnuts, Research Developments,
What Makes a Healthy Food System

NATURAL ECOSYSTEM

Regenerative Framework

In order to change the industrial food and agriculture system, we must design for large-scale transformation, centered on core principles, that align with modern economics, social and environmental challenges and opportunities. The purpose of the Poultry-Centered Regenerative Agriculture system is to deliver a complete

framework for transforming an entire food and agriculture sector, in this case poultry. The framework establishes the process blueprint by which any other sector of the agriculture system can be transformed to achieve regenerative, system-level outcomes. More specifically, this framework has resulted in specific programs that deliver the system-level thinking while aligning with the most promising social opportunity of our times.

**MAP OF FARMERS ENGAGED IN THE
POULTRY-CENTERED REGENERATIVE
AGRICULTURE ECOSYSTEM**



Plant Variety on Farms

Although we often emphasize poultry and hazelnut production, many farmers also raise and grow a diversity of additional livestock and crops. After a flock's last day on the farm, farmers clean manure and shavings out of the coops to prepare for the next flock. But where does the manure go? Chicken manure is rich with nutrients, and when applied on the land, it boosts soil fertility and helps produce delicious and nutritious crops. Many PCRA farmers utilize the manure to build the soil for future crops, mixing it with wood chips and spreading it across land designated for crop production.

2023 NEW HIRE!



LOUIS KEMP

FARM ENTERPRISE AND ENGAGEMENT DIRECTOR

Louis is our Farm Enterprise & Engagement (FEED) personnel.

With a curious and eager mindset, he is excited for this journey of continuous learning.

FARMER CLOSEUPS

30 hours of labor per flock (coop prep, paddock work, mucking and cleaning tanks, and loading)

Growing a variety of plants and trees, including hazelnuts, elderberries, black walnut, and cherry

14-acre farm, 2 acres used for poultry production

Creating chicken canopy in new paddocks with corn, sunflowers, and other plants

Land is transitioning to raise both cattle and poultry

Established first paddock 6 years ago and second 3 years ago



Feed the People
Collectively Owned
Northfield, MN

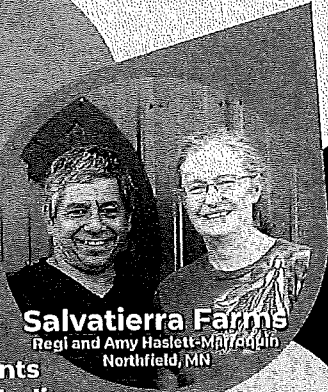
Wild Apple Meats 2018
Stephanie Coffman
Ellsworth, WI

Adding an additional poultry production unit (24,000) in 2023

Joined and raised first PCRA flocks in 2023

10 acres to be used for poultry production

12 acres for silvopasture, 26 acres of woods, 5 acres for veggie production



Salvatierra Farms
Regi and Amy Haslett-Martin
Northfield, MN

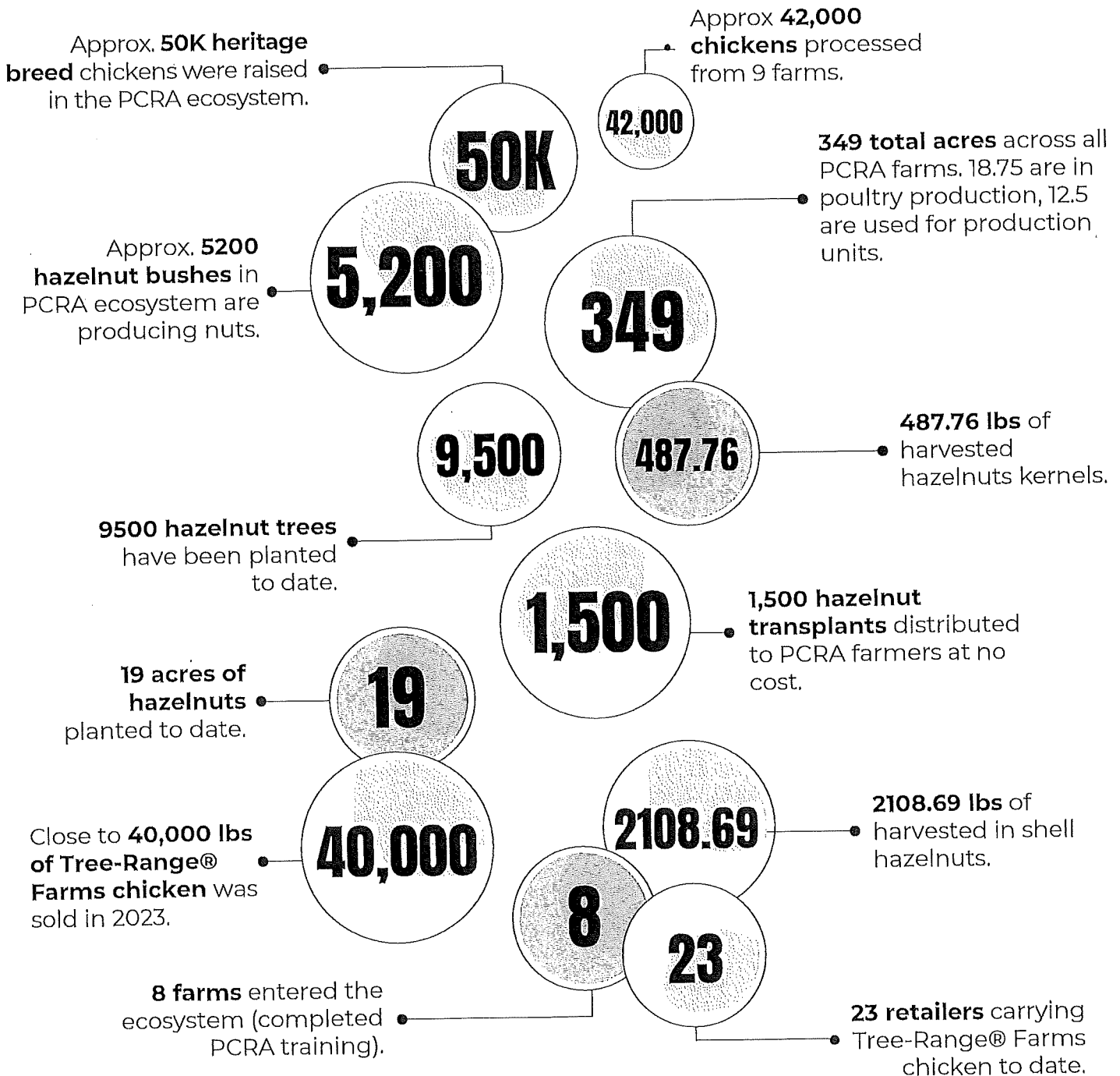
Growing a variety of plants and trees including; hazelnuts, oaks, sugar maples, garlic, black beans, and herbs

Raised first PCRA flocks in 2023

Farmers grow a variety of crops to aggregate income and create farm diversity in accordance with natural ecosystems. Some crops you will find on PCRA farms are: garlic, black beans, sunflowers, squash, tree saplings, hay, herbs, fruits and berries.

ECOSYSTEM FARMING

Highlighting 2023 Numbers



HAZELNUTS

9,500 hazelnut trees planted to date (19 acres)



Total kernel weight from hazelnuts harvested in 2023 was 487.76lbs



Weight of harvested hazelnuts in shells was 2108.69lbs



In December, folks from the RAA and the Organic Compound headed to Ashland, WI and spent a few days sorting, roasting, and packaging hazelnuts.



This fall, the RAA held an event at the Organic Compound for farmers and members of the RAA to gather and learn how to use a hazelnut dehusker.



Approx 5,200 trees producing nuts



1,500 hazelnut transplants distributed this year to PCRA farmers at no cost



Farmers are currently selling through Cottage Law, but RAA is undergoing R&D to better understand market opportunities.

RESEARCH

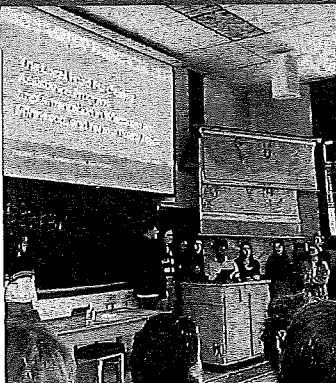
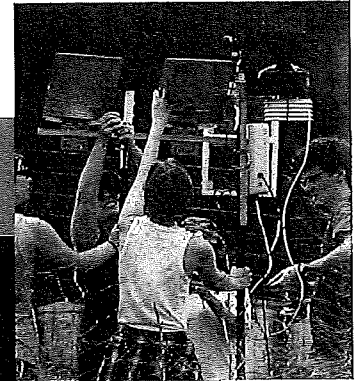
DEVELOPMENTS

SCIENCE TEAM

Dr. Carrie Jennings with Freshwater SocietyFresh continue to study of changes to soil, air, and water in the PCRA system when compared to comparable conventionally farmed farmland.

Dr. Beth Fisher and students from Mankato State University were on PCRA farmlands this year, studying the soil's water infiltration, bulk density, water penetration, organic carbon and nitrogen, aggregate stability, greenhouse gas-soil exchange, nutrient availability, and plant biomass.

Dr. Dan Hernandez with Carleton College continues to study PCRA's poultry grazing affects on the ecology of perennial life in a regenerative agroforestry system.

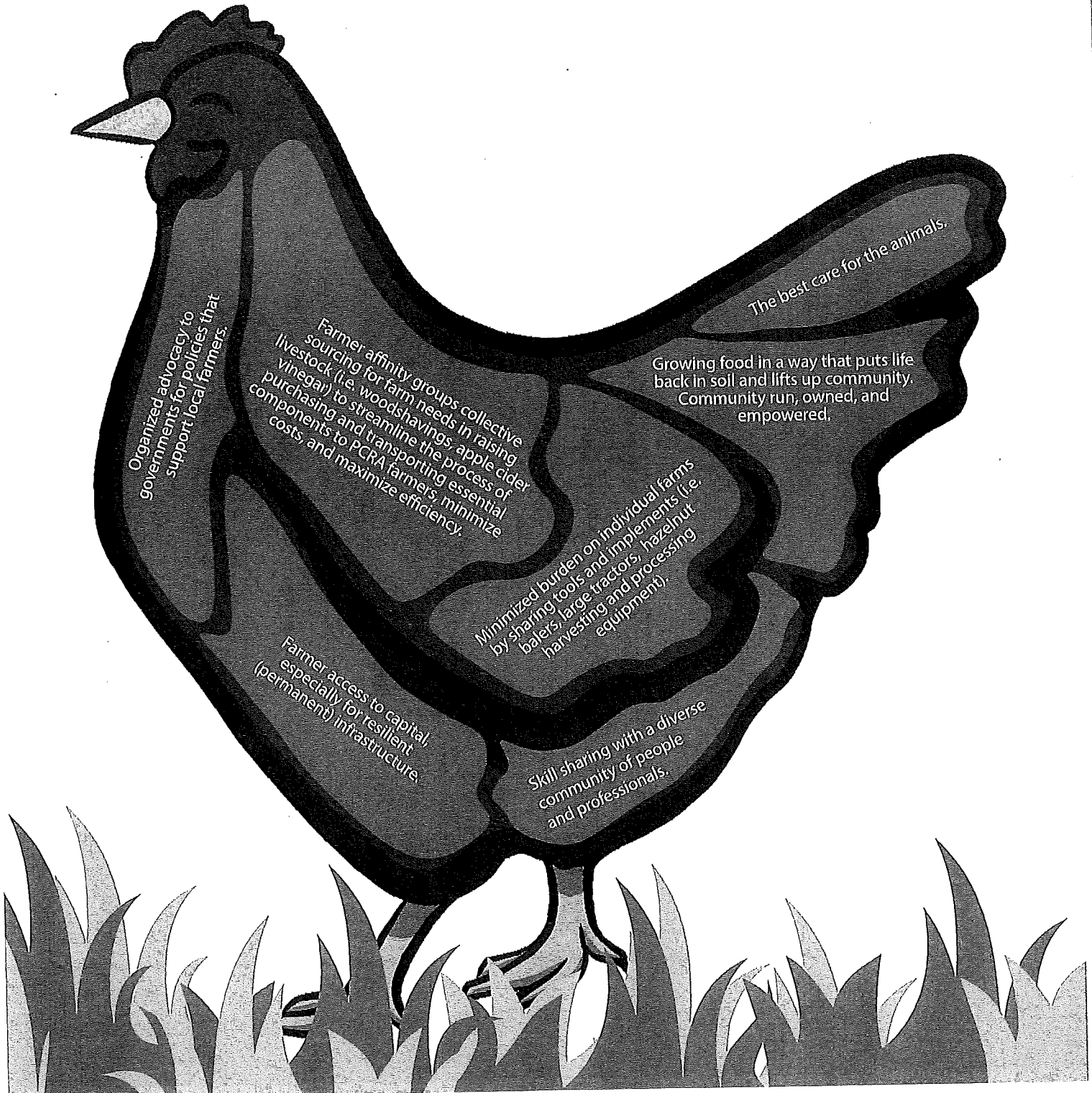


UW-MADISON STUDENTS' PROJECTS

In the fall of 2023, an environmental studies capstone class taught by Ana Fochesatto at the Nelson Institute of UW-Madison collaborated with the Regenerative Agriculture Alliance to develop community-based projects aimed at advancing food justice initiatives in the Upper Midwest. This dynamic capstone experience delved deep into the heart of the food system and its complex power structures while actively participating in advancing social change.

The students developed four projects, including educational materials on hazelnuts in the midwest, a cookbook with recipes from the ecosystem titled, "From Farm to Family: A Decolonization Cookbook," a detailed presentation on the regenerative chicken commodity chain, and an LFPA brief and policy guides for the RAA and RPCA farmers.

WHAT MAKES A HEALTHY FOOD SYSTEM



Organized advocacy to governments for policies that support local farmers.

Farmer affinity groups collective sourcing for farm needs; in raising livestock (i.e. woodshavings, apple cider vinegar) to streamline the process of purchasing and transporting essential components to PCRA farmers, minimize costs, and maximize efficiency.

Minimized burden on individual farms by sharing tools and implements (i.e. balers, large tractors, hazelnut harvesting and processing equipment).

Farmer access to capital, especially for resilient (permanent) infrastructure.

Skill sharing with a diverse community of people and professionals.

The best care for the animals.

Growing food in a way that puts life back in soil and lifts up community. Community run, owned, and empowered.



Business Ecosystem

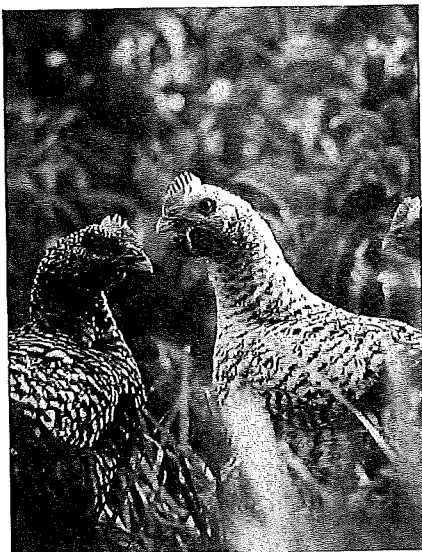
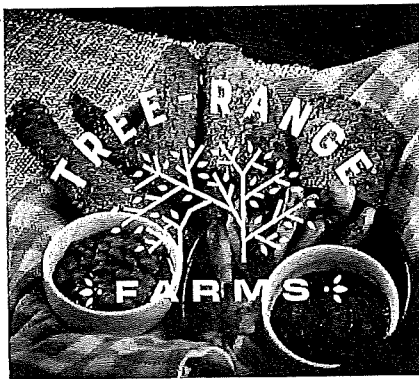
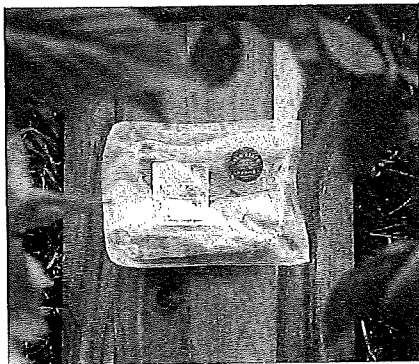


PCRA Business Developments, Tree-Range® Farms, Stacyville
Processing, Financials, Climate-Smart Commodities

18 TREE-RANGE® FARMS

Growth & Sales

Jennifer Zepeda and Tedd Pederson are the backbone of the Tree-Range® Farms operations, marketing, and sales. Tree-Range® Farms started 2023 with 3 retailers and ended the year with 23 retailers, 2 restaurants, 2 distributors, 1 aggregator and 5 MN LFPA (Local Food Purchasing Assistance program) non-profits who purchase Tree-Range® chicken to make it available for free to underserved communities. Tree-Range® Farms is ending their year at \$170,000 in sales and will be building on this foundation with a projected sales impact between \$750,000 - \$1,000,000 in the next cycle.



Better for the Planet and Better for People

In 2023, Tree-Range® Farms completed our baseline investor grade ESG assessment and received a score of 82 (double the industry's highest score!). We also completed a baseline carbon Life Cycle Assessment with the help of industry leader Quantis. A partnership with Medallion Labs at General Mills generated preliminary readings that show our chicken has significantly higher levels of Vitamin A and D among other critical nutrient density indicators. We are not surprised, and there is more work to be done. For now, just be assured, we are going to transform this industry!

ECOSYSTEM BUSINESS PARTNERS!

Tortilla Campesina

RAA's former Manager of Farm Outreach and Technical Assistance, Wilber De La Rosa, runs a local tortilla shop in Minneapolis, MN. Find Tortilla Campesina on East Lake St!

Other Half Processing LLC

A founder of Tree-Range® Farms, Jim Kleinschmit, has started a business as a supplier of traceable hides, leather and byproducts from regeneratively raised livestock.

STACYVILLE PROCESSING 19

Staff Events

May was bustling in Stacyville with key highlights including the appointment of a new staff lead, HACCP summary review training for employees, and a group excursion to visit ecosystem

57,917 total birds processed in 2023

2023 NEW HIRE!



DELICIA GARCIA HERNANDEZ
ASSISTANT PLANT MANAGER

With a Bachelor's degree in Food Science from Chapingo Autonomous University, Delicia brings a strong background in food safety to her role in overseeing quality assurance and production.

partners, Organic Compound and Salvatierra Farms. Summer brought focus on chemical use and sanitation protocols, along with a lively farmer and processor worker social gathering at Feed the People Farm. Louis Kemp, our Farm Enterprise and Engagement Director, visited the processing plant, while September featured a virtual Spanish tour with Valeria Comacho, emphasizing our product's quality and safety standards.

A More Efficient Processing Facility

We've made significant equipment upgrades to enhance efficiency, including an air compressor that reduces chilling time from 4 to 2 hours,

41,065 of total birds were Tree-Range® Farms chickens

enabling same-day slaughter and processing. A new conveyor and tunnel

system has streamlined critical tasks, while VistaTrac improves inventory management and customer engagement. In October, Tree-Range Farms recognized our team's hard work with 2 chickens each. Simultaneously, we obtained the MOSA Organic Certification, following excellent

results in the USDA inspection on August 8th, 2023, prompting updates to our HACCP plans, SSOP, and E. Coli program, and ensuring that our operational standards continue to surpass industry benchmarks.

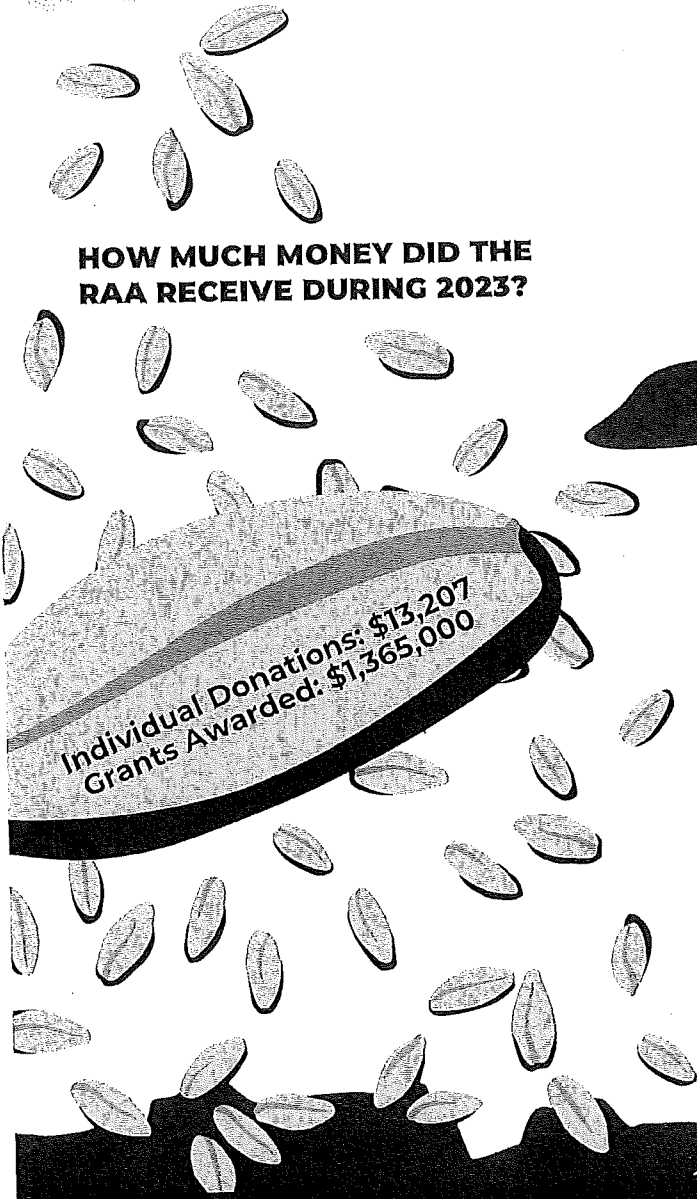
Local Meat Capacity Grant

Stacyville Poultry Processing Plant applied to the Local Meat and Poultry Processing Expansion and Strengthening (LMPP) Grant Program, administered by the United States Department of Agriculture (USDA). This grant aims to support small and mid-sized meat and poultry processors. Through this program, Stacyville could receive funding to expand, upgrade, or improve our facilities and operations. This initiative ultimately seeks to strengthen local and regional food systems by bolstering the infrastructure and capabilities of meat and poultry processing facilities. Stacyville is waiting to hear back from the USDA on our grant status.

50 different farms, organizations and individuals sent their birds to Stacyville for processing

RAA FINANCIALS

HOW MUCH MONEY DID THE RAA RECEIVE DURING 2023?



HOW WAS THIS MONEY SPENT?



MN CONTINUOUS LIVING COVER VALUE CHAIN DEVELOPMENT GRANT

In 2023, the Minnesota Legislature provided funding to the MDA for grants to organizations in Minnesota to develop enterprises, supply chains, and markets for continuous-living cover crops and cropping systems in the early stages of commercial development. The RAA was successful in receiving a grant award to support the design and development of two hazelnut de-huskers that will be available for growers to use during the 2024 hazelnut harvest season.

Climate-Smart Commodities

In 2024, we're thrilled to embark on our Climate-Smart Commodities (CSC) journey, a grant we were awarded in 2023. This is the RAA's first federal grant! Funded through the (CSC) Pool 2, the RAA along with esteemed organization partners are sharing \$4.9M over the next 5 years. The RAA will be putting our grant money towards Climate-Smart Chicken and Feed: Scaling climate-smart grain and poultry commodity production as a system-level climate solution for the Midwest. As we gear up for implementation, our producer enrollment page is live, and our science team is creating the monitoring, measuring, and verification reporting of the climate benefits generated by these practices.

Grain producers will contract to integrate regenerative practices such as cover and alley row cropping and rotation.

There will be incentive payments to poultry producers to buy those regenerative grains, further increasing the impact of using climate smart practices not just on the land but all the way through the supply chain.

Regeneration International

Mankato State University

Regenerative Agriculture Alliance

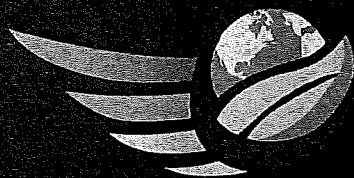
Regenerative Agriculture Solutions

Tree-Range Farms

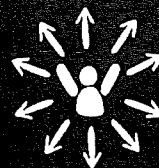
Freshwater Society

Carleton College

Pool 2
Receiving \$4.9M over 5 years, shared with project partners



AS WE GROW

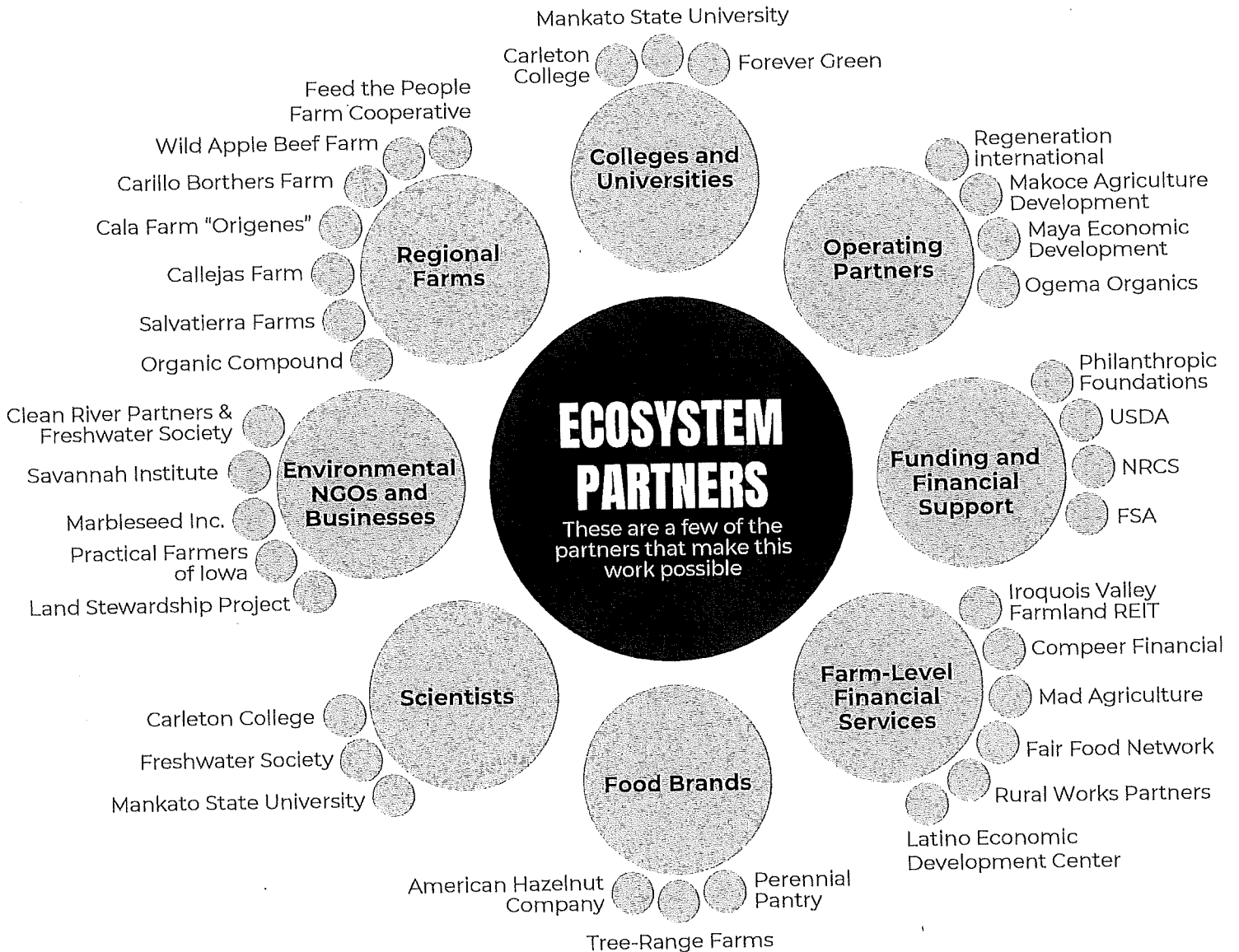


Ecosystem Partners, Looking Ahead



Looking Ahead

GROWING OUR COLLECTIVE ECOSYSTEM



The Poultry Centered Regenerative Agriculture (PCRA) Ecosystem just keeps growing! We are so fortunate to be creating change alongside and in partnership with all this organizations, communities and businesses.

AGRICULTURE ALLIANCE

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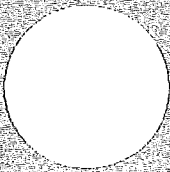
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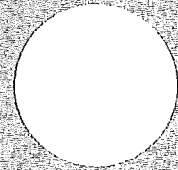
MALTIOX!
MIIGWECH!
THANK YOU!
GRACIAS!



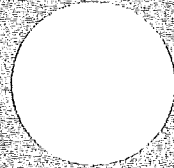
**Stay connected by following
us on our social media!**



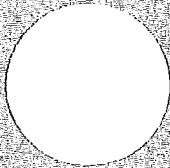
@regenagalliance



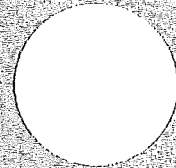
@regenagalliance



<https://www.regenagalliance.org/>



Regenerative Agriculture Alliance



@regenagalliance





Regenerative Agriculture Alliance
301 Division Street
Northfield, MN 55057
(507) 664-1088

November 3rd, 2024

Eureka Township Board
25043 Cedar Avenue
Farmington, MN 55024

Dear Eureka Town Board and Planning Commission,

The Regenerative Agriculture Alliance was created in 2018 as the non-profit arm of a larger ecosystem designed to build a regenerative, equitable, and socially just agriculture sector. We are focused on scaling up a systems-level regenerative poultry solution that restores ecological balance, produces nourishing food, and puts money back into the hands of farmers and food chain workers. A key component of our ecosystem service is to provide a production model to farmers based on over two decades of research and development in Minnesota. This model places the ideal number of birds in a space in order to regenerate the natural ecosystem as well as create an economy of scale for small farmers that allows them to participate in markets they wouldn't otherwise have access to.

As it stands now, small farmers are already at a disadvantage due to many institutional barriers at all levels, and we support any effort that removes those barriers and promotes the diversity and innovation that comes from small-scale agriculture. We support Ashley and Terry Schultze's request to amend the Eureka Township Code in order to allow small and emerging farmers within the Township to participate in the regenerative poultry ecosystem to the fullest extent they are able.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Louis Kemp".

Louis Kemp
Farm Enterprise & Engagement Director
Regenerative Agriculture Alliance
louis@regenagalliance.org



301 Division Street, Northfield MN 55057

Northfield MN, November 4th, 2021

Eureka Township Board
25043 Cedar Avenue
Farmington, MN 55024

Dear members of the Eureka Township Board,

I am Reginaldo Haslett-Marroquin, formerly living in the Waterford Township from 2006 through 2023. I am the founder, main architect, and person responsible for developing what we have come to call the "Poultry-Centered Regenerative Agroforestry" or PCRA system. My place in Waterford was a rural residential 1.92-acre lot located at 4597 315th Street West in Dakota County. In this small lot, and under direct involvement from the then members of the Waterford Township board, I engaged in building the foundational agronomical, economical, and overall ecological foundation for the PCRA. Over 17 years, I have raised poultry under this system and as a result of rigorous research and development, and then further economic, and larger institutional engagement, we were able to turn this small proof of concept into a now growing and scaling region of farms. We currently service a 4-hour driving distance from the small town of Stacyville IA where we bought and redeployed a poultry processing facility.

In front of you, is a farmer partner seeking to launch the PCRA production model on their farm. Ashley and Terry Schultze own a farm at 26851 Ipava Avenue Lakeville. They have decided to join the PCRA, and we are excited to welcome them. Similar to my case at Waterford township, there is still a big knowledge gap between this new system, and the way ordinances were generated to oversee the orderly, healthy, and responsible management of animal husbandry on farms. The PCRA meets and exceeds all regenerative, sustainable, and otherwise non-conventional more stringent animal production standards here in the US and abroad.

In 2016 we launched a commercial version of the original production unit I developed at 4597 315th St W. This time 2 full 1.5-acre production units. This production unit (or engineering unit) was developed with precise measurements that established critical agronomical and managerial protocols, alongside Standard Operating Procedures (SOP) which were designed to align the production unit with the state and most county livestock regulations. This first commercial farm is now in business at 18125 Eiler Ave, Faribault. While building this farm, we were able to further align the operational requirements per production unit with the animal density requirements, setbacks, and other critical local regulations so we could streamline future design and deployment of farms.

In November of 2020, my wife and I bought 63 acres of land (26 wooded) at 8400 Baldwin Ave. Northfield. Starting in 2021 we started launching this as a production, research, and training PCRA campus. You are all welcome to come and visit anytime. So far, we have built 3, 1.5-acre production units, and have been producing poultry under the PCRA protocols for two full seasons (we just shipped the last flock of 1,500 broilers to the processing facility October 25th).



301 Division Street, Northfield MN 55057

We are now done for the season as we only raise free-range chickens, and the winter does not allow for that.

I am writing this letter to advocate for and respectfully support the changes that Ashley and Terry are asking you to consider so they can join the PCRA system. But not only that, as a neighbor I am also offering my full personal and institutional support to ensure that any changes you may allow and incorporate into the township ordinance are fully implemented and documented. To deliver on that promise, we have built a robust institutional memory, training, support, technical assistance, supervision, monitoring, and verification infrastructure as well as markets and management systems to support each farmer that enters the PCRA business ecosystem. Ashley and Terry are strategic farmers in this ecosystem given their unique location between our Southern MN region and the Twin Cities.

The PCRA has become a nationally recognized innovation in the raising of poultry. We don't fit within the confinement animal feeding operations (CAFO) standards as we only raise free-ranged chickens. We also don't fit within the micro-scale backyard chicken sector because we are designed to be economically viable and provide a farming income that is sustainable as supposed to just a hobby.

To achieve these goals, we built system-level plans and strategies, and then worked our way up from the production unit all the way to the regional economic and business development strategies, building infrastructure, and support systems. To this end, Ashley and Terry's farm would be joining a business ecosystem, not setting their farm as a stand-alone operation. This means many things such as a destination for visitors, markets, legislators, international visitors, and many others who come to visit our farms every year. It also means bringing valuable recognition to the leadership of townships who are willing to modify their ordinances to allow for innovations such as the PCRA. There are three layers of impact we can achieve that I believe will be in alignment with the goals, objectives, and purpose of the Eureka township ordinance as it pertains to supporting and enhancing the rural, agricultural character and increase agriculture-based economic activity within the township. Here is what the PCRA will do for Ashley and Terry, and as a result, for the township.

Ecologically, the PCRA has been demonstrated to deliver:

Healthy soils, clean water, elimination of nutrient run off, and other ecological considerations that must be taken into account in agriculture. This is possible by building a jungle-like infrastructure for the 1.5 production units where the chickens are raised. To do so, we have built nurseries including hazelnuts (native to this territory), and elderberries, as well as access to other "big woods" ecosystem species critical to building this jungle-like habitat which is in alignment with the ancestral and geo-evolutionary nature and needs in a free-range system. Since 2022 four scientists from Carleton College, MN State University Mankato, and Freshwater, including a geologist, biologist, biochemical engineer, and teams of students have been collecting and tabulating ecological data. This data includes the 17+ year original prototype unit at 4597 315th Street W. The results validate the system claims and the benefits. This data has



301 Division Street, Northfield MN 55057

now been expanded to many farms in the region under a \$5M Climate Smart Commodities grant from the USDA aimed at incorporating grain farmers into the PCRA. A state-level legislation passed in 2023 also validated the PCRA by incorporating it into a new Continuous Living Cover (CLC) legislation that resulted in state-level allocation of financial resources to support the deployment of more PCRA farms in MN.

Economically, the PCRA has demonstrated a viable option for farmers, regional economic development, and consumers.

Starting in 2019, we have built a robust system-level economic infrastructure which is now in place to support the farmers in the system as well as those aspiring to become part of it, as is the case with Ashley and Terry. This infrastructure includes the following (continuously evolving and expanding).

- A non-profit arm the Regenerative Agriculture Alliance (www.regenagalliance.org) was founded in 2018 to oversees the PCRA ecosystem development and growth, in charge of training, curriculum, farmer onboarding, policy, adherence to the PCRA protocols, and other critical support. This organization is now professionally staffed with personnel trained and dedicated to the PCRA with a \$2.5M a year budget to support the PCRA ecosystem.
- In 2020 the RAA purchased a poultry processing facility out of Stacyville IA, and incorporated Regenerative Poultry Processing LLC, a fully-owned subsidiary. The plant was upgraded and redeployed in 2021 and went into regular production in 2022 and continued to growth through 2024. As of the end of 2024 the processing facility also supports over 50 small farms in the region who independently grow small flocks of their own (not part of the PCRA).
- Currently 10 farms are producing poultry under the PCRA, allowing for a fine tuning of production protocols, farmer deployment standard operating procedures, and other critical steps in the professionalization of everyone in the system.
- In 2020 the RAA in partnership with over 25 partners introduced legislation that resulted in the allocation of a \$250,000 state grant to explore the development of an Industrial Regenerative Agriculture Development Park in Southern MN to mirror the PCRA landscape-based farm enterprise deployment. As of February of 2024 this concept was finished and the reports to the MN department of agriculture completed, the next step is to elaborate larger legislation to bring about a larger proposal and incentivize larger investors to bring capital into the PCRA, the farmers in the region, and invest in the infrastructure needed to scale the system.
- As of January 2023, we launched Tree-Range Farms, and Tree-Range Chicken (www.treerangefarms.com) the company and the brand responsible for contracting, supervising, branding, marketing, and distribution of the chicken produced by farmers in the system. Ashley and Terry were motivated by these advances and engaged for the last two years in training and evaluation of the system in hopes that they too will be able to become part of this system.



301 Division Street, Northfield MN 55057

Socially, without compromising on the economic and ecological outcomes, the PCRA was strategically designed to deliver results for the small farms.

Conventional agriculture has its place and had its time. Today, consumers as well as farmers are seeking nutrient dense, and differentiated foods. The PCRA can deliver that, but we do so with a clear sense that it is the small farmers like Ashley and Terry who will most likely and readily engage in deploying a system that requires this kind of dedication.

I know this is a long letter as far as letters of support go, but I wanted to ensure two things:

- 1) That if you accept and support Ashley and Terry's proposed changes to the language in the ordinance, that you know you have a full ecosystem behind them to document and ensure that they are fully supported and accountable at multiple levels.
- 2) That you as the local authority are fully supported at all levels as you make this decision to support a new livestock production system, and the farmers in the township who may adopt it.

As Ashley and Terry embark in this process, the reason we must engage in these changes is because the PCRA is a fully resourced system, with protocols, standards, support infrastructure... in short, the PCRA has a system-level foundation. And for Ashley and Terry to make sense of joining the system, they must follow the protocols and design of the system. Numbers matter, raising 500, 1,000, or 1,500 chickens takes just as much effort. The PCRA has been fully vetted and balanced to ensure critical economic and ecological outcomes. Scientific verification further validates this approach. Economically, if Ashley and Terry are limited by township restrictions on animal density allowed, they are also missing the opportunity to join the PCRA. Just like the Township, we cannot have farmers who are not meeting the PCRA protocols and standards. Animal density is critical to make economic sense of the poultry operation. But this density has also been fully vetted, and the management protocols perfected to the extent possible to ensure that what they are asking the township to accommodate is not a request that comes without full validation and support.

We hope we can welcome Ashley and Terry to the PCRA, and on behalf of all the farmers, staff, scientists, and multiple teams in the PCRA ecosystem, we thank you for any support you may be able to provide so their wishes to become regenerative farmers under the PCRA may be realized.

Respectfully,

Reginaldo Haslett-Marroquin
Founder/CEO Tree-Range Farms

Founder/Board Member Emeritus Regenerative Agriculture Alliance

Proposed Eureka Township Squatter ordinance

4/9/24

Under Eureka Township Property Owner Rights, Squatters ordinance.

A property owner can request law enforcement to immediately remove a squatter from their property, if the following conditions are met:

- The individual has unlawfully entered and remains on the property;
- The individual has been directed to leave the property by the owner, but has not done so; and
- The individual is not a current or former tenant in a legal dispute.

Penalties for those engaged in squatting and for those who encourage squatting and teach others the scam within Eureka Township:

- A first-degree misdemeanor for making a false statement in writing to obtain real property or for knowingly and willfully presenting a falsified document conveying property rights;
- A second-degree felony for any person who unlawfully occupies or trespasses in a residential dwelling and who intentionally causes \$1,000.00 or more in damages; and
- A first-degree felony for knowingly advertising the sale or rent of a residential property without legal authority or ownership.

Mark Ceminsky
Eureka Township Supervisor

Sited HB 621

Minutes
for
Approval

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION MEETING MINUTES
December 3, 2024

Call to Order

Vice Chair Heyda called the Planning Commission meeting to order at 7:02pm and the Pledge of Allegiance was given.

Commissioners Present: Dan Heyda (Vice Chair), Donovan Palmquist (Commissioner),
Dave Wheeler (Commissioner), Brian Storlie (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), David King, Nancy Sauber,
Terry & Ashley Schultze, Sarah Lybarger

Zoom participants: Linda Ripley, Jeff Otto, Julie Larson, Randy Wood, Georgie Molitor,
C. Phillips, Deb Burkhardt

Approval of the Agenda

Motion: Commissioner Brian Storlie moved to approve the agenda as is. Commissioner ,
Palmquist seconded. *Motion carried 4-0.*

Permit Requests

King, David (Applewood Orchard) 22702 Hamburg Ave. Lakeville, MN 55044 PIN 13-00400-75-020 *AG EXEMPT

Mr. King was present at the Town Hall to answer any questions the Commissioners may have. The request was to add an additional storage of 1,412 square feet to an existing agricultural building. All items stored will be used for AG purposes only. No concerns were raised.

Motion: Vice Chair Heyda moved, pending an onsite visit, which everything in the paperwork looks good, motion for approval to the Town Board. Commissioner Palmquist seconded the motion. *Motion carried 4-0.*

Old Business

Open House-Tuesday, December 17th 5:30-7:30pm

Vice Chair Heyda used this time to share key points that were discussed with the planner and the format of the open house. A flyer, designed by the planning firm WSP, will be sent electronically to the Township News and Notices distribution list, placed on the website and put up at the Town Hall. Taking a screenshot of the flyer and posting it on social media is allowed.

AG Exempt Zoning Approval application

The Deputy Clerk updated areas of the application where it referenced the old state statute numbers and added the following change that was suggested at the November Planning Commission meeting:

The Zoning Administrator will determine if setback confirmation can be conducted by GIS or if an onsite visit will be necessary. Please note: an onsite visit will require an additional fee as set forth in the current Ordinances.

The applicant will still be required to go before the Planning Commission and Town Board to obtain final approval.

Motion: Vice Chair Heyda moved to send to the Town Board with a recommendation for approval for the new Ag Exempt application. Commissioner Palmquist seconded the motion.

*Motion carried 4-0.**

**The Town Board agreed to give authority to the Township Clerk to approve and implement any changes to permit applications.*

March Annual Meeting-assign presenters/discuss ideas

Chair Melanie Storlie submitted a current Power Point presentation to the meeting packet for the Commissioners to review. All liked the format and agreed that the content can be finalized at the next Planning Commission meeting. Commissioner Wheeler volunteered to be a presenter at the annual meeting.

New Business

Cannabis Public Hearing-December 9, 2024-7:00pm

No discussion, just a reminder of the date and time of the public hearing.

North Cannon River Watershed- Commissioner Brian Storlie

Meeting notes:

- The Board of Managers (BOA) voted to remove two inactive members from the bank signatory register and will not be adding any new members at this time.
- The agenda item regarding infested waters was FYI only; no action required at this time.
- 2025 member dues are mis-calculated for City of Randolph. Their TMV should be \$57,744,511, not \$5,744,511. The values for all members will be double-checked and re-published.
- BOM voted to approve the 2025 NCRWMO/SWCD Workplan budget
- BOM voted to approve \$395,361 grant funding (10% cost share required)
- BOM voted to approve \$47,033 for 2025 draft budget
- Discussed dues payment dates. The written rule states dues are to be paid in two equal installments in January and July. Members have been paying in full upon invoicing in February. All present agreed to continue as before barring additional direction.
- Member reports
 - Randolph city street project; trying to complete main road (County 88) before year-end to aid in snow removal this winter
 - Douglas township member Jeff Reed discussed his participation in six-county Cannon River coalition highlighting benefits of cover crops.
- Next meeting January 15, 2025

Proposed text amendment to: Chapter 240 Zoning, Article VII. Domestic and Nondomestic Animals, Subsection 240-43.

- a. Schultze, Ashley 26851 Ipava Ave, PIN 13-03000-80-011
- b. Township Clerk suggested changes

Ashley Schultze went before the Town Board on November 12th, 2024, to ask about the performance standards listed in the current ordinances and asked if they would consider changing the requirements. Ashley presented data to back-up her request. The Town Board agreed to send this citizen request to the Planning Commission for further review. Presentation documents, letters of support, suggested text changes from Ashley Schultze and the Township Clerk recommended changes were included in the meeting packet for the Planning Commission. It was agreed to continue research before making any

recommendations to the Town Board. Although this proposed text amendment was originally initiated by a citizen, the Planning Commission does have the authority to continue the review on their own.

57-1 Initiating amendments.

An amendment to the text of Chapter 240, Zoning, the Zoning Map or Chapter 165, Mining, may be initiated by the Town Board, the Planning Commission, or by application of an affected property owner. Individuals wishing to initiate an amendment to Chapter 240, Zoning, or Chapter 165, Mining, shall fill out an application and submit it to the Town Clerk, together with a fee as set forth in Chapter 126, Fees.

Motion: Vice Chair Heyda moved to have this on our agenda again for our next meeting. Commissioner Wheeler seconded the motion. *Motion carried 4-0.*

Chapter 165 Mining, § 165-12 Review of permit-Planning Commission's role

The Planning Commission will jointly review the mining facility reports and interview representatives of each facility at a meeting to be held in February. After its review, the Planning Commission will make recommendations to the Town Board.

Begin discussion on possible Squatter's Ordinance

Commissioner Palmquist offered to investigate the current state law regarding squatters. All agreed to continue the discussion at the next meeting.

Approval of Meeting Minutes

Motion: Vice Chair Heyda moved to approve the November 6, 2024, Planning Commission meeting minutes as written. Commissioner Palmquist seconded. *Motion carried 4-0.*

Adjournment

Motion: Vice Chair Heyda moved to adjourn. Commissioner Palmquist seconded. *Motion carried 4-0.*

The meeting ended at 8:36PM.

Respectfully submitted,

Amy Liberty, Deputy Clerk

Minutes Officially Approved by: _____ on: _____
Planning Commission Vice Chair Date

EUREKA TOWNSHIP
Dakota County, State of Minnesota

PLANNING COMMISSION SPECIAL MEETING/ PUBLIC HEARING
December 9, 2024-7:00 PM

Call to Order

The Planning Commission Special Meeting/Public Hearing was called to order at 7:00pm by Chair Melanie Storlie and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair)
 Dan Heyda (Vice Chair)
 Donovan Palmquist (Commissioner)
 Brian Storlie (Commissioner)
 Dave Wheeler (Commissioner)

Others Present: Amy Liberty (Deputy Clerk), Kathleen Kauffman, Linda Ripley
Zoom Attendees: Randy Wood, Jeff Otto, Ashley & Terry Schultze

Opening Statement

Chair Melanie Storlie opened the meeting at 7:00pm, shared the procedures and the expected conduct of this public hearing and stated the following:

The purpose of this meeting is to discuss a proposed ordinance written by the Township lawyer, amending Chapter 240 of the Town Code regarding cannabis businesses. The ordinance establishes zoning regulations for cannabis businesses.

Public Comment

Chair Melanie Storlie opened the public comment period, directing the Deputy Clerk to read the submitted written comments from citizens not in attendance and then call on citizens who have signed up on the Speakers List in the order listed until everyone has spoken.

Submitted Comments read by the Deputy Clerk

Jeff Otto, 25580 Dodd Blvd.

I understand the structure of this Ordinance is based on recent Minnesota Statutes forcing cannabis operations and businesses on all local government units in the State, usurping local zoning authority on this subject. Basically, this means we are powerless to stop it.

This is the most egregious example of overreach and ill-considered legislation ever put forth by Minnesota. I know there are certain prescribed benefits in carefully controlled, medical contexts, but this goes far beyond into the realm of so-called recreational use overseen by non-medical monitors and bureaucracy.

The balance of my comments, for our public record, are direct quotes from actual medical authorities and researchers studying some of the concerns about widespread cannabis use without medical oversight.

From the Nationwide Children's Hospital, Columbus, Ohio:

"As cannabis is legalized and is more accessible in various forms across the country, there is increasing concern among health care providers about potential impact on children. Researchers at Nationwide

Children's Hospital have new findings to add to the existing evidence that cannabis exposure before birth can negatively impact children.

"In a study published October 28, 2024, in *JAMA Pediatrics*, researchers found prenatal cannabis exposure was associated in early childhood with poorer thinking skills and behaviors such as impulse control, paying attention, planning ability, and more aggressive behavior, all of which play a vital role in how children perform in school and interact with others.

"Although cannabis is a natural product, there are still many risks to using it during pregnancy," said Sarah Keim, PhD, principal investigator in the Center for Biobehavioral Health at Nationwide Children's, and lead author of the study. "Some women may turn to cannabis to help deal with some common issues of pregnancy including nausea, sleep problems and stress. This is not recommended. Consulting with a health care provider to find safer options to help with these issues during pregnancy is important.

"Our findings were not surprising – they actually confirm and expand on longstanding evidence from previous research," said Dr. Keim. "With our more contemporary and diverse sample of women and children, and with much higher potency of cannabis now than in past decades, this study validates previous research and supports existing clinical recommendations for patients."

The JAMA Pediatrics researchers analyzed data on cannabis exposure at the Ohio State University Wexner Medical Center. The study was titled "Prenatal Cannabis Exposure and Executive Function and Aggressive Behavior at Age 5 Years". 80 children born of mothers who had used cannabis were evaluated among a group of 250 children.

This concludes my comments.

Speakers List

Kathleen Kauffman, 25506 Ipava Ave.

Kathleen questioned as to why we would need to allow a cannabis business when we currently do not allow any retail in the Township. Clarification is needed. She went on to express her concerns about the proposed ordinance, stating that it was too thin. Kathleen did her own investigation and found a guide offered by the Minnesota Office of Cannabis Management and shared this with the Planning Commission. She ended by cautioning the Planning Commission not to rush the process and said the world would forgive being late, but not being wrong.

Linda Ripley, 9460 235th St. W.

Linda shared her concerns with the challenges already facing Minnesota with cannabis, in the implementing of the license lottery system and the pending lawsuits. She questioned if the Township must follow all the state's regulations. She agreed with the comments that were submitted by Jeff Otto and the comments spoken by Kathleen Kauffman.

Chair Melanie Storlie thanked the two citizens in attendance, Kathleen Kaufmann and Linda Ripley, for coming to the special meeting in the Town Hall and for sharing their comments and concerns.

Public Comment was closed at 7:25pm.

The Planning Commission discussed the possible ordinance and assembled the following questions to ask the lawyer:

- Any differences between State recommendations 11.21.2024 vs ordinance drafted by Attorney.
- In this situation, is the state forcing retail since it is not allowed in current zoning within the Township?
- Private Party can grow up to 4 plants. Does anything need to be in this proposed ordinance or is that regulated by the state statute?
- Does the IUP allow the Township to prohibit or limit cannabis businesses... such as allow cultivation, but not allow retail?
- How much control does the IUP have, if granted?
- How much authority does a township have in regulating the cultivation and retail of the business?

These questions will be included in the Findings of Fact that will be composed and presented to the Town Board on December 10, 2024.

Motion: Planning Commissioner Palmquist moved to approve the ordinance as presented with the changes and questions we talked about. Chair Melanie Storlie seconded the motion.
Motion carried 5-0.

Motion: Chair Melanie Storlie moved to adjourn the meeting. Commissioner Brian Storlie seconded the motion. *Motion carried 5-0.*

Public Hearing ended at 8:09pm.

Respectfully submitted,

Amy Liberty, Deputy Clerk

Minutes Officially Approved by: _____ on: _____
Planning Commission Chair Date