

**TOWN of MAY**  
**WASHINGTON COUNTY, MINNESOTA**  
**OFFICIAL TOWN BOARD MINUTES**  
**December 5, 2024**

The Board of Supervisors of the Town of May convened their regular monthly meeting on Thursday, December 5<sup>th</sup>, 2024 at the May Town Hall. Those present included: Board members John Pazlar, Steve Magner, and Don Rolf. Deputy Clerk/Treasurer Marsha Olson; Planner Nate Sparks; Attorney David Snyder, and those with business before the Town. Clerk/Treasurer Bobbi Hummel and Engineer Mark Erichson were absent. John Pazlar called the meeting to order at 7:00 p.m.

**MINUTES**

Pazlar moved, seconded by Rolf to approve the minutes from the November 7<sup>th</sup>, 2024 Board Meeting. All in favor. Motion passed.

**CHECKS AND TREASURER'S REPORT**

Treasurer Marsha Olson presented the Treasurer's report, showing total cash and investments of \$2,706,817.49 of which \$584,120.62 is in investments. \$2,091,910.90 is committed. \$614,906.59 is non committed.

Check #22295 - #22352 and EFT1224B, EFT1224F, EFT1224S were also processed.

Pazlar moved, seconded by Rolf to approve the cash control statement, checks, and EFT payments, from 11/01/2024 to 11/30/2024. All in favor. Motion passed.

**PLANNING COMMISSION**

**Rural Residential District Discussion**

Sparks reports that several comments at the Planning Commission meeting last week were received. Some concerns that were raised included resorts, VRBO's, scaled uses to the property, concerns about losing agricultural land. Comments about schools being allowed/not allowed were also received and if allowed, scaling that size of students and property.

This was to be a broad discussion of what could be allowed in the rural residential district and step #2 of the process, receiving open public comments. Step #3 will be actual construction of the ordinance where the public comment and research starts to fit into and new ordinance. More discussion will be gathered for the ordinance at the next Planning Commission meeting.

The currently allowed uses are from decades ago and may no longer make sense for the township. Some of these same uses were allowed in several surrounding areas and have been re-written and edited to fit within today's context. For example, Commercial Animal Training has been changed to fit the context of Hugo and Forest Lake.

Performance standards of some of the allowed uses may be considered as well. It is important to balance allowed uses with the what the comprehensive plan and zoning ordinance states. Rolf would like to look closely at the performance standards so the allowed uses make sense for the location.

The Planning Commissioners generally agreed with the approach and they would like more public feedback at future meetings that targeted/specific uses. The next Planning Commission meeting will be on December 19<sup>th</sup>, 2024. Pazlar may work on an outline to try to keep the conversation focused.

### **Cannabis Business Ordinance Discussion**

New statues in Minnesota have been created, authorizing the sale and grow of cannabis with specific rules. A moratorium is currently in place in May Township to consider the implications this will have on the township. The state law creates a framework for how cannabis business and uses can operate. The township must regulate it in the zoning ordinance. The draft ordinance allows agricultural cannabis growing with performance standard requirements, such as security, lighting, fencing, screening, structure size, and venting requirements. The ordinance also requires an interim use (IUP) permit from May Township. There is no retail sales allowed in the township so the sale of cannabis would not be allowed. The ordinance also includes a 500-foot buffer for special event allowances.

There needs to be clarity on the state requirement of a special event. It is unclear if the allowance is 4 days per year or 4 days, four times per year.

The township is required to make allowances for temporary cannabis events. This ordinance states it must be on the site of a licensed cannabis business, zoned properly, and buffers are required. The only site in the township currently zoned as commercial is the Withrow Ballroom site, they currently have a CUP for an event center, but not a retail shop.

Pazlar would like to have more time to review the ordinance and formulate questions and understand it before any formal action is taken. A special meeting should be scheduled and posted before the end of the year to finalize this ordinance. Rolf and Magner agree.

### **201 SEWER SYSTEM**

No updates.

### **ENGINEERING AND ROADS**

No updates.

### **OLD BUSINESS**

#### **Marine Fire Contract**

There is a significant increase in cost for this new 2024-2026 contract. The increase came after the budget had been set so Pazlar wanted to investigate the increase and get clarification. At this time, he is satisfied with the contact.

Pazlar motions to approve Marine on St. Croix Fire Contract for 2024-2026. Seconded by Rolf. All in favor. Motion passed.

**Animal Control Contract**

The existing contractor, Companion Animal Control, presented a new 2025 contract for review. It was substantially higher than our current costs and with future added services may be too robust for May Township. After researching other options, another animal control business offered services with a lower cost and greater flexibility. Gratitude Farms offers costs per animal, and is more in-line with what the township needs.

Pazlar motions to approve the Gratitude Farms Animal Control Contract for 2025 and provide a 30-day contract cancellation notice to Companion Animal Control. Seconded by Rolf. All in favor. Motion passed.

**NEW BUSINESS**

None

Meeting adjourned at 8:37 p.m. without objection.



Bobbi Hummel  
Clerk/Treasurer



John Pazlar  
Board Supervisor, Chair