

MOWER COUNTY PLANNING COMMISSION

Minutes of the Mower County Planning Commission, 9/2/25

Members Present: John Mueller, Dan Vermilyea, Nathan Toland, Steve Gleason, Pete Thome and Ann Reinartz

Members Absent: none

Others Present: Angie Lipelt – Mower County Environmental Services Supervisor, April Grabau – Mower County, Michael Attleson

A Quorum was established. John Mueller called the regular meeting to order at 5:30 p.m. on 9/2/2025, in the Board of Commissioners Room at the Mower County Government Center, 201 1st Street NE, Austin, Minnesota.

Motion was made by Vermilyea and seconded by Thome to approve the agenda with the addition of a meeting change for the October meeting. Motion carried unanimously.

Minutes of the 6/3/2025, meeting was approved as written, a motion made by Toland and seconded by Reinartz. Motion carried unanimously.

Planning Commission

Chair Mueller called the Public Hearing to order. The 1st item of business

Cannabis Ordinance Amendments

Angie Lipelt reviewed the request giving an update on changes made by the state, which requires us to also make changes.

Public Comment in favor

Mike Attelson – He is currently going through the process as a social equity applicant. There is a large amount of money invested for just a chance at a license. He is waiting for the next lottery in hopes he will get a license. The state is allowing retailers the opportunity to sign up for a low potency THC edible license on October 1, 2025. If he gets that it would be like a soft opening until he gets the full retail license.

Public Comment opposed: None

Commission members discussion on number of licenses to be allowed. Keep it at four, or make it free enterprise. How many events per year should be allowed.

Dan Vermilyea asked if the wordage for a CUP or an IUP (Interim Use Permit) could be included in hopes that the county eventually offers an IUP option.

The members reviewed the changes to the ordinance:
Section 1, 1.5 Definitions

ADD #5 Change in Location Registration: a change in location registration applies when the existing owner(s) are relocating a business now operating in one location, shutting down that location, and moving to another location within Mower County's registration jurisdiction for such reasons as, but not limited to, the need for a larger or smaller space, their lease has expired, an act of God has occurred, or the structure is no longer functional for the use already existing, and provided, their license from OCM is not changing except for location. Changes in ownership or OCM licensure constitute a "new application".

Amend #11 Preliminary License Approval

ADD #14 Registration Jurisdiction: Areas outside of city municipal boundaries lying within Mower County or municipalities which have adopted a joint powers agreement allowing Mower County to act on their behalf for Cannabis registration and enforcement.

Amend Section 2.3.1 Fees – clarifying language

Add Section 4: 4.1.1 A (a-f) B and (a-b) Temporary Cannabis Events, (A,d) define temporary. (2 times per year) A CUP is required for the location and a license fee is also required for each event.

A motion was made by Gleason and seconded by Vermilyea to recommend approval to the County Board with the ordinance change as read by John. Motion carried unanimously.

Zoning Ordinance Amendment

Lipelt stated after review from the county attorney the main change is to define special event. In Section 5, A., Submittal application is due 120 days prior to event is my recommendation in order to get through all the advertising deadlines and meeting dates. If an event of this magnitude is being planned, 120 days is really not out of line. They should be getting contracts for security, vendors, etc. this far in advance also. Permitting should be part of the planning process.

Public Comment in favor: None

Public comment opposed: None

Scott Felten asked the difference between a craft sale and a garage sale or auction.

Lipelt stated normally garage sales and auctions are non recurring.

Page 2, special events does not apply to:

Last bullet should read "Preexisting AND lawfully permitted land used as the time of adoption of this section of the ordinance."

A motion was made by Reinartz and seconded by Toland to recommend approval to the County Board with the ordinance change as written with the correction to page 2, last bullet. Motion carried unanimously.

OTHER:

Change meeting schedule for October due to a staff conflict. Commission decided on Monday, September 29th at 5:30 pm.

Gleason asked if there are any updates on the Carroll kennel.

Lipelt said no updates at this time.

Mueller asked for any other business, seeing none, he adjourned the meeting. Motion carried unanimously. Chair Mueller adjourned meeting at 7:25 p.m.