

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

March 10, 2026

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session March 10, 2026 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Chair Dan Sparks, Vice-Chair Mike Ankeny (REMOTE), Jerry Reinartz, John Mueller and Polly Glynn. Also in attendance were County Administrator/Clerk Matthew Verdick and County Attorney Kristen Nelsen.

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the agenda with the addition under the consent agenda to approve Hopdox agreement for eRecording. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the consent agenda as presented:

1. Approve Minutes of February 24 and the March 3 Work Session
2. Acknowledge the Receipt of Electronic Fund Transfer Payment Reports
3. Approve the following list of surplus property for disposal and/or auction:

Quantity	Item	Department
1	Miller ARC Welder dialarc 250P-AC/DC, welding helmet, and misc.	Highway
1	100 ft welder 3 wire power cord with reel and cart	Highway
2	2-wheeled dolly for Molboard cutting edge replacement on graders	Highway
1	Automatic surfacing system for crushing industry	Highway
1	KNIPCO heater	Highway
2	International Rolling toolboxes 26x48	Highway
2	Bench vises – 15 in	Highway
4	Manual grease guns (2 different styled pump handles)	Highway
1	32' aluminum extension ladder	Highway
4	PVC pipes with random couplers, assorted sizes	Highway
2	Pony motors (1 identified as 9H6196 OMGAO)	Highway
7	Plastic barrels	Highway
1	Pickup toolbox	Highway
1	White rat pack	Highway
1	Pickup tires (off sheriff pickup)	Highway
1	Pressure washer	Highway
1	Cable reel	Highway
1	Bumper jack	Highway
1	Airco Syick welder	Highway
1	Big Dawg II BGPF19-11 (#100040) (Unit 946)	Highway
1	1996 Billy Goat Brush Cutter (#080196053) (Unit 610)	Highway
1	2018 Ford SUV Police Interceptor VIN 1FM5K8AR4JGA84730	Sheriff
1	2017 Ford SUV Polic Interceptor VIN 1FM5K8ARXHGC56852	Sheriff

4. Approve ArcaSearch Search proposal to digitize the 2025 Board Minutes for Historical Archival / posting on the county website (estimated \$454)
5. Approve Seasonal Liquor License for Meadow Greens Golf Course, Inc. for period 3/1/2026 - 11/30/2026
6. Approve Seasonal Liquor License for Adventure Bound BT, LLC for period 4/1/2026 - 10/31/2026.
7. Approve Hopdox agreement for eRecording

The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the following Commissioner warrants for payment:

<u>Vendor Name</u>	<u>Amount</u>	<u>Vendor Name</u>	<u>Amount</u>
Absolute Software	16,800.00	Independent Emergency Services	19,717.20
Advanced Correctional Healthcare, Inc	24,405.96	Institute for Environmental Assessment	2,374.02
Arvig Enterprises Inc	30,769.25	Klein McCarthy Architects	25,864.71
Austin Automotive LLC	3,956.11	Marco Technologies LLC	2,559.55
Bishop Excavating Inc	16,215.34	Minnesota Counties Intergov'tal Trust	2,158.00
CDW Government	39,295.05	North Risk Partners LLC	4,166.67
Cedar Valley Services, Inc	39,061.06	Office Of MNIT Services	3,172.49
CliftonLarsonAllen LLP	13,650.00	Premier Electrical Corporation	14,250.00
Computer Information Systems Inc	72,187.08	Rohl Electric and Services LLC	3,998.75
Dave Lucas Consulting	4,462.50	RTVision, Inc.	4,038.05
Dustin Smith Manufacturing, LLC	8,000.00	Schmidt Goodman Office Products Inc.	2,392.46
ESRI	39,700.00	Thomson Reuters-West Payment Center	2,157.54
Freeborn County Co-Operative Oil Co.	9,544.15	Ziegler, Inc	20,786.36
Healthiest You	4,290.00	63 Payments less than 2000	29,213.47
Hiller Commercial Floors	5,272.64	Final Total:	464,458.41

The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

The Board recessed at 9:07 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 9:07 a.m. on Housing Tax Abatement application of Bigelow & Lennon for a single-family home located at Lot 2, Block 1 Nature Ridge 4th, Austin, MN (PIN 34.471.0020).

County Administrator Matthew Verdick reviewed the application and recommended approval.

The Applicant was not present. No one spoke for or against the Bigelow & Lennon housing tax abatement application.

The Chair closed the Public Hearing at 9:09 a.m. regarding the Bigelow & Lennon housing tax abatement application and reconvened its regular session.

Date: March 10, 2026

Res. #18-26

**RESOLUTION APPROVING TAX ABATEMENT
FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813**

On motion of Commissioner Glynn, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, Minnesota Statute 469.1813 gives authority to the County of Mower to grant an abatement of property taxes imposed by the County if certain criteria are met; and

WHEREAS, in addition to the statutory requirements, Mower County has adopted the Tax Abatement Policy for new construction of Single and Multi-family homes which includes criteria which must be met before an abatement of taxes will be granted; and

WHEREAS, Bigelow & Lennon Construction, LLC is the owner(s) of certain property within Mower County, legally described as follows:

Block 001 Lot 002 SubdivisionCd 34471 SubdivisionName NATURE RIDGE FOURTH

WHEREAS, Bigelow & Lennon Construction, LLC has made application to Mower County for the abatement of taxes as to the above-described parcel; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said application.

WHEREAS, Bigelow & Lennon Construction, LLC has met the statutory requirements outlined under Minnesota Statute 469.1813 Subdivision 1(1) and Subdivision 2(i) as well as Mower County's criteria for tax abatement;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MOWER COUNTY, MINNESOTA:

1. Mower County does, hereby grant an abatement of Mower County's share of real estate taxes upon the above-described parcel for the construction of the single-family home.
2. The tax abatement will be for no more than five years commencing, in the tax year the property realizes a value increase over original value due to construction of the housing project. Partially constructed housing may result in an abatement in the first abatement year that may be significantly less than the following years. This will still be considered one of the five years of eligible abatement. In the event construction has not commenced within one year of approval, the abatement is eliminated and the property owner will need to reapply in accordance with this policy.
3. The County shall provide the awarded abatement payment following payment of due real estate taxes annually. One single payment shall be made to the owner of record at the time of the payment, by December 30th of that calendar year.

4. The real estate taxes to be abated shall be for up to the full amount of the real estate taxes collected due to the added tax base of the newly constructed housing/home annually. The current value of the property is not eligible for the abatement, will not be abated as part of this program and is further defined as the "original value." Any eligible abatement years are calculated on the tax increase due to a value increase over the original value.

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

County Engineer Mitch Wenum presented bid information received for the seasonal projects CP 50-26-02 Seasonal Aggregate, CP 50-26-03 seasonal bituminous, and CP 50-26-04 seasonal pavement marking.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to award Ulland Brothers, Inc.'s low bid of \$13.94 per ton (\$264,860.00) for CP 50-26-02 Seasonal Aggregate project. Full bid abstract on file in the office of the County Auditor-Treasurer and at Public Works. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to award HG Meigs LLC's low base bid of \$324,630.00 for CP 50-26-03 seasonal bituminous project. Full bid abstract on file in the office of the County Auditor-Treasurer and at Public Works. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Mueller, seconded by Commissioner Glynn, to award Sir Lines-A-Lot's low base bid of \$208,725.00 for CP 50-26-04 seasonal pavement marking project. Full bid abstract on file in the office of the County Auditor-Treasurer and at Public Works. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

County Engineer Mitch Wenum presented quote information received for 2026–2027 gasoline and diesel fuel supply for Mower County shop locations and 2026 curbside sweeping services for various locations in Mower County

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to award Baudoin Oil Co., Inc.'s low overhead per gallon quote of \$0.039 premium diesel and \$0.356 ethanol blend gasoline for 2026–2027 gasoline and diesel fuel supply for Mower County shop locations. Full quote information on file in the office of the County Auditor-Treasurer and at Public Works. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to award Damel Corporation, Inc.'s low quote of \$6,426.00 for 2026 curbside sweeping services for various locations in Mower County project. Full quote information on file in the office of the County Auditor-Treasurer and at Public Works. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

The Board recessed at 9:19 a.m. for the purpose of the Health & Human Services Board.

HEALTH & HUMAN SERVICES BOARD:

Fiscal Services Supervisor Trisha Blaser presented Health & Human Services accounts payable for approval in the amount of \$70,618.73.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the Health & Human Services accounts payable totaling \$70,618.73. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to approve the Purchase of Service Agreements with Credible Minds in the amount of \$11,400 effective 3/10/2026-3/10/2027. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

The Board received an update from Allison Ward regarding the upcoming Community Connect event, which will take place Thursday, March 12 and is the first held since before COVID. The event focuses on community health and resource navigation and is supported by partners including United Way, Hormel Foods, Workforce Development, Austin Aspires, CLUES, and others. Forty-nine organizations will be represented, with 111 total providers participating. Services will include medical support, transportation, language assistance, groceries, hygiene bags, hairstyling, refreshments, volunteer guidance, and a children's zone. Attendance is expected to range from 300 to 500 community members, supported by approximately 100 volunteers. Local transit services, SMART, is donating to the event providing transportation to the event for participants.

The Board received from Health & Human Services Director Crystal Peterson several HHS legislative items, noting that funding for public health remains stable while the human services side is less certain. There is legislative activity around protecting the title of "social worker," which may require revising job descriptions and union contracts since not all current staff in those roles hold social work degrees. A proposal would also eliminate contracted case management services by 2029, requiring counties to directly staff mental health case management for more than 200 clients; this would likely require hiring about ten additional case managers and an additional supervisor. CP also noted a press conference regarding the state's Human Services Transformation initiative, which focuses on modernizing outdated

systems. At the federal level, HR 1 changes eligibility rules for SNAP and MA, with further changes taking effect July 1 and October that may reduce funding and require operational adjustments. DS added that AMC discussions highlighted the high cost of replacing Minnesota's 45-year-old system and the challenges of integrating rule changes.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the Social Services actions. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Motion carried 5-0.

The Chair adjourned the Health & Human Services Board meeting at 9:39 a.m. and reconvened the County Board for regular business items.

COUNTY BOARD

Under Committee Reports Commissioner Ankeny and Commissioner Reinartz indicated they had nothing to report. Commissioner Mueller reported he attended Planning Commission on 3/2 and Fair Board on 3/3. Commissioner Glynn reported attending SEMCAC on 3/9. Commissioner Sparks reported he stopped by the AMC legislative conference on 3/5.

The Board recessed at 9:45 a.m. and reconvened at 10:00 a.m. and immediately recessed for the purpose of a public hearings.

The Chair called the Public Hearing to order at 10:00 a.m. regarding CUP #1002 request by Dennis & Diane Winfield, owners and Daniel Till, applicant to allow commercial, state licensed cannabis cultivation on Parcel A, 09.030.0010.

Daniel Till, applicant/petitioner provided a presentation to the Board that had been presented to the Planning Commission that outlined the model for growing (& manufacturing) cannabis in Mower County. Petitioner Daniel Till provided an overview of the proposed cannabis cultivation and manufacturing operation, describing a six-parcel agricultural project consisting of five state-licensed outdoor cultivation areas and one indoor manufacturing site, with no retail sales or on-site consumption. He outlined security measures, including an eight-foot fenced perimeter with controlled access and continuous video monitoring, and detailed odor-mitigation strategies, seasonal planting and harvest timelines, and the anticipated traffic volume with staggered employee shifts. Till noted that all manufacturing activities would occur within enclosed structures using compliant, state-of-the-art processes, and that the project is expected to employ up to fifty seasonal workers and support local service providers. He addressed agricultural and environmental considerations, confirming the use of female plants only, organic practices, and drip irrigation, and clarified that product transport will occur only within Minnesota in accordance with state and federal restrictions.

The Petitioner was present and presented information on his own behalf in favor of all his applications. No one else spoke for or against CUP #1002.

The Chair closed the Public Hearing at 10:27 a.m. regarding CUP #1002.

The Chair called the Public Hearing to order at 10:27 a.m. regarding CUP #1003, requested by Gaylord Winfield Revocable Trust, owners and Eduardo Martinez, applicant to allow commercial, state licensed cannabis cultivation on Parcel B, 09.030.0014.

The Petitioner was present. No one spoke for or against CUP #1003.

The Chair closed the Public Hearing at 10:28 regarding CUP #1003

The Chair called the Public Hearing to order at 10:28 regarding CUP #1004 requested by Gaylord Winfield Revocable Trust, owners and Matthew Emig, applicant, to allow commercial, state-licensed cannabis cultivation on Parcel C, 09.030.0016.

The Petitioner was present. No one spoke for or against CUP #1004.

The Chair closed the Public Hearing at 10:29 a.m. regarding CUP #1004.

The Chair called the Public Hearing to order at 10:29 a.m. regarding CUP #1005 requested by Gaylord Winfield Revocable Trust, owners and Chris Yerman, applicant to allow commercial, state-licensed cannabis cultivation on Parcel D 09.030.0017.

The Petitioner was present. No one spoke for or against CUP #1005

The Chair closed the Public Hearing at 10:29 a.m. regarding CUP #1005.

The Chair called the Public Hearing to order at 10:30 a.m. regarding CUP #1007 requested by Gaylord Winfield Revocable Trust, owners and Kendra Yerman, applicant to allow commercial, state-licensed cannabis cultivation on Parcel F, 09.030.0018.

The Petitioner was present. No one spoke for or against CUP #1007.

The Chair closed the Public Hearing at 10:30 a.m. regarding CUP #1007.

The Chair called the Public Hearing to order at 10:30 a.m. regarding CUP #1006 requested by Dennis & Diane Winfield, owners and Cory Hardy, applicant to allow commercial, state-licensed, cannabis manufacturing and processing on Parcel E, 09.030.0015.

The Petitioner was present. No one spoke for or against CUP #1006.

The Chair closed the Public Hearing at 10:33 a.m. regarding CUP #1006 and reconvened its regular session.

Date: March 10, 2026

Res. #19-26

RESOLUTION

On motion of Commissioner Mueller, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1002, by Dennis Winfield and Diane Winfield Landowner(s), and Till MN Holdings LLC & Lush Leaf MN LLC, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis cultivation on Parcel A, 16.2 acres of outdoor cannabis cultivation; 12 seasonal hoop-house greenhouses each 10ft x 100ft to operate March thru November; 8 ft H perimeter deer fencing 5200 ft with 2000ft of privacy screen, 5 gated access points – each 16ft wide; one ingress/egress gravel driveway 66ft W easement; 24-hr security cameras covering cultivation areas, greenhouses, gates and building entrances; one new ag well-head; one new 14ft x 24ft accessory ag structure (well pump shed); one new 60ft x 40ft accessory ag structure; existing agricultural buildings; 6 grain bins (existing); up to 5 (five) refrigerated trailers (48ft x 8.5ft) used temporary/seasonally, for harvest storage; onsite gravel parking for 10 (ten) employee vehicles, each space will be 10ft x 20ft (200 sq. ft).

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 39.57AC W1/2 NW1/4; PARCEL A
IN DOC#691702 *(Full legal description on file in the office of Environmental Services.)*

And identified per Mower County tax records as parcel 09.030.0010; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March, 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and
5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and

15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement
 - d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
18. Any vermin, flies, or other pests shall be controlled; and
19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

Date: March 10, 2026

Res. #20-26

RESOLUTION

On motion of Commissioner Glynn, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1003, by Dennis & Diane Winfield Trustees of the Gaylord J. Winfield Revokable Trust and Barbara Hovde & Leu Winfield Trustees of the Gaylord J. Winfield Revokable Trust Landowner(s), and EMMN Holdings LLC c/o Eduardo Martinez, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis cultivation on Parcel B, 14.37 acres of outdoor cannabis cultivation; one new 14ft x 24ft accessory agricultural structure which will also be

used as well pump shed and location for housing security cameras and related equipment; 8ft high perimeter fencing apx 5300 ft enclosing the licensed premises. Will included apx 2000 ft of privacy screen; 2 (two) gated access pints – each 16 ft wide; one new gravel driveway, 16 ft wide – connecting to 740th Avenue; 10 (ten) on-site parking spaces for employees – 10ft x 20ft - each space – parking entirely located on-site; 12 (twelve) security cameras covering cultivation areas, access points, building entrances; new electric service; one new agricultural well; 1 (one) portable outhouse provided on-site during growing season for sanitary services; on-site loading and staging.

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 30.64AC IN NW COR NW1/4;
PARCEL B IN DOC#691703 *(Full legal description on file in the office of
Environmental Services.)*

And identified per Mower County tax records as parcel 09.030.0014; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and

5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and
15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement
 - d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
18. Any vermin, flies, or other pests shall be controlled; and

19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

Date: March 10, 2026

Res. #21-26

RESOLUTION

On motion of Commissioner Ankeny, seconded by Commissioner Mueller, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1004, by Dennis & Diane Winfield Trustees of the Gaylord J. Winfield Revokable Trust and Barbara Hovde & Leu Winfield Trustees of the Gaylord J. Winfield Revokable Trust Landowner(s), and EMMN Holdings LLC c/o Matthew Emig, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis cultivation on Parcel C, 13.24 acres of cannabis cultivation; 1 (one) 14ft x 24ft accessory ag utility (well) shed – will be used for irrigation , well equipment and security-related equipment; 8ft H agricultural deer fencing – apx 3550ft with apx 450ft of privacy screen; 1 (one) gated access point; access to parcel via private access easement through adjacent agricultural land; gravel driveway/access drive with easement; 12 (twelve) security camera system covering cultivation areas and access points; new electrical service; 1 (one) new agricultural well; temporary portable restroom (outhouse) provided on-site during planting and harvest season for sanitary purposes, onsite gravel parking area for up to 10 (ten) employee vehicles during peak seasonal operations – parking

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 13.68AC IN N1/2 NW1/4; PARCEL C IN DOC#691704 *(Full legal description on file in the office of Environmental Services.)*

And identified per Mower County tax records as parcel 09.030.0016; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and
5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:

- a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and
15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement
 - d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
18. Any vermin, flies, or other pests shall be controlled; and
19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

Date: March 10, 2026

Res. #22-26

RESOLUTION

On motion of Commissioner Glynn, seconded by Commissioner Mueller, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1005, by Dennis & Diane Winfield Trustees of the Gaylord J. Winfield Revokable Trust and Barbara Hovde & Leu Winfield Trustees of the Gaylord J. Winfield Revokable Trust Landowner(s), and CYMN Holdings LLC c/o Chris Yerman, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis cultivation on Parcel D, 9.16 acres of cannabis cultivation; 1 (one) new 14ft x 24ft accessory agricultural building – to be used as a well pump shed and housing for security camera servers and related equipment; 8 ft high agricultural deer fencing apx 3550 ft with apx 1800ft of privacy screen; 1 (one) gated access point; access via a recorded 66ft private easement from adjacent land; gravel driveway; 12 (twelve) security camera system covering cultivation areas and access points, new electrical service; new agricultural well; temporary portable restroom (outhouse) provided on-site during planting and harvest seasons; on-site gravel parking for up to 10 (ten) employee vehicles during peak operations; parking all located on-site; on-site loading and staging; no loading, staging or vehicle queuing will occur from public roads or within the access easement.

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 13.68AC IN S1/2 NW1/4; PARCEL D IN DOC#691705 *(Full legal description on file in the office of Environmental Services.)*

And identified per Mower County tax records as parcel 09.030.0017; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and
5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and
15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement

- d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
18. Any vermin, flies, or other pests shall be controlled; and
19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

Date: March 10, 2026

Res. #23-26

RESOLUTION

On motion of Commissioner Reinartz, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1007, by Dennis & Diane Winfield Trustees of the Gaylord J. Winfield Revokable Trust and Barbara Hovde & Leu Winfield Trustees of the Gaylord J. Winfield Revokable Trust Landowner(s), and KYMN Holdings LLC c/o Kendra Yerman, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis cultivation on Parcel F, Apx 13.25 acres of outdoor cannabis cultivation area; 1 (one) new 14ftx24ft new accessory agricultural building (will be used as a well pump shed and housing security camera servers and related equipment); 8 ft H agricultural deer fence apx 3575ft, enclosing the licensed cultivation area with apx 1800ft of privacy screen; 1 (one) gated access point 16 ft wide; access via a recorded private easement through adjacent agricultural land; gravel driveway/access drive within the (recorded) easement; 10 (ten) security cameras covering cultivation areas and one access point; 1 (one) new electrical service; 1 (one) new agricultural well, temporary portable restroom (outhouse) provided on-site during planting and harvest seasons only; on-site gravel parking for up to 10 (ten) employees vehicles during peak seasonal operations. Parking will be entirely on-site; on-site loading and staging only; no loading or staging or vehicle queuing will occur on public roads or within the access easement.

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 14AC IN NE1/4 NW1/4; PARCEL F
IN DOC#691707 *(Full legal description on file in the office of Environmental
Services.)*

And identified per Mower County tax records as parcel 09.030.0018; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and
5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:

- a. A "No Loss Determination" (no wetlands on site).
- b. A "Wetland Exemption" (the act does not apply).
- c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and
15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement
 - d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
18. Any vermin, flies, or other pests shall be controlled; and
19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

Date: March 10, 2026

Res. #24-26

RESOLUTION

On motion of Commissioner Glynn, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held March 10, 2026 at the Government Center, Austin, Minnesota.

WHEREAS, The Mower County Planning Commission, having presented to the Mower County Board of Commissioners, CUP #1006, by Dennis Winfield and Diane Winfield Landowner(s), and PureLine Processing LLC & Snap Fast LLC, Petitioner(s), who have petitioned the Mower County Board of Commissioners to allow for the site to be used for:

To allow commercial, state licensed, cannabis manufacturing and processing on Parcel E;

Application includes: Indoor cannabis manufacturing and processing conducted entirely within enclosed structures shown on the site plan. All manufacturing and processing activities occur indoors only within 2 (two) new agricultural-style buildings, each 40ft x 300 ft; 1 (one) enclosed shipping container, 48 ft x 8.5 ft which will be finished for indoor cannabis manufacturing use.

Manufacturing and processing activities (all indoors). Cannabis extraction (including ethanol and hydrocarbon methods); hash and concentrate processing; edible manufacturing; packaging, labeling and secure storage; secure staging of cannabis products; administrative offices, employee support areas, and sanitation facilities.

Access: Access via a recorded private easement through adjacent agricultural land. 1 (one) gravel driveway/access with the easement.

Security: 2 (two) gated access points, each being 16 ft wide. 22 (twenty-two) cameras covering barns, gates and building entrances.

Utilities:

Electric new electrical service and interior electrical build-out to support manufacturing equipment, HVAC, ventilation, lighting, and security systems, as shown on the site plan and permitted separately.

Water: 1 (one) agricultural/industrial well serving manufacturing and sanitation needs.

Sanitary: 1 (onsite) wastewater treatment system serving restrooms, breakrooms and sanitation facilities.

Other: Up to 5 (five) refrigerated trailers (48ft x 8.5ft) temporary and seasonal, for harvest storage.

Parking: On site gravel parking for up to 10 employee vehicles. Each parking space measures 10ft x 20ft (200 sq ft).

Loading and staging: All loading, unloading, and staging occurs entirely on-site. No loading, staging, or vehicle queuing on public roads or within access easement

Located in Mower County, Minnesota and legally described as:

Tax Legal:

Section 30 Township 101 Range 014 10.43AC IN SW1/4 NW1/4;
PARCEL E IN DOC#691706 (*Full legal description on file in the office of Environmental Services.*)

And identified per Mower County tax records as parcel 09.030.0015; and

WHEREAS, Notice having been duly given, a public hearing was held on the matter on March 2, 2026, at 5:30 p.m. in the Mower County Government Center, Board Room before the Mower County Planning Commission, on said petition; and

WHEREAS, Notice having been duly given, a public hearing was held on March 10, 2026 before the Mower County Board of Commissioners, on said petition; and

WHEREAS, the County Board has received the Findings of Fact; and

NOW, THEREFORE, BE IT RESOLVED, that the Mower County Board has reviewed, accepts and adopts the findings of fact of the Mower County Planning Commission in the five required areas, which is hereby adopted by reference and kept on file in the Office of Environmental Services; and

BE IT FURTHER RESOLVED, that said petition is hereby approved, as recommended by the Mower County Planning Commission with conditions as follows:

1. Applicants shall follow all local, state, and federal regulations regarding the proposed use; and
2. The conditional use permit shall become void if the use is established but then discontinued for a period of one (1) year. (Refer Section 14-36 Discontinuance). A conditional use permit shall become void two (2) years from the date of approval by the County Board if no construction has begun or the use has not been established. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing or the installation of utilities shall not constitute construction; and
3. A Zoning Permit shall be obtained prior to any construction of any structure on the property; and
4. An approved ISTS Design for the proposed septic system obtained and submitted prior to construction of the residence and/or any other structure; and
5. A secondary Type I system site shall be located for future placement and placed on a map and kept on file in the CUP file and homeowner's records. The area should be preserved and protected from compaction and/or construction or other damages. If a Type I septic system primary and secondary site(s) cannot be located on the proposed parcel, a variance is required before a zoning permit can be issued, or the site is not developable for residential purposes; and
6. Petitioner must sign and notarize the "Rural and Agricultural Homeowners Assumption of Risk Assessment Form and have it recorded at the Mower County Recorder's Office; and
7. 911 addressing is required to be obtained through the Mower County Highway Dept. before construction if the site is not already assigned an E911 location; and
8. Access to the site via 115th Street must be approved by the Local Road Authority – Leroy Twp.
9. Wetland Review required: Petitioner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County with a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).

- c. A "Wetland Replacement Plan" approval.
10. The Owner/Applicant shall keep the site in a neat, orderly and aesthetically pleasing condition; and
 11. The Owner/Applicant shall contain any blowing or loose garbage/debris onsite by any means necessary which may include perimeter fencing; and
 12. The Owner/Applicant shall work cooperatively with Mower County to mitigate any issues brought to the attention of the County that are found to be legitimate and valid that may create a nuisance to adjoining landowners from the proposed use, and
 13. The Owner/Applicant shall abide by all road and bridge weight restrictions or postings that apply to roads used as an ingress/egress to the property; and
 14. The Owner/ Applicant shall provide adequate area onsite to park, back, turn-around or etc. so as to not create a nuisance or hazard to the traveling public. Vehicles cannot be parked or backed onto the premises from the road or its right-of-way; and
 15. The Owner/Applicant may be required to provide dust control on public road and private drive(easement) not to utilize used oil (illegal) so as not to create a nuisance to neighboring property from the additional traffic; and
 16. The owner shall implement the following, or combination of the following for odor mitigation:
 - a. Use companion planting to help blend the smell with nature such as, but not limited to lavender, jasmine, lilac, thyme, mint or basil; and/or
 - b. Choose less pungent strains of cannabis
 - c. Tall plantings IE shrubs/trees to create a screen and to disrupt air movement
 - d. Use carbon filters for indoor grow, processing and manufacturing onsite; and/or
 - e. Oxidation, Odor Neutralizing techniques.
 - f. Other: future technologies as they become available.
 17. The Owner/Applicant shall be liable for any road damages as a result of this operation as stated under MN Statute 169.88; and
 18. Any vermin, flies, or other pests shall be controlled; and
 19. No burying of waste material is allowed and to do so would be in violation of MPCA Regulations and Mower County Solid Waste Ordinance; and
 20. This permit is based upon representation given by the applicant during the hearing process and any misrepresentation presented in this process may be grounds for revoking the permit.

This permit is issued in accordance with Section Mower Co. Cannabis Ordinance 06-24 item 3.2.1 and Zoning Ordinance Section 14-51; Mower County Zoning Ordinance Sec 14-14 - Off Street Parking Requirements & 14-15 Off Street Loading requirements. of the Mower County Zoning Ordinance (effective date 01/01/2003).

Passed and approved this 10th day of March, 2026. The Commissioners voted as follows: Commissioner Ankeny aye; Commissioner Reinartz aye; Commissioner Mueller aye; Commissioner Glynn aye; Commissioner Sparks aye. Adopted 5-0.

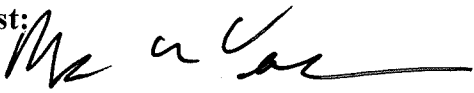
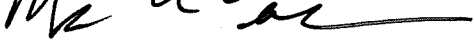
DS thank you Dan for your presentation

The Chair adjourned the meeting at 10:39 a.m. but reconvened the meeting at 10:40 a.m. as citizens addressed the Board regarding a solar project near Adams. The citizens are concerned about setbacks and land values. The gentlemen were informed that any potential

solar project in the area will be permitted through a state agency and during the process, there will be a comment period at which time concerned citizens can comment as well as the County. At that time the County could comment and note county ordinances and setback provisions. The Chair adjourned the meeting at 10:49 a.m. The next meeting is scheduled for March 24, 2026 at 9:00 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: DAN SPARKS
Chairperson

Attest: 
By: 
Clerk/Administrator