

ALTURA PLANNING COMMISSION MEETING MINUTES  
November 3, 2025

Oath of Office The Oath of Office was given to Becky Zittel.

Call to Order Planning Commission Member, Steve Lueck called the regular meeting of the Altura Planning Commission, held at the Altura City Hall, to order at 6:00 p.m. with members Don Dvorak, Matt Monahan, Raelene Stanislawski and Becky Zittel present. In attendance were Dane Saxon, Joan Jensen, Drew Meyer, Andy VanLoon, Patrick Kalmes, Kelly Kalmes, Phyllis Onstad, Dan Kalstabakken, Emily Brouwer, Shelly Schell, Ron Merchlewitz, Jessica Merchlewitz, Michelle Herber, Jeff Scherbring, Frank Murphy, Dan Horvat, Paige Ellinghuysen, Matt Mohs, Mike Flaherty, Trisha Badillo, Holly Muller, Steve Muller, and Brad Romine.

Recess for open hearing Steve Lueck recessed the meeting and called to order the open hearing. The purpose of said public hearing is to consider a petition from Gary Heim to requests a change in zoning classification from Commercial District (C1) to Agricultural District (A) for the property at 325 1<sup>st</sup> Avenue SE, Altura MN.

Howard Pichner 117 1<sup>st</sup> St NE, Open to get new business in town and employ more people.

Patrick Kalmes 19919 Cty Rd 27, Rollingstone, submitted a written statement that he presented that he is not a citizen but lives 5 miles. He thinks more time needs to be spent to try to find a building and have more a direct benefit for citizens of Altura and surrounding townships. This product that is planned to grow in the building cannot be directly used by local folks. It gets ships somewhere else to be sold to other people. The proposed business is not like Neumann Oil or Kalmes Implement or Peoples Bank that exists to serve and help the local population. Because this reason I would ask the board to recommend not to approve the zoning to be changed from commercial to agricultural and that a conditional use permit not be issued to operate a cannabis business in the former school building.

Dan Kalstabakken 16955 Cty Rd 26, The Ag land should be continues and not includes the building.

Shelly Schell 203 1<sup>st</sup> Ave SE, Concerns about the kids playground and ball fields next to it.

Ron Merchelwitz 29 2<sup>nd</sup> St SE, Concerns about the kids ball field and park.

Trisha Badillo 116 S Main, Her children play at the park and she would not appreciate the business that close to the park.

Drew Meyer 17 1<sup>st</sup> Ave NE, Doesn't think the property should be rezoned Agricultural and stay Commercial.

Phyllis Onstad 16952 Cty Rd 26. The State of MN says that agricultural practices are used to grow cannabis but it's not deemed and agricultural product.

Gary Heim 1812 Pleasant View Lane Winona, The City Council preferred that he rezone to Agricultural vs. Commercial for his conditional use permit.

Kelly Kalmes 19919 Cty Rd 27 Rollingstone, She doesn't want to see it rezoned to Ag and have a business that is beneficial for all citizens. This building would pay less tax for Ag then Commercial.

Adjourn open hearing Matt Monahan made a motion to adjourn the open hearing. Raelene Stanislawski seconded. Motion carried.

Open Hearing Steve Lueck called the open hearing to order. The purpose of said public hearing is to consider a petition from Gary Heim and Kyle Kampschroer for a Conditional Use Permit to operate a Cannabis Microbusiness/Cultivation business at the property of 325 1<sup>st</sup> Avenue SE, Corner Lot 13, Lutheran Addition.

Ron Merchlewitz 29 2<sup>nd</sup> St NE, Mentioned his brother works at an enclosed grow facility in Portland Oregon and no matter how much filtration you can smell it blocks away.

Pat Kalmes 19919 Cty 27 Rollingstone, Same reasons to not approve the CUP as submitted regarding the rezoning.

Shelly Schell 203 1<sup>st</sup>Ave SE, Do not allow the CUP as it's not the right location next to the ball field and playground.

Trisha Badillo 116 S Main St, Not allow the CUP as it's not the best for the community and not safe by the ball field and playground.

Frank Murphy 114 2<sup>nd</sup> Ave SE, There is no reason why we can't have this business in town.

Dan Kalstabakken 16955 Cty 26, Can the City can put teeth in the CUP if granted for filtration system as some are as efficient or expensive. If the odor is a problem/concern put have the conditions of the CUP take care of it.

Howard Pichner 119 1<sup>st</sup> St NE, Good Idea, pro-business in town. We have liquor licenses in town that comes with risk. Good tax revenue and employment opportunities.

Phyllis Onstad 16952 Cty Rd 26, She has visited several schools that were closed in communities and those are more viable and beneficial to entire community. Wykoff

Kelly Kalmes 19919 Cty 27, Rollingstone, Do not allow the CUP. Keep in mind what we are growing whether it's legal or illegal should not put in our body as it's a destructive controlled substance. What is our community standing for.

Gary Heim 1812 Pleasant View Lane Winona, Misinformation about odors and filtration. Write in the CUP to go by state guidelines. 99% of odor will be contained with all filtration systems. The carbon filter will get it down as acceptable. It is by the park but there will be nothing done by the park, no in or out of the building, it's only a brick building. He's has no other interest in any other business coming to town. The building is not downtown, it's by the Ag land.

Trisha Badillo 116 S Main, No one can afford the building for what it's being sold for.

Ron and Jessica Merchlewitz 29 2<sup>nd</sup> St NE, We are Home of the Cardinals and do not want to be home of the pot grower.

Phyllis Onstad 16952 Cty Rd 26, Is it in the Cup for business regulations.

Adjourn Matt Monahan made a motion to adjourn the open hearing. Raelene Stanislawski seconded. Motion carried.

Comment from Mike Flaherty, Attorney – A Conditional Use Permit can address the odor and the City can put any reasonable conditions. He's not a cannabis expert. If the applicant causes odor, a mitigation plan can be in place which is approved by the office of cannabis and city engineer. If the City wants to allow the business, there is no cannabis conditional use allowed in a Commercial District but it is allowed as a conditional use in the Agricultural district. There are indoor/outdoor uses in Ag District. The City would have to rezone to approve the conditional use permit or the council would have to amend zoning to add to Commercial 1 District but that would open up that use in the entire Commercial 1 District. If rezone, the city has the discretion to designate if it's listed as a conditional use. The City has to allow this type of business in the city but can put conditions on the permit.

Minutes Raelene Stanislawski made a motion to accept the previous minutes. Matt Monahan seconded. Motion carried.

Building Permits The building permits were reviewed.

Council Report There was nothing to report.

### Old Business

Chicken Permit It is believed the chickens are no longer in town.

Unlicensed vehicle The vehicle is located in a Commercial District so nuisance only applies to Residential.

Maps The clerk provided maps for the Commission. New ones are in the process of being reproduced.

Comprehensive Plan The Commission was presented with the 1991 City Comprehensive Plan. Becky Zittel mentioned have a meeting for input from residents for future vision.

New Business

Recommendation on Rezoning      Commission comments on the request were would there be adverse effect on property owners if changed to Agricultural Zoning, does it comply with the comprehensive plan, property was just rezone to Commercial 1, purpose of Agricultural District is for outlying areas that do not have city services, concerned proximity to ball field and park, and the people in attendance were against. Don Dvorak made a motion to recommend to the Council to not rezone to Agricultural District. Becky Zittel seconded. Motion carried unanimously.

Recommendation on CUP      Commission discussed the conditional use permit will run with the land like an easement and worry about future owners. The new owners would have to comply with the easement. The Commission unanimously does not recommend as they are not recommending the rezoning permit.

Parking Ordinance Revisions      The Commission reviewed the changes to the parking ordinance and added verbiage to include large roll off and dumpster containers and permits and restriction on time length be required to have them when they aren't on personal property.

Adjourn      Raelene Stanislawski made a motion to adjourn at 8:15 p.m. Matt Monahan seconded. Motion carried.

Respectfully submitted:

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Sandra Pasche  
Altura City Clerk