

March 16, 2026

Jessenland Township Planning and Zoning Minutes

1. Review and approve minutes of February 23, 2026 meeting: Steve/Matt
2. Approve agenda: Steve/Matt
3. Requests:

Over the Counter:

Conditional Use:

Variance: Variance: Biron, Cathy and David; event barn's annual list of events due in March

Other:

4. Action:
5. Other Business:

The Town Board at its Annual Meeting, did not approve P&Z's recommendation to raise the fee for some variances (those not needing a CUP), from \$260 to \$450.

The following draft language on property splits will be presented to the Town Board at its March meeting.

Section 14-General Regulations, Subdivision 8-Additional Requirements, Exceptions and Modifications, #6. When any existing parcel of real property is split into two or more smaller parcels: a. The split shall be made such that all existing structures comply with the existing setback regulations for the classification of the subject property. b. The split shall require Township zoning administrator approval. c. If the property is within a district with a minimum new lot size of ten (10) or more acres, and the split results in a parcel smaller than the applicable minimum new lot size, or not meeting any other setbacks and or regulations for that district, the Town shall require a restrictive covenant prohibiting the establishment of a new dwelling on either parcel resulting from the split. d. In case of loss by peril of the existing dwelling, the Town may allow rebuilding or replacing of an existing dwelling with one dwelling which conforms to applicable zoning requirements via the variance process.

The current ordinance, that would be replaced, reads as: #6. When an existing parcel of real property is split into two or more smaller parcels, the split shall be made in such a way so that all existing structures must comply with the existing setback regulations for the classification of the subject property.

Andrew Tiede, in an email, gave the following language that could be added to the Township's Ordinance to exclude data centers from the township. "Data Center – (definition)

A facility used for the storage, processing, management, and/or transmission of digital data. The facility can include computer and network equipment, and other components related to digital data operations. The facility may also include power generators, water cooling and storage containers, utility substations, and other associated infrastructure to support operations at the data center. Various types of data centers may be identified as enterprise, hyperscale, cloud, colocation, edge data centers, and digital technology parks.

We can either put the ban in the general provisions, so that it just applies globally, or we can go through and ban it in each district.

For the global ban, (P93) in the general provisions section, I would add a subdivision 20:

Subdivision 20. Data Center Prohibition. - Data Centers are prohibited in all districts within the jurisdiction of Jessenland Township."

Doug motioned to take this language forward to the Town Board to begin the process of adding it into the Ordinances. Rosemary 2nd. Approved.

Sibley County has notified the Township that it has sent a letter to John and Kim Bones, in Section 12 of Jessenland Twp., requesting information about a 50' mobile home placed on the property sometime around fall 2022 without any permitting from Jessenland Twp. or Sibley County. The County will keep the Township apprised of any new information.

Re-appointments needed from Town Board at their March meeting for BOA (Kyle Iverson ending 2nd term) and P&Z (Rosemary Dieball ending 2nd term).

Election of officers for Planning & Zoning was held. Doug nominated the current slate of officers. Rosemary motioned to close the nominations. Nominations ceased and a unanimous ballot was cast for the slate of current officers. Approved.

6. Adjourned.

7. Next regular meeting: April 20, 2026 at 7:00 p.m.

_____ Rosemary Dieball, clerk

Members present: Rosemary Dieball, Deb Boettcher, Matthew Skelley, Doug Thomas, Steve Skelley