

AGENDA
HARMONY PLANNING & ZONING COMMISSION
Regular Meeting

August 6, 2025
7:00 P.M.

Council Room
Community Center

1. Call To Order
2. Roll Call
3. Consent agenda:
 - a. Minutes
4. Business
 - a. Consideration of Annexation Request
5. Adjourn

MINUTES
HARMONY PLANNING & ZONING COMMISSION
Regular Meeting

April 2nd, 2025
7:00 P.M.

Council Room
Community Center

Meeting was called to order by Erik Olson at 7:00 p.m.

P & Z Board Members Present: Rod Johnson, Erik Olson, and Miles Petree. Also present was City Attorney Greg Schieber and City Administrator Alissa Stelpflug.

CONSENT AGENDA: Board member Petree motioned to approve the consent agenda which consisted of minutes from the previous meeting. Board member Johnson seconded the motion. A vote was held. All in favor. Motion carried.

CHICKEN ORDINANCE: City Attorney Greg Schieber drafted a Chicken Ordinance using examples from what other communities have already implemented. Greg read through the draft and the board decided to increase the number of hens allowed from 6 to 10. Also, when receiving written approval from all adjacent property owners to add that consent only needs to be provided, when applying for their 1st time. Motion was made by Petree to approve the Amended Chicken Ordinance draft and recommend to City Council for final approval providing the provisions stated above have been made. Motion was seconded by Johnson. A vote has held. All in favor. Motion carried.

TELECOMMUNICATION TOWER: City Attorney Greg Schieber drafted a Communication Tower Ordinance using examples from what other communities have already implemented. Greg read through the draft and the board decided to require additional verification on distance to the nearest sinkhole. Motion was made by Petree to approve this Communication Tower Ordinance draft and recommend to City Council for approval. Motion was seconded by Johnson. A vote has held. All in favor. Motion carried.

Upon no further business, Board Member Olson adjourned the meeting at 8:01 pm.

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE
ANNEXATION OF CERTAIN LAND TO THE CITY OF HARMONY, MINNESOTA
PURSUANT TO MINN. STAT. § 414.033, SUBD. 2(3)

TO: Council of the City of Harmony, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minn. Stat. § 414.033, subd. 2(3).

It is hereby requested by:

 X the sole property owner; or
 all of the property owners. (If the land is owned by more than one person, all must sign the petition to represent all owners.)

of the area proposed for annexation to annex certain property described herein lying in the Township of Harmony to the City of Harmony, County of Fillmore, Minnesota.

The area proposed for annexation is described as follows:

The South Sixty acres of the West Half of the Northeast Quarter (W ½ NE ¼) of Section 10, Township 101, Range 10 West, containing Sixty (60) acres, more or less, according to the U.S. Government survey thereof, subject to electric power line easements of record.

1. There is one property owner in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.

Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property previously annexed under this clause within the preceding 12 months if the property is owned by the same owners and annexation would cumulatively exceed 120 acres.

3. Said property is unincorporated, abuts on the city's (N) S E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 60 acres.
5. The reason for the requested annexation is for potential industrial use of the land that would require municipal services.

PETITIONERS REQUEST: That pursuant to Minn. Stat. § 414.033, the property described herein be annexed to and included within the City of Harmony, Minnesota.

Dated: 7-31-25

Name: Jeffrey Soma

Signature: _____

Dated: 7/31/2025

Name: Brian Krambeck

Signature: _____

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 2b, before a municipality may adopt an ordinance under subd. 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 11, when a municipality declares land annexed to the municipality under subd. 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subd. 4, or a shoreland area, as provided by section 103F.205, subd. 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 12, when a municipality annexes land under subd. 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minn. Stat. § 414.033, subd 13, at least 30 days before a municipality may adopt an ordinance under subd. 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.