

AGENDA
HARMONY PLANNING & ZONING COMMISSION
Regular Meeting

May 6th, 2026
7:00 P.M.

Council Room
Community Center

1. Call To Order
2. Roll Call
3. Public Forum
4. Consent agenda:
 - a. February Minutes
5. New Business:
 - a. Variance Request – Corey Whalen
 - b. Public Hearing – Hershland Properties
6. Old Business:
7. Adjourn



MINUTES
HARMONY PLANNING & ZONING COMMISSION
Regular Meeting

February 4, 2026
7:00 P.M.

Council Room
Community Center

Meeting was called to order by Jesse Grabau at 8:08 p.m.

P & Z Board Members Present: Miles Petree, Jesse Grabau and Rod Johnson. Also present was Alissa Stelpflug (Administrator), Aaron Bishop, Amy Bishop, Ann Lyons, Greg Schieber (City Attorney) and Chris Hahn (CEDA).

CONSENT AGENDA: Board member Petree motioned to approve the consent agenda which consisted of minutes from the previous meeting in December 2025. Board member Johnson seconded the motion. A vote was held. All in favor. Motion carried.

CANNABINOID ORDINANCE DISCUSSION: Board Member Grabau recapped that the City previously adopted a resolution to align with the County's approach regarding cannabis regulation. Attorney Schieber confirmed that in June of last year, the City approved allowing the County to serve as the primary contact for inquiries from the State of Minnesota.

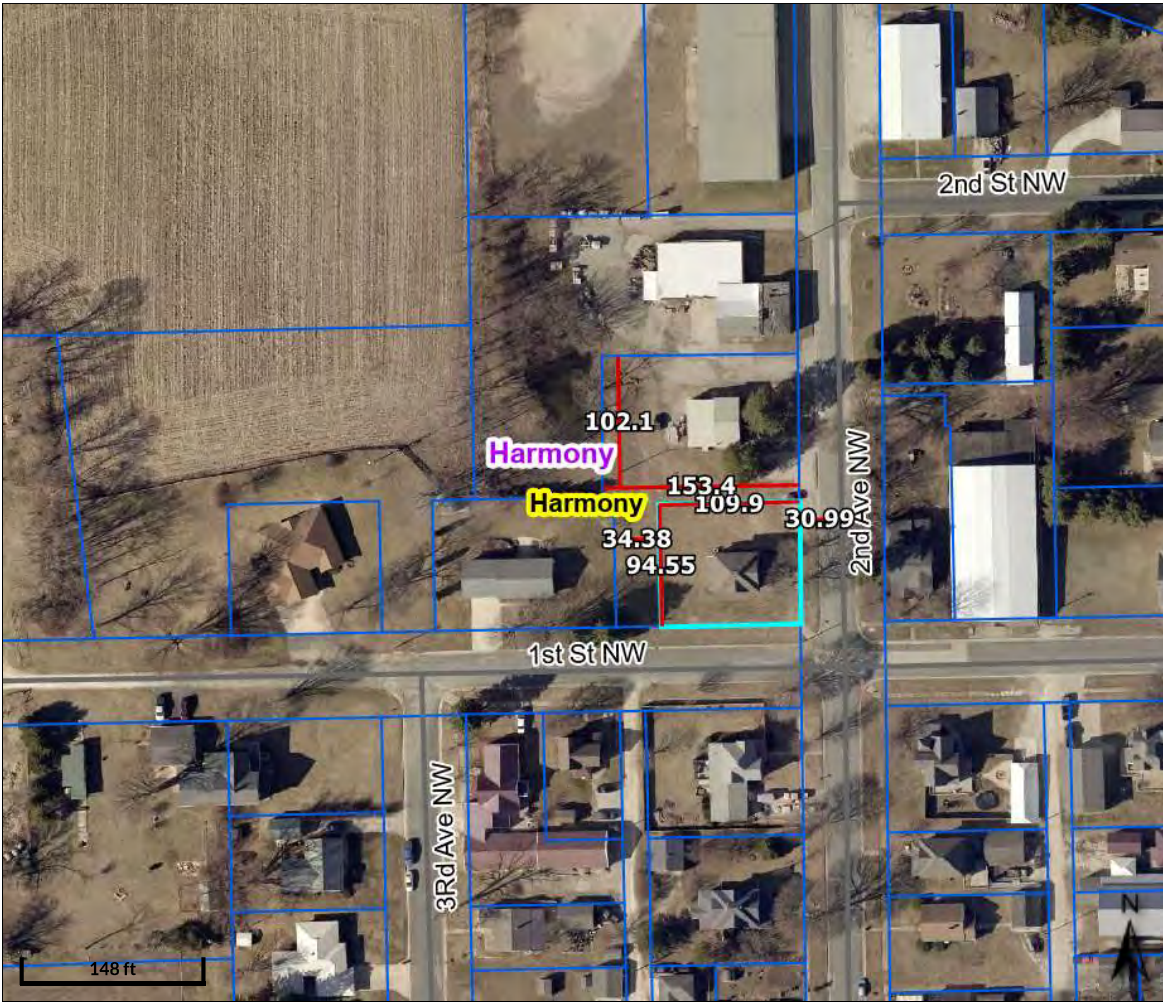
Last year, the Board directed Attorney Schieber to draft an ordinance amending the City's zoning regulations to address where cannabis-related businesses would be permitted within the community. Attorney Schieber prepared a draft ordinance using the State of Minnesota's model ordinance as a foundation. The draft was modified to better fit the City's needs, including the removal of sections deemed not applicable, such as provisions related to temporary events and similar activities. Schieber highlighted several items requiring clarification and further input from the Planning and Zoning Board. Discussion was held on the following topics:

- Requirements for Cannabis Businesses
 - including minimum buffer requirements
- Zoning and Land Use classifications, including:
 - Cultivation
 - Cannabis Manufacturer
 - Hemp Manufacturer
 - Wholesale
 - Cannabis Retail
 - Cannabis Transportation
 - Cannabis Delivery
- Hours of Operation
- Registration of Cannabis Businesses, including:
 - Application approval process
 - Suspension of registration

- Limiting the number of registrations

No formal action was taken at this time.

Upon no further business, Board Member Grabau adjourned the meeting at 8:33 pm.



Overview



Legend

- Parcels
- Townships
- Municipalities
- Road Centerlines

Parcel ID	150099000	Alternate ID	n/a	Owner Address	COREY WHALEN &
Sec/Twp/Rng	15-101-010	Class	201 - 1A/1B/4BB RESIDENTIAL SINGLE UNIT		ALLISON WHALEN
Property Address	115 2ND AVE NW	Acreage	0.28		115 2ND AVE NW
	HARMONY				HARMONY, MN 55939
District	(2701) HARMONY CITY/SD 2198				
Brief Tax Description	SECT-15 TWP-101 RANGE-010 HARMONY OUTLOTS LOT-014 100 X 120'				
	OL 14 NE1/4 NE1/4 OL 14 NE1/4 NE1/4				
	<i>(Note: Not to be used on legal documents)</i>				

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Outlook

Rezoning

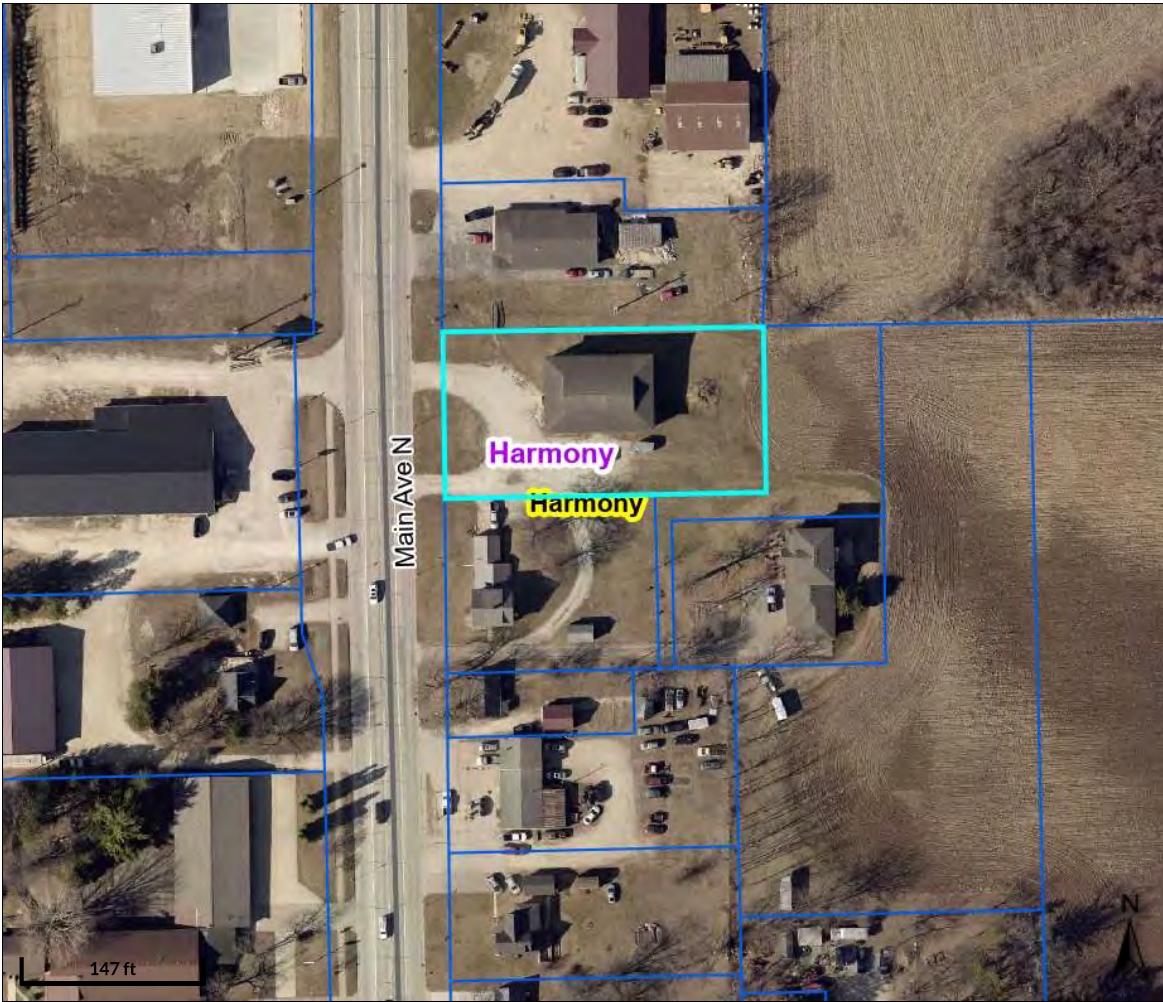
From Reuben Hershberger <reubenhershberger@gmail.com>

Date Fri 4/10/2026 8:48 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

Hi Alissa, I am requesting Rezoning my property 570 Main Ave. N. Harmony Minnesota back to residential 2 (R-2).

Reuben



Overview



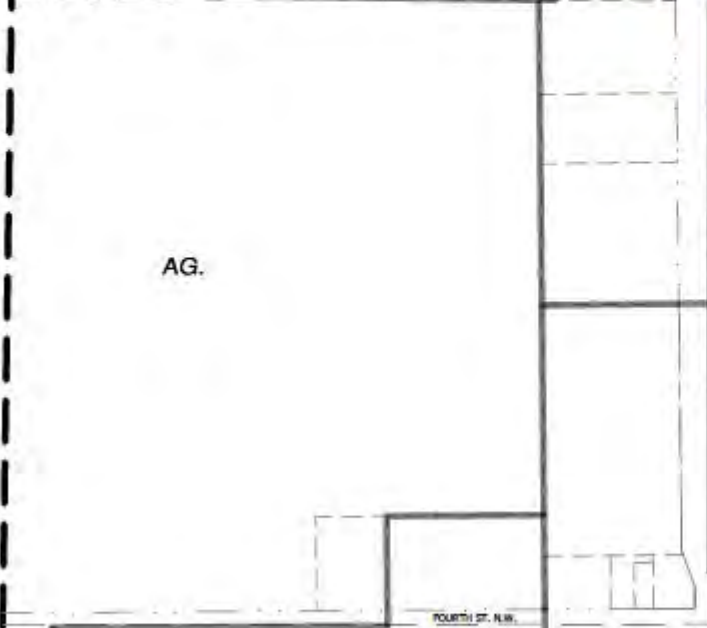
Legend

-  Parcels
-  Townships
-  Municipalities
-  Road Centerlines

Parcel ID	150014020	Alternate ID	n/a	Owner Address	HERSHLAND PROPERTIES LLC 560 MAIN AVE N PO BOX 276 HARMONY, MN 55939
Sec/Twp/Rng	11-101-010	Class	233 - 3A COMMERCIAL LAND AND BUILDING		
Property Address	570 MAIN AVE N HARMONY	Acreage	0.74		
District	(2701) HARMONY CITY/SD 2198				
Brief Tax Description	SECT-11 TWP-101 RANGE-010 HARMONY OUTLOTS LOT-001 1.13AC W 284.13' OF S 115' OF OL 1 EX .49AC & EX .45AC 84.13' OF S 115' OF OL 1 EX .49AC & EX .45AC <i>(Note: Not to be used on legal documents)</i>				

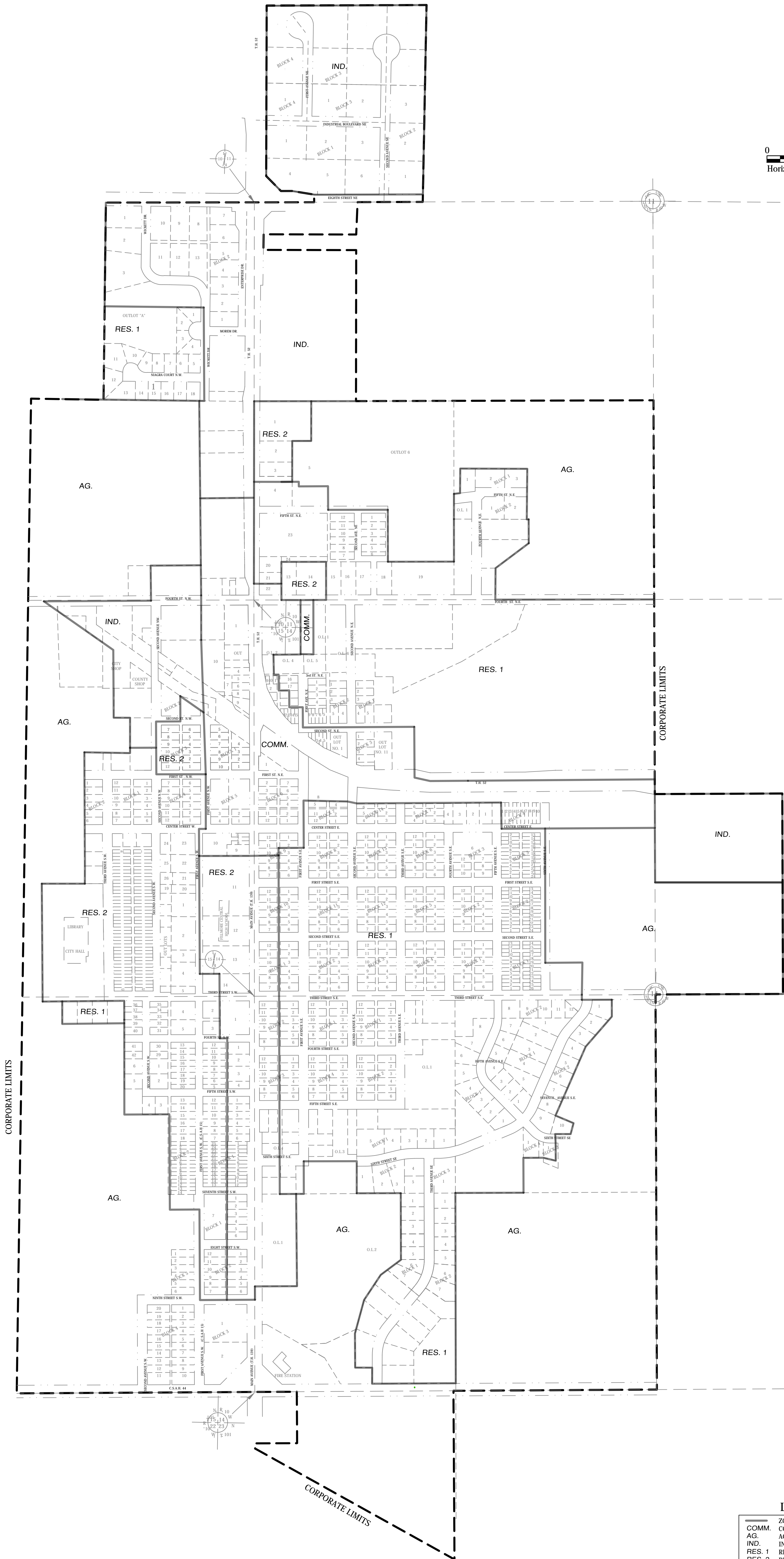
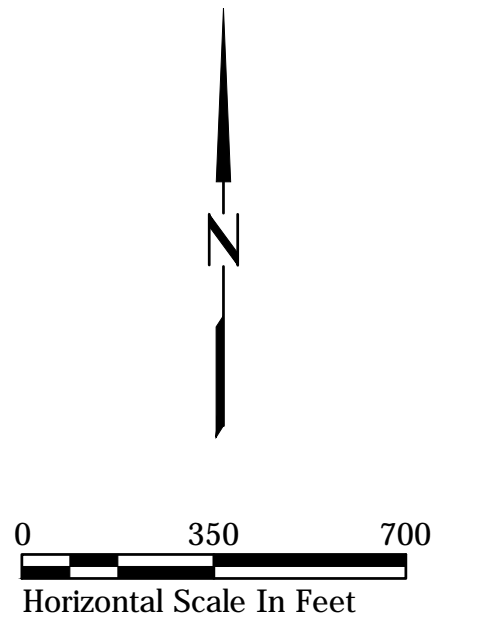
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**NOTICE OF PUBLIC HEARING ON ZONING CHANGE FROM INDUSTRIAL TO R-2
LOCATED AT 570 MAIN AVE N, HARMONY, MN 55939**

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Planning and Zoning Commission on May 6, 2026, at 7:00 pm. The hearing will take place at the Community Center, 225 3rd Avenue SW, to consider a petition to rezone the property located at 570 Main Avenue North (Tax parcel 15.0140.020) from Industrial to Residential (R-2) classification. All interested parties are welcome to attend the meeting or send written comments to the City of Harmony, PO Box 488, Harmony, MN 55939. The regularly scheduled Planning and Zoning Commission meeting will immediately follow.



LEGEND

—	ZONING LINE
COMM.	COMMERCIAL DISTRICT
AG.	AGRICULTURAL DISTRICT
IND.	INDUSTRIAL DISTRICT
RES. 1	RESIDENTIAL 1 - DISTRICT
RES. 2	RESIDENTIAL 2 - DISTRICT
- - -	CORPORATE LIMITS

ZONING BASEMAP

CITY OF HARMONY

FIGURE 4

DATE: SPRING 2018



6188 Rome Cir. NW
Rochester, MN 55901
www.stantec.com

Plot Date: 05/02/2018 3:17pm
Drawing Name: V:\1938\source\CLIENTS\Harmony\Basemap\2018 update\Harmony_Basemap_2018 update.dwg
Xref: