

## 2026 Zoning Ordinance changes

The Meeker County Planning Commission will meet at the Government Center in Litchfield, MN on February 10, 2026 at 5:00pm to consider the following possible Zoning Ordinance Amendments.

The proposed amendments to the Zoning Ordinance are summarized as follows, please note that additions are indicated in bold text, with the exception of paragraph headings, and the deleted items are struck out. Each individual numbered item constitutes a separate hearing.

### **(1) Section 5.05.2.a Permits Required** – Change to read

2. *Building permit.* This permit shall be required for any non-agricultural-related construction.
  - a. *Building permit expiration.* Every building permit issued by the building official under the provision of this code shall expire by limitation and become null and void if the building or work authorized by such building permit is not commenced within ~~180 days~~ **18 months** from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of ~~180 days~~ **18 months**. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

### **(2) Section 6A.03 Denial and Reconsideration** -- Change to read

No application for a conditional use permit affecting substantially the same property for the same use shall be resubmitted for a period of six months from the date of said order of denial by the Meeker County Board of Commissioners. Conditional use permits shall be valid for ~~12~~ **18** months unless otherwise specified.

### **(3) Section 6A.04 Permit Expiration** – Change to read

Unless a land use permit or a building permit is issued and significant work has been completed within ~~12~~ **18** months from the date of permit approval, then such permit shall become null and void, unless a petition for extension of time in which to complete the work has been granted by the county board. An extension of a conditional use permit shall be requested in writing and filed with the zoning administrator at least 30 days before the conditional use permit is due to become null and void. The request for extension shall state facts showing a good faith attempt to do significant work toward meeting the specifications and conditions of the permit. Said petition shall be presented to the county board for a decision.

**(4) Section 6B.04 Permit Expiration** – Change to read

Unless a land use permit or a building permit is issued and significant work has been completed within ~~12~~ **18** months from the date of permit approval, then such permit shall become null and void, unless a petition for extension of time in which to complete the work has been granted by the county board. An extension of an interim use permit shall be requested in writing and filed with the zoning administrator at least 30 days before the interim use permit is due to become null and void. The request for extension shall state facts showing a good faith attempt to do significant work toward meeting the specifications and conditions of the permit. Said petition shall be presented to the county board for a decision.

**(5) Section 6B.06.A Permit Duration** -- Add

A. An interim use permit shall terminate upon the occurrence of any of the following events; whichever first occurs:

1. The date stated in the permit; or
2. A violation of conditions under which the permit was issued; or
3. A change in the county's zoning ordinance renders the use nonconforming.
4. **No Interim Use permit of any sort granted pursuant to this Ordinance is transferable to any other person or premises. If a change of ownership/control over 50% or change in location of any licensed premises occurs, whether pursuant to move, sale, transfer, assignment, or otherwise, the owner or proposed new owner must complete a new application subject to approval pursuant to the Ordinance.**

**(6) Section 7.05 Variance Expiration** – Change to read

Unless a land use permit or building permit is issued and significant work has been completed within ~~12~~ **18** months from the date of approval of a variance, said variance shall become null and void, unless a petition for extension of time in which to complete the work has been granted by the board of adjustment. An extension of a variance shall be requested in writing and filed with the zoning administrator at least 30 days before the expiration date of the original variance. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the variance. Such petition shall be presented to the board of adjustment for a decision.

**(7) Section 8.01 Zoning Administrator** – Add

L. Institute in the name of the county any appropriate actions or proceedings necessary to enforce the provisions of this ordinance **with assistance, when needed, from the County Attorney and the Sheriff of Meeker County when called upon by the Zoning Administrator to perform such duties.**

**(8) Section 11.01.D.5 Residential density options** – Add

(5) All further subdivisions must be re-zoned and platted according to the Meeker County

Zoning Ordinance article 13 (R-1), article 14 (R-2) and the Meeker County Subdivision Ordinance or platted in the overlay district and remains zoned A-1 according to the provisions of article 19B and the Meeker County Subdivision Ordinance.

- a. **Rezones from A-1 to R-1 or R-2 should be contiguous to other R-1 or R-2 properties.**

**(9) Section 11.02 Permitted Uses** – Change and Add

- G. Essential service facilities and structures (**telephone, fiber optics, electric distribution, gas distribution, water distribution**) and that subject to section 22.08.
- O. Tiling, sewer and small ~~road~~ contractors' equipment and storage yard.
- T. **Solar energy systems less than 100 kilowatt or less than 300 kilowatts if used for agriculture related business not for open sale of power.**

**(10) Section 11.03 Conditional** – Change and Add

- H. Small engine repair limited to structures not exceeding a ~~3,000~~ **4,800** square foot area in total.
- I. Upholstery shop **and furniture shops** limited to structures not exceeding a ~~3,000~~ **4,800** square foot area in total.
- J. Electric, plumbing, heating **and general repair** shops limited to structures not exceeding a ~~3,000~~ **4,800** square foot area in total.
- K. Machine welding shop limited to structures not exceeding a ~~3,000~~ **6,000** square foot area in total.
- O. Lumber mill and rough lumber processing, **wood product manufacturing and building material sales.**
- AA. Wind turbines for the generation of wind energy **over 40-kilowatt AC and under 25 megawatts. Solar farms for generation of solar energy over 100 kilowatts AC and under 50 MW for generation of solar energy.**
- FF. **Florist shops, plant nurseries and garden supply sales.**
- GG. **Restaurants and country stores.**
- HH. **Light manufacturing, production and processing related to the agriculture or building industry, which in the opinion of the Planning Commission shall not be injurious or offensive to the surrounding land by reason of air pollution, noise, vibration, odor, glare, fire and explosion hazards.**

**(11) Section 11.04 Interim Uses** – Add

**N. Cannabis cultivation.**

**(12) Section 11.06 Site Development Regulations** – Change and Add

M. Setback from feedlots.

- 2. No dwelling shall hereafter be erected within ~~1,000~~ **1,320** feet from an existing Class A or B feedlot with 50 or more animal units in non-shoreland, or ten or more animal units in a shoreland district without first obtaining a signed waiver regarding setback as per section 22.10.G, or being granted a variance to said setback. This provision does not apply to a new residence being built to replace an existing residence or a dwelling being built for an owner/operator of the feedlot as is defined in sections 23.40.1.1 and 23.40.1.2.

P. Animal units.

- 1. Each residential building site consisting of less than ten acres may have no more than ~~two animal units with the following exceptions:~~ **a maximum of one animal unit per acre up to a maximum of ten animal units per site.**
  - ~~a. Additional animal units may be allowed through a conditional use permit to a maximum of one animal unit per acre up to a maximum ten animal units per site.~~
  - ~~b. a. No more than two swine total per site.~~
  - ~~c. b. No more than 20 poultry total per acre per site.~~
  - ~~d. c. A proposed new animal feedlot or a manure storage area shall not be permitted within a shoreland district, a floodplain, 300 feet of a sinkhole, 100 feet of a private well, or 1,000 feet of a community water supply well or other wells serving a public school as defined under Minnesota Statutes, section 120A.05, a private school excluding home school sites, or a licensed child care center where the well is vulnerable.~~
  - ~~e. d. Existing animal feedlots or manure storage areas within the shoreland district shall refer to section 22.10.D.4.a through d of this ordinance.~~

T. Setbacks for wind energy facilities **and data centers.**

<i>Object</i>	<i>Setback Over 100kw</i>	<i>Setback 100kw or less</i>
Non-owner dwelling	<b>1,320</b> <del>1,000</del> feet	<b>800</b> <del>750</del> feet

**(13) Section 13.04.F.3 Site Regulations** – Add

3. Non-shoreland lots.

	<u>Area</u>	<u>Width</u>
Single	50,000	150

**Maximum area for a new R-1 zoned platted lot is 5 acres.**

**(14) Section 14.04.F.3 Site Regulations** – Add

3. Non-shoreland lots.

	<u>Area</u>	<u>Width</u>
Singe	50,000	150

**Maximum area for a new R-2 zoned platted lot is 10 areas.**

**(15) Section 15.02 Conditional Uses** – Add

**I. Apartments located above the ground floor or retail and commercial businesses.**

**J. Data Centers need to provide necessary data indicating strain on local infrastructure and meets all additional local, state and federal regulations.**

**(16) Section 17.02.A Conditional Uses** – Add

**19. Data Centers need to provide necessary data indicating strain on local infrastructure and meets all additional local, state and federal regulations.**

**(17) Section 19A.04.7.a.2**

(2) A guest cottage and a garage attached to a guest cottage must not cover more than 1,400 square feet of land surface and must not exceed 15 feet in height. A maximum of ~~700~~ **800** square of the above-mentioned square footage may be livable area and a guest cottage may be allowed to have an attached garage that does not cover more than ~~700~~ **600** square feet of land surface and does not exceed 15 feet in height; and

**(18) Section 22.08 Essential Services** – Add

Essential service facilities shall be regulated according to the procedures described herein. Required maintenance, ~~or rebuilding or additions to~~ any essential service facility, when such maintenance or rebuilding does not change, expand the capacity or change the capability of the existing facility, shall be exempt from the regulation of this section.

**(19) Section 22.13.I.1** -- Add

I. Mandatory compliance inspections of existing systems. An SSTS shall require a compliance inspection when any one of the following conditions occur:

1. Any time that a permit (**other than maintenance**) or variance is applied for in a shoreland management area;

**4. Any new construction or new bathroom addition will require a Certificate of Compliance.**

**(20) Section 22.37.1.F** – Change and Add

F. A separate Conditional Use Permit shall be required for each of the seven Cannabis Ordinance specific businesses and for each geographic location.

Permitted and conditional uses for cannabis related businesses. Cannabis businesses will be permitted, conditionally permitted, or not permitted based on the land use district as established in the table below (C=Conditionally Permitted, NP=Not Permitted).

District	Cannabis Retail Micro Business or Mezzo business	Cannabis Cultivator	Cannabis Business/ Manufacturer	Cannabis Wholesale/ Warehouse	Cannabis Transport Deliver	Cannabis Testing	Cannabis Event
A-1 Agricultural	€ NP	C	€ NP	€ NP	NP	NP	NP

**(21) Section 22.37.2 Retail Cannabis, Microbusiness or Mezzo business:** Change and Add **An Interim Conditional** Use Permit is only allowed and required in the ~~A-1~~, C-1, C-2 and I-1 districts for the selling of immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to customers.

**(22) Section 22.37.2.1.J** – Add

j. A cannabis retailer may operate up to two retail locations, **if permitted**, in one county. **Retail hours will be from 10:00am to 9:00pm, Monday through Saturday and 11:00am to 6:00pm, Sunday.**

**(23) Section 22.37.3 Cannabis Cultivator Business** – Change and Add

**An Interim Conditional** Use Permit is required for a producer growing more than eight plants. Indoor facilities must be less than 30,000 square feet. Outdoor growing locations must be less than two acres, but can be permitted up to four acres from the state with special approval. A business licensed or authorized to cultivate cannabis may cultivate cannabis plants indoors or outdoors, subject to the security, fencing, lighting, and any other requirements deemed necessary.

**(24) Section 22.37.4 Cannabis Manufacturer Business** – Change and Add

**An Interim Conditional** Use Permit is required for the manufacturing of cannabis derived products and other hemp-derived consumer products, and other products authorized by law to customers.

**(25) Section 22.37.5 Cannabis Wholesale/Warehouse Business** – Change and Add

**An Interim Conditional** Use Permit is required for the storage and wholesaling of cannabis

derived products and other hemp-derived consumer products, and other products authorized by law to customers.

**(26) Section 22.37.6 Cannabis Transport/Delivery Business** – Change and Add

**An Interim Conditional Use Permit** is required for a business that transports or delivers cannabis derived products and other hemp-derived consumer products, and other products authorized by law to customers.

**(27) Section 22.37.7 Cannabis Testing Facility** – Add

A. **An Interim Use Permit is required for a cannabis testing business.** A cannabis testing facility license entitles the license holder to obtain and test immature cannabis plants and seedlings, cannabis flower, cannabis products and hemp products.

**(28) Section 23.50 Guest Cottage** – Change and Add

"Guest cottage" means a structure with or without an attached garage which may not be constructed on a basement which is used as a dwelling unit that may contain sleeping spaces, kitchen and bathroom facilities in addition to those provided in the primary dwelling unit. A guest cottage and a garage attached to a guest cottage shall be considered an accessory structure and its square footage shall be used in calculating the maximum allowed square footage of accessory buildings per lot. The habitable area with a ceiling height of seven feet or greater of the guest cottage may not exceed ~~700~~ **800** square feet and the attached garage may not exceed ~~700~~ **600** square feet for a total of a maximum of 1,400 square feet of land surface coverage.

**(29) Section 23.52.1 Holidays** – Add

Holidays will be the observed as the following: New Year's Day, Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas Eve and Christmas Day.

**(30) Section 23.75.05 Mini-Storage Buildings** – Change and Add

The term "mini-storage building" means a type of **compartmented building or shipping container** utilized for the sole purpose of storage **open to whether it be private or public storage**. Size shall be limited to ~~5,000~~ **12,000** square feet. The maximum number of storage buildings allowed per site is two.

**(31) Article VIII – Administration and Fees:** – Change and Add  
**Sec. 8.01 – Zoning Administrator**

L. Institute in the name of the county any appropriate actions or proceedings necessary to enforce the provisions of this ordinance **with when needed, assistance from the County Attorney and the Sheriff of Meeker County when called upon by the Zoning Administrator to perform such duties.**