

Oronoco Town Board  
Monthly Meeting Minutes  
August 12, 2024

Minutes of the regularly scheduled meeting of the Oronoco Town Board held on **Monday, August 12, 2024** at 5:30p.m. at the Oronoco Community Center, located at 115 Second Street SW, Oronoco, Minnesota.

Supervisor Ken Mergen called the meeting to order at 5:30pm.

**Pledge of Allegiance**

**Jered Stanton, TCPA, requested that OTMB-24-06, Webster be added to the agenda.**

**TCPA Bylaws**

Jered Stanton, TCPA, presented to the Board. The changes to the TCPA bylaws are being done by proxy. The Township Representative can be anyone the Township chooses, they must be appointed by the Township. There will need to be 8 representatives to change the TCPA bylaws in the future.

Once there is a response from all townships, the TCPA bylaws will be signed by the TCPA Board Chairman John Johnson.

**There was a motion made by Supervisor Mergen to approve the TCPA, Township Cooperative Planning Association, bylaw changes, seconded by Supervisor Matzke. The motion was carried unanimously.**

**OTMB-24-06, Webster**

The owner/applicant has three (3) tax parcels lying primarily in the south half of Section 1 with a small parcel in the NE ¼ of the SW ¼ of Section 12 for a total ownership of 222 +/- acres (not including ROW). All parcels are in the A-2 Agricultural Protection District. The reason for the subdivision request is to execute estate planning. The owner/applicant would like to parcel off the western properties for ownership by James Webster, a small parcel of approximately 3-5 acres in the SW corner of the SW ¼ of the SE ¼ of Section 1 to be owned by Justin Webster, and Jeff Webster would take ownership of the remaining property. The proposed configurations can be seen on the attached maps.

**Staff recommends approval of the proposed subdivisions with the following conditions;**

- 1. That the applicant provides a survey that meets the lot area and access requirement of the ordinance.**
- 2. That the applicant work with Olmsted County, as Road Authority, regarding residential access for their future proposed use.**

**This information was taken from the TCPA packet and is only a portion of the document. The entire document can be found at TCPA or the Oronoco Township Clerk, Jody Schroeder.**

**There was a motion made by Supervisor Johanningmeier to approve OTMB-24-06, Webster, seconded by Supervisor Matzke. The motion was carried unanimously.**

### **Text Amendment to Articles 3, 5, 8 & 10 Zoning Ordinance**

The Oronoco Township Planning Commission initiated a Text Amendment to Articles 3, 5, 8 & 10 of their zoning ordinance to further define allowed uses in Agricultural, Commercial and Industrial Districts.

1. Resolution: 2024-06 to adopt proposed text amendments.
2. Proposed Language Amendments to Sections 3, 5, 8 & 10.

The current version of Oronoco Township's Zoning Ordinance, updated May 19, 2022, is considered too restrictive concerning farming activities in the agricultural districts and not restrictive enough in Commercial and Industrial Districts. The current language has led to undesirable uses that do not meet the intent of the ordinance. This version also erroneously omitted 10.02.5.a.1-5, "Permitted Uses:" & 10.02.C.

### **Findings:**

1. The proposal is consistent with the policies of the Olmsted County General Land Use Plan. The proposed changes to the Ordinance are consistent with the goals and policies of the Olmsted County General Land Use Plan. The purpose of the text amendment is to allow for greater freedom of farming uses in the agricultural districts and restrict undesirable uses in the other mentioned zoning districts.
2. The amendment is in the public interest. Amending the ordinance provides the township an opportunity to protect their constituents by restricting uses that may negatively impact the use and enjoyment of neighboring properties.
3. The proposed development is timely based on surrounding land uses, proximity to development, and the availability and adequacy of infrastructure. This finding does not pertain to the specific text amendment.
4. Proximity to development, and the availability and adequacy of infrastructure. This finding does not pertain to the specific text amendment.
5. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood. This finding does not pertain to the specific text amendment.

6. The proposal does not result in spot zoning.  
This finding does not pertain to the specific text amendment.
7. The proposal is consistent with a General Development Plan for the area, if one exists.  
This finding does not pertain to the specific text amendment.

**TCPA staff considers the proposed changes consistent with County regulations and recommends consideration and adoption of said changes.**

**This information was taken from the TCPA packet and is only a portion of the document. The entire document can be found at TCPA or the Oronoco Township Clerk, Jody Schroeder.**

**There was a motion made by Supervisor Johanningmeier to approve Resolution 2024-06, Text Amendment to Articles 3, 5, 8 & 10 Zoning Ordinance, seconded by Supervisor Matzke. The motion was carried unanimously.**

### **Shoreland Ordinance**

Supervisor Johanningmeier asked Jered, TCPA, what kind of response he is receiving from other townships on the Floodplain and Shoreland Ordinance. Jered stated that most townships are considering drafting their own ordinance. Townships were not made aware that they were losing authority on the Floodplain and Shoreland Ordinance. The dual control with the DNR and Olmsted County is a confusing process.

### **Lake Zumbro Forever, Inc., Quit Claim Deed**

Supervisor Matzke received a check from Lake Zumbro Forever, Inc., for attorney fees to prepare the land transfer for the King's Park Land. Supervisor Matzke will deliver all paperwork and title to Lake Zumbro Forever, Inc. Lake Zumbro Forever, Inc. will file the Quit Claim Deed with Olmsted County.

Clerk Schroeder requested that a copy of the Quit Claim Deed be sent to Attorney Ruppe and Oronoco Township for their records.

**There was a motion made by Supervisor Matzke to approve the Quit Claim Deed, seconded by Supervisor Mergen. The motion was carried unanimously.**

### **Road Report**

Supervisor Mergen will take the invoices and supporting documents from flood damages done June 16-July 4, 2024 to Olmsted County Emergency Operations Center on Wednesday, August 14, 2024. Oronoco Township will submit the invoices to the Minnesota Department of Homeland Security and Emergency Management (HSEM) and Federal Emergency Management Agency (FEMA) for preliminary damage assessment.

On August 5, 2024 an RV damaged a stop sign posted at the intersection of Lion's Court and Cedar Crest Road NW. Olmsted County Sheriff's Department filed a report. Clerk Schroeder will submit a bill to the driver's insurance company once an invoice is received from Olmsted County Public Works.

### **Summer Road Projects**

Supervisor Mergen has been working with Rochester Sand and Gravel and Bargaen to get estimates on summer road repairs. Supervisor Mergen suggests that the board move forward with both estimates. The estimate from Rochester Sand and Gravel includes work on Frederich's Dr, Thunderbluff Rd NW, and White Birch Ct NW. The estimate from Bargaen includes cold patching on Halloran Dr, Frederich's Dr, Ridge Crest Ln, Zumbro Cedar Ln NW, and Zumbro Woods Ln.

**There was a motion made by Supervisor Mergen to accept the estimate from Rochester Sand and Gravel to begin work on Thunderbluff Road NW, not to exceed \$296,061.00, and White Birch Court NW, not to exceed \$219,309.50, now and work on Frederich's Drive in the Spring of 2025, not to exceed \$224,062.60, all work will encompass the bulb of each of the cul de sacs, seconded by Supervisor Matzke. The motion was carried unanimously.**

**There was a motion made by Supervisor Mergen to approve the bid from Bargaen contingent on removing Frederich's Dr cold patching, seconded by Supervisor Matzke. The motion was carried unanimously.**

### **Weed Spraying**

Supervisor Johanningmeier stated that North Star Industries sprayed 10 miles of ditches for weed control. Supervisor Johanningmeier will contact Chris from Joint Powers Mowing to see when ditches will be mowed for the fall. Supervisor Johanningmeier would like to have North Star Industries spray another 10 miles of ditches yet this fall.

### **125<sup>th</sup> St NW, hill reconstruction**

The estimate from Schumacher to reconstruct the hill on 125<sup>th</sup> St NW was \$54,500. Supervisor Johanningmeier suggested moving forward with soil boring by Schumacher to see if this project is feasible. If so, there will be discussion again in spring 2025 on moving forward with hill reconstruction.

The road closure for 125<sup>th</sup> St will be added to the October 14, 2024 agenda.

**There was a motion made by Supervisor Johanningmeier to have Schumacher Excavating do soil boring on 125<sup>th</sup> St, seconded by Supervisor Mergen. The motion was carried unanimously.**

Clerk Schroeder sent a letter to a citizen on Cedar Beach Drive NW on July 18, 2024. The resident was not in compliance with Ordinance 2020-01 prohibits parking commercial motor vehicles, vehicles, boats, unhitched trailers or semitrailers or other objects upon any portion of Cedar Beach Drive. Supervisor Matzke noted that since the letter was sent, the vehicles have been moved.

### **Minutes Approval**

**There was a motion by Supervisor Mergen to approve the minutes for July 8, 2024 monthly meeting, seconded by Supervisor Matzke. The motion was carried unanimously.**

### **Treasurer's Report-Brandi Lind**

The YTD Statement of Receipts, Disbursements and Balances as of July 31, 2024 shows: receipts \$568,834.61, disbursements \$834,536.05 with an ending balance of \$1,544,455.06.

**There was a motion made by Supervisor Mergen to approve the treasurers report in written form, seconded by Supervisor Matzke. The motion was carried unanimously.**

### **Approval to pay payroll and claims including electronic transfer**

**There was a motion made by Supervisor Mergen to approve the payroll and claims, including electronic transfers, for August 12, 2024, seconded by Supervisor Johannngmeier. The motion was carried unanimously.**

### **OTPAC**

T&M Properties is required to get a new permit. They are out of compliance with the CUP. The building is not to be used at all until inspection is completed. Olmsted County is involved with enforcing and monitoring.

### **Clerk Notes**

The Presidential Primary Elections will be held on August 13, 2024. Khiengchai Fulton has agreed to be the new Election's Administrator for Oronoco Township and the City of Oronoco beginning in 2025.

Clerk Schroeder received an invoice from the City of Oronoco for snowplowing from January 2022-2024. Supervisor Mergen look into this with the City of Oronoco.

**There was a motion made by Supervisor Mergen to adjourn the meeting, seconded by Supervisor Matzke. The motion was carried unanimously. The meeting adjourned at 8:50pm.**

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Respectfully Submitted:

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Clerk Jody Schroeder

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Tammy Matzke

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Ken Mergen

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Joel Johanningmeier