

Oronoco Town Board  
Monthly Meeting Minutes  
September 8, 2025

Minutes of the regularly scheduled meeting of the Oronoco Town Board held on **Monday, September 8, 2025**, at 5:30pm 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**

**The agenda was accepted with changes to begin with Wass, ZOT25-02, and move OTPAC behind the river corridor overlay district, both presented by OTPAC Commissioner Paige Collins.**

**Sharon Wass**

**Rezone - Oronoco Township - Section 27**

Jered Stanton, TCPA, presented that packet to the Board.

**Request:** An application to rezone approximately thirty five (35) acres in Section 27, Oronoco Township from (A-2); Agricultural Protection District to (A-3); Agricultural Protection District. The intent of the rezone is to permit one more buildable, non-farm parcel in the quarter-quarter section.

**Background:**

The area to be rezoned is 35 acres consisting of a single parcel owned by Sharon and Thomas Wass. The proposed zoning district will permit one more buildable, non-farm parcel in this quarter-quarter section. The owner's plan is to convey the property to a relative as a building site. Your planning commission held a public hearing on August 18, 2025 and recommended approval.

**Oronoco Township Ordinance:**

**Current Zoning Districts**

**Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:**

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm

uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

### **Proposed Zoning District**

#### **Section 5.03 A-3 AGRICULTURAL PROTECTION DISTRICT:**

The purpose of the A-3 District is to maintain and conserve agricultural investments and prime agricultural farmland, but to permit some non-farm development at a low density, not to exceed one dwelling unit per 10 acres. This district is intended to be limited to the Comprehensive Plan's "Agricultural Area" and the "Suburban Subdivision Area". The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

##### **A. Permitted Uses:**

1. Uses permitted in Section 5.00 (A) Permitted Uses, A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty-five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

C. Standards for Non-farm Dwellings: Non-farm dwellings shall be permitted only when they comply with all of the following standards:

1. No more than two (2) dwelling units per quarter-quarter section shall be permitted. Where two (2) dwelling units or buildable non-farm lots, or any combination thereof, exist within a quarter quarter section, no additional non-farm dwelling shall be permitted.
2. No dwelling unit shall be permitted in areas identified as wetlands or flood plain.
3. Any non-farm dwelling shall be located on at least one-half (1/2) acre of non prime agricultural soils with a crop equivalent rating of 55 or less, or in a wooded area. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.
4. No non-farm dwelling in an A-3 district shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non-farm lot.

##### **Location and Surroundings:**

The subject parcel is located in the NW 1/4 of Section 27, west of County Road 112/18th Ave NW. The surrounding area has a mix of zoning districts consisting of Agricultural Protection Districts (A-2 & 3), Low Density Residential District (R-1), and Agricultural /Resource Commercial District.

##### **Access:**

Access will likely be achieved from 18th Ave NW/CR 112.

The applicant will need to apply for and receive a change in use permit from Olmsted County Public Works Department before any construction is permitted.

##### **Staff Review and Analysis:**

The site does not appear to contain any environmental factors that would prohibit the requested rezone and future construction of a single family residence.

North of the proposed rezone area is an existing feedlot, Olmsted County Feedlot ID 109461 with 25 animal units. Since the feedlot contains less than 30 animal units, the 1/4 mile setback does not apply.

The area does contain enough non-prime soils to be considered for a non-farm parcel subdivision.

**Findings of Fact:**

Section 4.00.H: Amendment Findings (ordinance is in regular text, staff finding in italics)

1. The proposal is consistent with the policies of the General Land Use Plan;

Chapter 8 of the Olmsted County General Land Use Plan, adopted August 10, 2022, indicates that non-farm development within the resource protection area is permitted provided "...the impact on abutting uses, the need for public road area, and the impact on prime agricultural land can be reduced..." It is not anticipated that this request will have an impact on the surrounding properties, and there will be no need for new public roads. The property has not been farmed for several years, and the family has indicated they do not intend on farming the area in the future. Our office considers this request to be consistent with the area's land use plan.

*The commission should consider all external agency comments when determining consistency with the General Land Use Plan.*

2. The amendment is in the public interest;

*This request is not considered to be detrimental to the public interest.*

3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure;

The proposed zoning appears to be compatible with the surrounding area. Directly to the East, A-3 & R-1 zoning districts are found.

*TCPA staff has determined this proposal to be timely.*

4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood.

*TCPA staff has determined this proposal to be consistent with the proposed district and neighborhood.*

5. The proposal does not result in spot zoning;

*The proposal does not result in spot zoning.*

6. The proposal is consistent with a GDP for the area, if one exists.

*No GDP exists for the area at this time.*

**Reviewer's Comments:**

Comments have been received from the Olmsted County Planning & Public Works Departments. Neither party had objections to the proposal, only indicating that an access application will be required.

**Staff Recommendation:**

TCPA staff recommends approval.

**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 Mergen to approve Resolution ZOT2025-02, Wass, seconded by Supervisor Johanningmeier. The motion was carried unanimously.**

**Sharon & Thomas Wass**

Metes and Bounds Subdivision - Section 27 – Oronoco Township  
OTMB-25-02

Jered Stanton, TCPA, presented this packet to the Board.

**Request:** Subdivide a 20 acre building site from the larger 35 acre parcel.

**Background:**

This subdivision proposal is accompanied by a request to rezone the area. The proposed rezone, if approved, would permit the requested subdivision.

Your planning commission held a public hearing on August 18, 2025, and recommended approval.

**Staff Review and Analysis:**

The site does not appear to contain any environmental factors that would prohibit the requested subdivision and future construction of a single family residence.

North of the parcel is an existing feedlot, Olmsted County Feedlot ID 109461 with 25 animal units. Since the feedlot contains less than 30 animal units, the 1/4 mile setback does not apply. The area does contain enough non-prime soils to be considered for a non-farm parcel subdivision.

**Conclusion:**

**Staff recommends approval of the proposed subdivision(s) based on the following conditions;**

1. Approval contingent upon the owner/applicant receiving access approval from Olmsted County Public Works Department.

**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 Mergen to approve Wass, Metes and Bounds, seconded by Supervisor Matzke. The motion was carried unanimously.**

**Oronoco Township Building Official, Tanner Young, Construction Management Services**

**There was a motion made by Supervisor Mergen to name Tanner Young, Construction Management Services, the Oronoco Township Building Official, seconded by Supervisor Matzke. The motion was carried unanimously.**

**OTPAC**

OTPAC Commissioner Paige Collins stated that there is an OTPAC Commissioner's term that expires at the end of the year. OTPAC has someone who is interested in filling the position. Commissioner Collins would also like the approval of a 2<sup>nd</sup> special project administrator for OTPAC, this is an unpaid position and has no voting rights at OTPAC meetings.

**There was a motion made by Supervisor Mergen to appoint Greg Greedes as a special project administrator to OTPAC, seconded by Supervisor Johanningmeier. The motion was carried unanimously.**

#### **Obtaining a Microsoft Teams License for Oronoco Township**

Commissioner Paige Collins, OTPAC, would like the Township to consider purchasing a license for Microsoft Teams for OTPAC and Township meetings. This would make it easier for Commissioners and Board members who are traveling to attend meetings.

**There was a motion made by Supervisor Johanningmeier to obtain a Microsoft Teams License for Oronoco Township and OTPAC, naming two administrators, with a maximum of \$40/month, seconded by Supervisor Mergen. The motion was carried unanimously.**

#### **River Corridor Overlay District**

Nicole Layman, Olmsted County Planning, had recorded that Oronoco Township had adopted a Shoreland and Floodplain Ordinance separate from Olmsted County. In 2021, Kristi Gross with Olmsted County Planning, began working on an Olmsted County Shoreland and Floodplain Ordinance. The Olmsted County Shoreland and Floodplain Ordinance was adopted in 2023 by Oronoco Township. Olmsted County is responsible for enforcement of the Shoreland and Floodplain Ordinance.

Oronoco Township's River Corridor Overlay District is more restrictive than the Olmsted County Shoreland and Floodplain Ordinance. Allison Sosa, Olmsted County Planning suggested to Commissioner Collins that Oronoco Township should develop their own Shoreland and Floodplain Ordinance. This would not be ideal as it would leave all enforcement up to Oronoco Township. Oronoco Township Board would support development of a Shoreland and Floodplain Ordinance as a last resort.

There is a public meeting scheduled for October 7, 2025 with the Olmsted County Board to discuss the River Corridor Overlay District. The request can be denied if it is believed Oronoco Townships River Corridor Overlay District is less restrictive than Olmsted County's Shoreland and Floodplain Ordinance.

#### **Road Report**

Scott Schumacher stated that they have finished rocking the roads. There was a lot of rock put on 85<sup>th</sup> St and 125<sup>th</sup> St. They have also replaced some culverts.

Supervisor Matzke spoke with Public Works Director, Cain Dolan, with the City of Oronoco. The City of Oronoco would like to change the speed limits from 30mph to 25mph in residential areas. The City of Oronoco wanted to make sure that Oronoco Township is ok with this as 1<sup>st</sup> Ave and Elm St are Oronoco Township Roads. Oronoco Township Supervisors have approved this if it passes in the City of Oronoco.

Dr. Clay Cowl, 18<sup>th</sup> Ave NW, wanted to thank Schumacher Excavating for moving snow last year. Dr. Cowl suggested looking at 102<sup>nd</sup> Ave for the spring road tour, it has been 8 ½ years since it was done and is in need of some attention. Also, the intersection of 100<sup>th</sup> St and 18<sup>th</sup> Ave NW the road is really starting to break up. This should be addressed before the snow fall, Supervisor Mergen will look into this.

Highland Court NW and Cedar Crest Rd NW are at a point where they should be repaved. Supervisor Mergen stated that Seal King is not able to do this, it is too large of a project. Scott Schumacher suggested contacting Rochester Sand and Gravel, they may be able to do this when they are working on Fredrich's Drive this fall.

The roundabout at 75<sup>th</sup> St will be done September 12, 2025.

Supervisor Matzke will reach out to Olmsted County Public works to figure out how the average number of trips per household is calculated. The average number of trips per household is currently 10. Supervisor Matzke is wondering when this was last calculated as she feels this number should be increased with delivery services to so many residents.

North Star Companies will begin ditch spraying the end of this week, September 10-12. Supervisor Johanningmeier will contact Joint Powers Mowing to make sure that ditches are not mowed until next week.

Seal King contractor gave a quote for crack repair on 18<sup>th</sup> Ave NW and Postier's Point Road.

**There was a motion made by Supervisor Mergen to approve quote for \$12,650 from Seal King for the crack repair on 18<sup>th</sup> Ave NW and Postier's Point Road, seconded by Supervisor Johanningmeier. The motion was carried unanimously.**

### **Minutes Approval**

**There was a motion by Supervisor Matzke to approve the minutes for Monday, August 11, 2025, seconded by Supervisor Johanningmeier. The motion was carried unanimously.**

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

The YTD Statement of Receipts, Disbursements and Balances as of September 8, 2025 shows: receipts \$992,742.24 disbursements \$690,075.38 with an ending balance of \$1,179,009.91.

**There was a motion made by Supervisor Mergen to approve the treasurers report for September 8, 2025, in written form, seconded by Supervisor Johanningmeier. 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 September 8, 2025, seconded by Supervisor Matzke. The motion was carried unanimously.**

**Clerk Notes**

Clerk Schroeder has registered Oronoco Township's mailing address for informed delivery.

People's Energy Cooperative invoices for King's Park Septic and Cedar Beach Septic were not paid for the month of September. Clerk Schroeder had not received the invoices before processing claims. Clerk Schroeder emailed People's Energy to note this on the accounts.

The next OCTOA meeting is September 25 hosted by Salem and Farmington Townships.

**Board Member Comments**

Treasurer Lind will look into getting debt cards for Oronoco Township. The cards would be issued to Treasurer Lind and Clerk Schroeder.

Clerk Schroeder received two emails from a concerned resident about Oronoco First Responders. Supervisor Johanningmeier stated that Oronoco Township does acknowledge the receipt of these emails. There were no action items and no questions to be answered in the emails. There was never a formal petition delivered to Oronoco Township in regards to the Oronoco First Responders contract. At this time, Oronoco Township is not open to discussing a new contract with Oronoco First Responders.

Supervisor Matzke said the next court date for Oronoco Auto Parts is October 23<sup>rd</sup>.

Supervisor Matzke is still receiving calls from residents regarding solicitation. The Board recommends that residents post no solicitation signage themselves.

**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 7:42pm.**

Oronoco Township Board Meeting  
September 8, 2025

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