

Oronoco Township Planning Advisory Commission
Meeting Minutes
April 20, 2026

I. Call to Order

The meeting was called to order by Chair Paige Collins at 6:03 PM.

II. Pledge of Allegiance

I pledge allegiance to the Flag, of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

III. Roll Call

Last	First	Present	Absent	
Berg	Lori	X		
Collins	Paige	X		Chair
Franzone	Mario		X	
Rucker	Adam	X		Vice-Chair
Smith	Angela	X		
Torrens-Burton	Jonathan	X		
Young	Erin	X		
Matzke	Tammy	X		Township Board Rep
Koenig	Lynn	X		Special Projects
Geerdes	Gregg			Special Projects
Kaske	Ethan	X		TCPA
Fincke	Janelle	X		TCPA
Johanningmeier	Joel			Township Supervisor
Ruppe	Bob			Twp Attorney

IV. Approval of Meeting Agenda

Tonight's meeting agenda was reviewed. Motion to approve the meeting agenda was offered by Mr Rucker, seconded by Ms Smith. Motion carried.

V. Approval of Meeting Minutes

The meeting minutes from the February 23, 2026, meeting were discussed. Motion for approval of the minutes was offered by Ms Berg, seconded by Mr Rucker. Motion carried.

VI. TCPA Update

Mr Franzone was unable to attend the OTPAC meeting tonight however, he submitted his report via email.

- Finances are a bit tight as the number of permits are down. At the end of March 2025, the number of permits was 143 for \$6.5M and end of March 2026 is 132 for \$4.5M.

- Alex Kuminga, the Olmsted County Solid Waste Assurance Coordinator, presented. He highlighted that many of the ordinances for the townships and county are the same. He is very willing to help in any way he can, including taking over any enforcement action. His presentation was well received.

- Ethan Kaske presented some proposed changes to Subdivision Recording Requirements. No one had any issues and this was passed unanimously.

- Janelle Finck updated everyone that Olmsted County is getting ready to start overhauling their zoning ordinance. So, it sounds like it is starting but not moving very quickly.

- Mr Franzone inquired about the \$350k that Jered had presented to Olmsted County. The explanation is that these monies were requested as a result of TCPA doing a study of the taxes paid by Olmsted County residents of all townships (which all go to the County), and then comparing the services provided by the County to their township residents vs the services not provided to the TCPA townships. The \$350K was meant to fairly compensate TCPA for all the services they provide but receive none of the tax dollars their citizens pay. It is not, in any way, a statement about TCPAs ability to adequately perform its duties. It would be a way to make TCPA less dependent on permit funding and match taxpayer taxes to the services being provided to them.

- Mr Franzone provided the YTD Oronoco Township permit report. There has been a total of 17 permits.

VII. Public Hearings

- a) River Ridge 5th – Ethan Kaske, TCPA, gave the staff report regarding a preliminary plat of 9.74 acres known as River Ridge 5th.

Chair Collins opened the public hearing.

- Bill Tointon, WSE, the applicant's representative, spoke briefly as did Dan Fitzpatrick, the applicant.

- Ulrich Specks spoke about a letter he submitted, primarily the issue of a recorded "option to buy" what is designated as Parcel A.

- Mitch Kerfeld submitted a letter regarding this issue. He had a number of concerns: 1) inconsistency with original development plan; 2) access location and safety impacts; 3) privacy and neighborhood impact; 4) stormwater and environmental review; and 5) future development risk

- Deb Angst spoke about open space

- Doug Beinborn raised two issues 1) the short timeframe for notification and 2) will they be able to run a business out of here?

- Gregg Geerdes raised a few concerns: 1) open space being taken away; 2) the written promise to turn this property over; 3) dedicated right-of-way
- Matthew and Samantha McCollom also submitted a letter noting the short notification timeframe and the multiple unresolved issues.

Mr Rucker offered a motion to close the public hearing. Ms Young seconded. Motion carried.

Discussion ensued. Staff has identified 6 issues that OTPAC may want to address prior to approval. These include:

- 1) Consistency with the General Development Plan
- 2) Applicant Business Standing
- 3) Delinquent Property Taxes
- 4) Zoning Inconsistency – Portion of Outlot A Zoned A-3
- 5) Township Engineering Review
- 6) Access and Road Improvement

After some additional discussion, it was agreed that we need to get answers on these items before being able to make a decision.

Ms Smith made a motion to table this item. Mr Rucker seconded. Motion carried.

VIII. Old Business

- a) River Corridor Ordinance – as previously conveyed, the Olmsted County Board did not approve our RCO overlay district. This issue now sits with the Town Board for approval. They have sent this back to OTPAC for final review. No one voiced any changes that need to be made. Ms Smith offered a motion to recommend approval as previously submitted. Mr Rucker seconded. Motion carried.
- b) Stormwater Management Plan – Mr Geerdes reviewed the draft document he put together using the City of Plainview's as a basis. After a brief discussion, we agreed to have the public hearing at our May meeting.

IX. New Business

- a) None

X. Discussion Items

- a) Olmsted County Parks & Recreation Dept Variance – Ms Matzke gave an update on the request from Olmsted County for a variance for the new park at the old Fisherman's Inn site. It sounds like the DNR has concerns with this request.
- b) Zoning Ordinance Recommendation – Ms Young has had discussions with Kristi Trisko at Bolton & Menk regarding reformatting the Oronoco Township Zoning Ordinance. She has submitted a proposal. We will discuss this further at a future meeting.

- c) Developer's Agreements – Ms Koenig has been investigating the use of developer's agreements. A developer's agreement would hold developers responsible for compliance and hold the Township harmless. Everyone agreed that Lynn should proceed looking into this.
- d) Dukart Properties – Ms Koenig shared the latest with the Dukart Commercial Park. Based on what we know, the current proposal will not be in compliance with Township ordinances.

XI. Open Forum

Nothing raised.

XII. As May Be Brought Up by Members

Ms Collins brought up the subject of finances. A couple of things to note:

- It appears we overshot our budget for Bolten & Menk by about \$6k. The latest bill has come in with a total \$20,969. We originally planned \$12 even though the Board had approved \$15k to account for overrun. A big part of the overrun problem has been due to the County dragging this out from June 2025 to March 2026. And that \$20K does not include attorney fees.

- Also, we do not have a "service plan" with our website provider. Uploading files, etc. is not an issue however, if we need fonts changes, layout changes, etc., we need to work through Brandi Lind. As a side note, changing fonts is a tricky deal. Apparently, there are ADA compliance issues with certain fonts as they are deemed unreadable for handicapped people.

- Bottom line is that we need to be very cognizant of our finances. We can't just pick up the phone and call someone. Any potential calls or emails to Bob Ruppe, need to be okayed by a Board member first. As much as I'd love to have Kristi Trisko as our permanent "go-to" person, we need to be careful how much of her time we use going forward. I believe we will have a little bit from tonight and some possible re-writing to send to the Board for final approval, which will wrap this thing up. However, that should be it. Anything else going forward, we will need to go to the Board for pre-approval.

XIII. Adjournment

Motion for adjournment was offered by Mr Rucker, seconded by Ms Young. Motion carried. Meeting was adjourned at 8:52 PM.

Respectfully submitted,

Paige Collins
Chair

Officers:	Chair	Paige Collins	(2026 – term expiration)
	Vice-Chair	Adam Rucker	(2026 – term expiration)
Commissioners:	Member	Lori Berg	(2027 – term expiration)
	Member	Mario Franzone	(2028 – term expiration)
	Member	Angela Smith	(2027 – term expiration)
	Member	Jonathan Torrens-Burton	(2028 – term expiration)
Other:	Member	Erin Young	(2028 – term expiration)
		Tammy Matzke	(Town Board representative)
		Lynn Koenig	(Special Projects Administrator)
		Gregg Geerdes	(Special Projects Administrator)