Oronoco Township Planning Advisory Commission
Meeting Minutes
June 15, 2026

I. Call to Order

The meeting was called to order by Chair Paige Collins at 6:05 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	X		Special Projects
Kaske	Ethan	X		TCPA
Fincke	Janelle			TCPA
Johanningmeier	Joel			Township Supervisor
Ruppe	Bob			Twp Attorney

IV. Approval of Meeting Agenda

Tonight's meeting agenda was reviewed. Ms Collins suggested that due to the number of people attending regarding the River Ridge application, that we reverse the order of the public hearings. Motion to approve the meeting agenda with said change was offered by Ms Berg, seconded by Mr Franzone. Motion carried.

V. Approval of Meeting Minutes

The meeting minutes from the April 20, 2026, meeting were discussed. Motion for approval of the minutes was offered by Ms Berg, seconded by Ms Young. Motion carried.

VI. TCPA Update

Mr Franzone reported that the number of permits has been picking up but in general are small ticket items. They are also working to make sure all documents are being recorded and are working to set up the ability for credit card usage. Another item of discussion was the use of interim use permits vs conditional use permits. This discussion will continue at a future meeting.

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. With several people wanting to speak, it was agreed to reopen the public hearing.

Ms Smith offered a motion to reopen the public hearing, seconded by Mr Franzone. Motion carried.

Chair Collins opened the public hearing.
- Bill Tointon, WSE, the applicant's representative, spoke briefly as did Dan Fitzpatrcik, the applicant.
- Pam Geerdes spoke in opposition. She had 3 main issues 1) open space, 2) an HOA, and 3) a dedicated public right of way. She provided a hardcopy of her comments.
- Ken Angst spoke in opposition regarding the original marketing materials emphasizing the preservation of open space. Mr Angst provided his comments via email.
- Doug Beinborn spoke in opposition. His primary issues were 1) the applicant previously said he was trying to work with neighbors but to Mr Beinborn's knowledge, no conversations have taken place, 2) the applicant has introduced the concept of a special district, and 3) preliminary and final plat approval simultaneously.
- Ulrich Specks spoke in opposition. He requested that the OPTAC not approve the plan until all requirements are met.
- Mitchell Hertel spoke in opposition. He provided his comments via email but is primary point is that Outlot B was identified as open space on the original GDP so how can you remove it from the GDP and include it in a new GDP.
- Deb Angst spoke in opposition. She pointed out that the original marketing material stated that the open space in the original GDP called for a Community Park and that the applicant never followed through.

Ms Young made a motion to close the public hearing. Mr Franzone seconded. Motion carried.

Chair Collins confirmed with the Commission that they received via email two different letters from Dunlap & Seeger as well as an email from Mitchell Kerfeld.

Discussion ensued. The Commissioners had a variety of comments and questions. Notably, the OTPAC has not had the chance to review the original GDP. Another discussion item was the public access/right-of-way. It appears that it is actually a Township Road.

Mr Fitzpatrick offered the idea of a deed restriction. Further investigation needs to be done on this topic. Mr Fitzpatrick was asked to provide wording for such an idea at the next meeting.

Ms Berg made a motion to continue this application at the July 20, 2026 OPTAC meeting. Ms Young seconded. Motion carried.

b) Stormwater Management Plan – Ms Collins reviewed the latest changes. Ms Collins opened the public hearing. With no one wishing to be heard, Ms Smith made a motion to close the public hearing. Ms Young seconded. Motion carried. After some discussion, it was agreed to move the line regarding engineering costs paid by the applicant to the Methodologies/Computations paragraph.

Ms Berg offered a motion to approve the Stormwater Management Plan with said changed. Ms Young seconded. Motion carried.

VIII. Old Business

a) None

IX. New Business

a) None

X. Discussion Items

a) Olmsted County Parks & Recreation Dept Variance – Ms Collins let everyone know that this is currently sitting with Olmsted County Zoning Board of Adjustment. The Township issued a letter not supporting this application.

b) Zoning Ordinance Recommendation – There was some discussion regarding the work that needs to be done to our ordinance to reduce repetition, consolidate areas, and add charts and tables for easier consumption. Ms Young will take a stab at using AI to help with this work. Based on this, Ms Matzke will take two requests to the next Town Board meeting. 1) A request for $150 to buy an AI program best suited for this work and 2) A request for up to $5000 to enlist Kristi Trisko to help review Ms Young's changes and to help with the appropriate tables to include.

c) Developer's Agreements – Ms Koenig talked about the work she's been doing on a Developer Agreement as well as a Rent Cap Control Policy. She provided us with a rough outline for both items that she will continue to work on and will bring more formal text proposals to our July meeting.

d) Dukart Properties – Ms Koenig reported that this project is basically in limbo. She will keep us posted as any new information comes along.

XI. Open Forum

Nothing raised.

XII. As May Be Brought Up by Members

None

XIII. Adjournment

Motion for adjournment was offered by Ms Smith, seconded by Ms Young. Motion carried. Meeting was adjourned at 8:39 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)
	Member	Erin Young	(2028 – term expiration)
Other:		Tammy Matzke	(Town Board representative)
		Lynn Koenig	(Special Projects Administrator)
		Gregg Geerdes	(Special Projects Administrator)