

Special Meeting Minutes
Oronoco Township Planning Advisory Commission, OTPAC
River Ridge Application
August 12, 2026 at 6pm

A special meeting of the Oronoco Township Planning Advisory Commission, OTPAC, was held on Wednesday, August 12, 2026, at 6:00 p.m. at the Oronoco Community Center, located at 115 Second Street SW, Oronoco, Minnesota.

Oronoco Township Planning Advisory Commission, OTPAC, Chair Paige Collins called the special meeting to order at 6:00 p.m. Township Attorney Bob Ruppe and Ethan Kaske, Township Cooperative Planning Association, were present at the meeting. This meeting will not have a public hearing.

Oronoco Township Planning Commissioners present: Chair, Paige Collins, Vice-Chair, Adam Rucker, Commissioner Angela Smith, and Commissioner Johnathan Torrens-Burton.

Also, present were Oronoco Township Board Supervisor Tammy Matzke and Clerk Jody Schroeder.

Pledge of Allegiance

River Ridge Application

Attorney Ruppe presented OTPAC Commissioners, with a River Ridge 5th Subdivision map, a draft Resolution for approving a preliminary plat for River Ridge 5th Subdivision, and Deed Restrictions between Oronoco Township and the River Ridge Properties, LLC. There was also a packet with these documents for the public to review.

Commissioner Collins stated that there was a procedural error during the July 20, 2026 Oronoco Township Planning Advisory Commission meeting, OTPAC. OTPAC was under the impression that the application would proceed to the Township Board for final approval. The motion made by the Planning Commission was a recommendation to the Township Board for denial of the River Ridge 5th Subdivision application.

In 1998, Olmsted County approved the General Development Plan (GDP) for the River Ridge First Subdivision. The GDP identified Outlot B, which is located within the proposed River Ridge 5th Subdivision preliminary plat, as open space.

The Planning Commission recommended denial of the River Ridge 5th Addition preliminary plat based on the understanding that all of the property within the proposed preliminary plat was identified as open space under the 1998 GDP approved by Olmsted County for the River Ridge First Subdivision.

It has since been brought to the Planning Commission's attention that the property included within the proposed preliminary plat consists of two separate parcels: Outlot B of the River

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Ridge First Subdivision and Outlot A of Providentia. Of these parcels, only Outlot B was subject to the 1998 GDP approved by Olmsted County.

The applicant, Mr. Fitzpatrick, has agreed to deed-restrict Outlot B as open space, consistent with the 1998 GDP. Therefore, the Planning Commission's previous recommendation for denial was based on a misunderstanding regarding the ownership and status of the property included in the proposed preliminary plat.

Oronoco Township Attorney Bob Ruppe reviewed the application and noted that the preliminary plat application was complete on April 15, 2026. Under the applicable review timeline, a final decision must be made within 120 days of the application being deemed complete. Therefore, the deadline for a final decision is August 13, 2026.

Attorney Ruppe presented a map of River Ridge 5th Subdivision and stated that the final plat for the River Ridge Subdivision includes unplatted property located within Outlot A of Providentia, which is outside of the River Ridge subdivision. The only portion of the proposed plat that was subject to the 1998 General Development Plan (GDP) is Outlot B of the River Ridge First Subdivision. The deed restrictions prohibit the use of the property other than open space and there is to be no building on the lot.

There is no need to amend the GDP. The draft Resolution Approving the Preliminary plat adds conditions to protect the open space. Outlot B on the final plat of River Ridge 5th Subdivision shall not be sold, conveyed, transferred, or otherwise disposed of separate from Lot 1, Block 1 on the Final Plat.

Attorney Ruppe sent a letter to the applicant stating that this is for the River Ridge 5th Subdivision preliminary plat only. Mr. Fitzpatrick applied for both the preliminary and final plat. Attorney Ruppe stated that there are no reasonable grounds not to allow the preliminary plat with conditions. Once all conditions are satisfied, a final plat can be submitted.

Commissioner Collins inquired if the Right-of-Way would come back for the final plat. If it is dedicated to the public then how does the applicant have to improve it? Attorney Ruppe stated, the road dedicated as Right-of-Way needs to be developed to Oronoco Township standards, which will be reviewed by the Township Engineer.

Commissioner Torrens-Burton asked if Lot 1 was buildable. Attorney Ruppe stated that it was.

Commissioner Torrens-Burton asked Attorney Ruppe what would happen if the Outlot B agreement were violated. Attorney Ruppe stated that the Township would be responsible for enforcing the agreement. He noted that Outlot B does not have a right of access and is not landlocked. Commissioner Torrens-Burton asked whether neighboring property owners could use Outlot B, and Attorney Ruppe clarified that they could not because it is private property. Attorney Ruppe further noted that the agreement contains no conditions regarding maintenance of the open space. Commissioner Torrens-Burton recalled that regular maintenance of Outlot B had not been discussed and that there had been no regular maintenance noted in previous meetings.

Commissioner Collins noted that state requirements for posting this meeting were met. The meeting was posted at Oronoco City Hall and also on the Oronoco Township website. Attorney Ruppe noted that all requirements for open meeting law had been satisfied.

Commissioner Smith noted that conditions #14 and #19 are the same. Attorney Ruppe stated that he would remove condition #19.

At this time, Commissioner Collins asked if the applicant would like to respond. Mr. Dan Fitzpatrick stated that he feels we are all on the same page, there just needed to be someone to explain it more clearly.

Commissioner Collins stated she feels that after several calls and emails to Attorney Ruppe and Mr. Kaske that OTPAC is making the right decision to move forward with approval. This will protect the residents with Outlot B as an open space but also allow the developer to proceed with building.

Commissioner Smith stated that the whole thing is unfortunate. OTPAC's hands are tied because Olmsted County didn't record the plat to require deed restrictions. Commissioner Collins stated that OTPAC can only pick up the pieces and move forward in the best way possible.

Commissioner Adam Rucker made a motion to approve the preliminary plat for River Ridge 5th subdivisions, based upon the review of the application and evidence received, with 27 conditions, and the removal of condition #19, seconded by Commissioner Jonathan Torrens-Burton. The motion was carried unanimously.

Adjournment

Commissioner Adam Rucker made a motion to adjourn the special meeting, seconded by Commissioner Angela Smith seconded the motion. The motion carried unanimously, and the meeting adjourned at 6:42 p.m.

Respectfully Submitted:

Clerk Jody Schroeder

Paige Collins, Chair

Adam Rucker, Vice-chair