

**ORONOCO TOWN BOARD**  
**Monthly Meeting Minutes**  
**January 9, 2023**

**The monthly Oronoco Town Board meeting was called to order on January 9, 2023 at 5:30 pm by Chair Ken Mergen.** Present: Supervisors Ken Mergen, Tammy Matzke and Joel Johanninger; Clerk Lucy Shonyo and Treasurer Kim Stanton.

The **Pledge of Allegiance** was recited.

The **agenda** was accepted as presented.

**OR2022-004ZC, Ryan Properties, LLC** [This information is from the Olmsted County Planning Dept document but is not the entire report.]

Kristi Gross, Senior Planner, Olmsted County Planning, was present this action to the board.

**Request:** The request is to rezone approximately 10 acres from A/RC-AER Agricultural/Resource Commercial - Aggregate Extraction and Reuse to HC-Highway Commercial.

**Location:** The property is located in the NW ¼ of the NW ¼ in Section 33, Oronoco Township.

**Current Zoning:** A/RC-AER Agricultural/Resource Commercial - Aggregate Extraction and Reuse.

**Land Use Designation** – City of Rochester Urban Service District

**Background:** The property is the location of a reclaimed mineral extraction facility. The mining permit was issued in 2002 in relation to a road project on Highway 52. The property is currently owned by Ryan Properties, LLC. They will be selling the 5.32 acre “parcel B” to Watson Recycling. Ryan Properties will keep the 5.06 acre “parcel A”. The applicant has indicated that Ryan and Watson may be acquiring the property for future expansion potential. Either property would require a conditional use permit to expand in the future.

The property is located within the City of Rochester’s Urban Service Area. The City of Rochester Community Development Department has indicated they have no issues with the zone change and will not require an interim development agreement at this time.

The grading/erosion control plan for the property must be reviewed by the City of Rochester Community Development Department.

There are no environmental concerns with the property.

**Analysis and Findings per Section 4.00 of the Olmsted County Zoning Ordinance and the Planning Advisory Commission of the Town Board.**

1. The request is consistent with the Land Use Plan, the property is designated as the City of Rochester’s Urban Service Area and the Oronoco Township Zoning Ordinance states that Highway Commercial should be located within the Urban Service Area.

**OR2022-004ZC, Ryan Properties, LLC - continued**

2. The property is in the public interest because it is being developed in accordance, and consistent, with the character of the area. The proposed zoning district is based on the adjacent uses of the property.

3. The request is timely, the property is a reclaimed mine and the proposed use is a logical use of the property given the adjacent land uses.

4. The uses as proposed would require a conditional use permit, if any permitted uses are built on the property it is likely they would be compatible with the adjacent uses of the property. Proposed uses within the Highway Commercial District are retail and commercial in nature. A traffic report may be required in the future if the potential traffic from the facility would meet the threshold identified in the zoning ordinance.

5. The proposal is not spot zoning because it is consistent with the underlying land use designation as well and other uses within the proximity of the development.

6. A general development plan was not required for the zoning district amendment.

**Staff Recommendation** – The above findings of fact support approval of the requested zone change.

**Chair Mergen opened the public hearing for OR2022-004ZC, applicant Ryan Properties, LLC.**

**Bruce Ryan, applicant and owner of Ryan Windows and Siding**, spoke in support of granting the zone change. Mr. Ryan offered a history of ownership. The property being sold to Watson Recycling will be used for truck staging. Mr. Ryan indicated there was a restriction in place prohibiting recycling activity in the acquired five acres.

**Supervisor Johanningmeier** asked about traffic. Mr. Ryan responded that Watson traffic will continue to enter and exit off 85<sup>th</sup> St. Ryan Windows and Recycling currently has two access points.

Chair Mergen asked three times for persons wishing to speak for or against OR2022-004ZC. Hearing none, the public hearing was closed.

**Supervisor Mergen moved to approve OR2022-004ZC based on findings of fact presented by Olmsted County Planning. Supervisor Matzke second, motion carried 3-0.**

**Road Report**

Snow and rain have made road maintenance challenging. Supervisor Mergen thanked Scott Schumacher and Dave Walters for their efforts.

Potholes were reported on the south end of 11<sup>th</sup> Av by All-Craft due to their truck traffic. There is a prior agreement that All-Craft will be responsible for repair and maintenance above normal wear and tear. Supervisor Matzke will call All-Craft.

### **Road Report, continued**

Don Supala sent a thank you email for keeping roads clear.

Community mailboxes at King's Park were hit and damaged the day after Christmas. The Post Office is responsible for repairs. The township is not involved.

**Cedar Beach culvert damage** – A settlement offer was received from NorthStar Mutual Insurance for \$7,534 against an estimate of \$9,200 in repair costs. **Supervisor Mergen moved to table accepting the settlement offer pending research results. Supervisor Johanningmeier second, motion carried 3-0.** Supervisor Mergen will contact MAT about possible options.

Clerk Shonyo found an agreement from 1993 between Farmington Township and Oronoco Township governing maintenance of shared road 60<sup>th</sup> Ave NW.

### **Administrative Business**

#### **Minutes Approval**

**Supervisor Johanningmeier moved to approve the January 9, 2023 town board meeting minutes. Supervisor Matzke second, motion carried 3-0.**

#### **Treasurer's Report – Treasurer Stanton**

The YTD Statement of Receipts, Disbursements and Balances as of December 31, 2022 shows: receipts \$1,107,225.83; disbursements \$741,186.37 with an ending balance of \$1,641,369.77.

Treasurer Stanton noted that the clerk's CTAS, the treasurer's CTAS and the bank balances match.

ARPA funds (CTAS fund 240) are depleted. Going forward, all road invoices will be paid from 201, Road and Bridge.

A lost payroll check will be voided and reissued in February.

**Supervisor Matzke moved to approve the treasurer's report. Supervisor Mergen second, motion carried 3-0.**

There was discussion about township reserves, and how to invest them for optimal return and ready cash when needed. Treasurer Stanton contacted Ameriprise. They are self-insured (as opposed to FDIC insured) and carry \$1.05 for each dollar invested. They offer significantly better returns than Frandsen Bank. Treasurer Stanton will continue to explore what is needed to establish an account with them.

**Supervisor Mergen moved to close the \$100,000 CD with Frandsen and roll it into a 9-month CD at 3.06%. Supervisor Johanningmeier second, motion carried 3-0.**

The Frandsen Bank signature card noting approved township signatures was signed.

**Approval to Pay Bills** - December net payroll (paid in January) was \$1,683.76. Claims totaled \$85,269.02. **Supervisor Mergen moved to approve payment of claims and payroll. Supervisor Johanningmeier second, motion carried 3-0.**

**OTPAC** – OTPAC heard and approved OR2022-004ZC, applicant Ryan Properties, which the board heard tonight. They also approved the Preliminary Plat with conditions, for Aspen Ridge a 12-lot development. Supervisor Matzke attended the Park and Ride public hearing in Cascade Township. There was concern expressed about the lighting, that it be neighbor-friendly. Native plants will be installed. Buses will run morning and night only. There will be a “shelter”, as opposed to a “structure”.

**Oronoco Auto Parts** – Supervisor Matzke noted the MPCA will be doing “subsurface excavation” based on boring findings.

The annual meeting agenda was discussed. The annual meeting is Tues, March 14, at 8:15pm at Oronoco City Hall.

The Board of Audit will meet on Monday, Feb 13, after the regular monthly meeting adjourns.

Padlocks were placed on “township room” doors at City Hall. Thank you to the City of Oronoco!

**Supervisor Mergen moved to adjourn at 8:20pm. Supervisor Johanningmeier second, motion carried 3-0.**

Respectfully Submitted,

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Lucy Shonyo, Clerk

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Ken Mergen, Chair

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Tammy Matzke, Supervisor

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Joel Johanningmeier, Supervisor