

MINUTES
MONTHLY ORONOCO TOWN BOARD MEETING
MARCH 12, 2018 RESCHEDULED FROM MARCH 5, 2018

The Pledge of Allegiance was recited.

The monthly Oronoco Town Board Meeting was called to order on March 12, 2018 by Chairman Neil Stolp. The regularly scheduled March 5th meeting was cancelled due to weather. Supervisors Neil Stolp, Richard Lyke and Charlie Lacy, and Treasurer Kim Stanton were present.

Richard Lyke made a motion to approve the February 5, 2018 minutes. Charlie Lacy seconded, motion carried 3-0.

The order of agenda was changed to hold the Public Hearing for the Allen Project as the first item after Administrative Business.

The Treasurer's report in written form showed the monthly "Statement of Receipts, Disbursements and Balances" as of February 28, 2018: Receipts \$45,926.60 and Disbursements \$87,613.65 with an ending balance of \$356,173.43. The 2/28/18 ending balance is still off by \$2.00. A road payment of \$37,029.00 was received from Olmsted County. There was no report of township road mileage with the payment, but Kim Stanton learned that mileage has gone from 47.73 miles to 49.06 miles. Kim Stanton is working with the MNPFA (MN Public Facilities Authority) to reconcile the \$22,000 deficit in the Cedar Beach Septic Construction account. Charlie Lacy made a motion to accept the Treasurer's report as presented. Richard Lyke seconded, motion carried 3-0.

Richard Lyke reported the February 15th OPAC meeting held a Public Hearing on the Allen Project (#OR2017-001ZC, #OR2017-001GDP, #OR2017-001PLAT, and OR2017-003VAR). OPAC recommended approval of all items under consideration based on the finding of the County. The Town Board will hold a Public Hearing on these items at this meeting.

Road Report – Scott Schumacher reported routine road work. Charlie Lacy mentioned a culvert at 11th Ave and 81st St that is blocked. Neil Stolp received an email from a citizen complimenting Schumacher's on their snow removal work.

The bills were presented for payment, totaling \$30,733.39. Clerk Lucy Shonyo noted that the usual Claims List for Approval is labeled Claims History because it was printed after checks were printed. It is current and accurate. Supervisors were paid for 30 minutes for last month's Board of Audit meeting. Richard Lyke made a motion to approve the February bills. Charlie Lacy seconded, motion carried 3-0.

Public Hearing – Allen Project

Neil Stolp opened the Public Hearing for the Allen Project (Providentia Subdivision).

Kristi Gross from Olmsted County Planning summarized what was before the Board and presented the staff report and findings. Mark Welch was present from G-Cubed Engineering.

- The site is owned by Steve and Jeanne Allen. It is 42.56 acres, located in Section 26 and 35 Oronoco Township, east of 11th Ave NW and south of Frederichs Drive NW. The site is 1 mile north of 75th St NW (Highway 63 and County Road 14).
- There are four components of this public hearing: Zoning District Change #OR2017-001ZC, General Development Plan #OR2017-001GDP, Preliminary Plat #OR2017-001PLAT, and Subdivision Variance OR2017-003VAR.
- Olmsted County Planning recommends approval of all four components. Likewise, the Oronoco Planning Advisory Commission recommended approval of all four components. No members of the public spoke against this project at the OPAC meeting held on February 15, 2018.

Questions and concerns were raised by two nearby property owners.

- Jim and Barb Dekker believe the property line, represented by placed flags, is off by about 10' per their deed. Mark Welch asked for the legal description from the deed to verify against. The Dekker's also asked for confirmation that their trees would not be removed in the grading. Mr. Welch indicated they would not be removed. Ms. Gross, Olmsted County Planning, indicated that this possible discrepancy is not sufficient cause to keep the Board from approving the project tonight. Mr. Welch noted that there is enough acreage to adjust boundaries if necessary. The Dekker's and Mr. Welch will meet.
- Andrew and Christine Rule, owners of an organic farm, were concerned about the runoff from the development through their property. Mr. Welch indicated erosion control blankets are used and that the plan has been approved by the MPCA and the Public Works Dept. Ms. Rule also noted that the increased number of homes could impact fire coverage from the PIFD (Pine Island Fire District). Ms. Rule indicated she was not trying to stop this development, but wanted to voice her concerns.
- Neil Stolp clarified that the roads would be blacktopped, were to meet Township road standards, and that he would ask Olmsted County Engineers to check on road construction.

No other person present wished to speak to the project.

Zoning District Amendment #OR2017-001ZC petitioned by Steve and Jeanne Allen to change the zoning district from A-3 to RA Rural Residential and R-1 Residential.

Neil Stolp made a motion to approve **Zoning District Amendment #OR2017-001ZC** based on the findings and staff recommendations of the Olmsted County Planning Department. Charlie Lacy seconded, motion carried 3-0.

General Development Plan #OR2017-001GDP petitioned by Steve and Jeanne Allen for Providentia Subdivision for 13 low-density single-family residential lots. The site is 42.56 acres and is located in Section 26 and 35 Oronoco Township.

Neil Stolp made a motion to approve **General Development Plan #OR2017-001GDP** based on the findings and staff recommendations of the Olmsted County Planning Department. Richard Lyke seconded, motion carried 3-0.

Subdivision Ordinance Variance #OR2017-003VAR by Steve and Jeanne Allen requests a variance to the length of a dead end street.

Neil Stolp made a motion to approve **Subdivision Ordinance Variance #OR2017-003VAR** based on the findings and staff recommendations of the Olmsted County Planning Department. Richard Lyke seconded, motion carried 3-0.

Subdivision Ordinance Variance #OR2017-003VAR by Steve and Jeanne Allen requests a variance to lot width.

Neil Stolp made a motion to approve **Subdivision Ordinance Variance #OR2017-003VAR** based on the findings and staff recommendations of the Olmsted County Planning Department. Richard Lyke seconded, motion carried 3-0.

Oronoco Township Preliminary Plat #OR2017-PLAT, by Steve and Jeanne Allen for Providentia Subdivision for 13 low-density single family residential lots.

Neil Stolp made a motion to approve **Oronoco Township Preliminary Plat #OR2017-PLAT** based on the findings and staff recommendations of the Olmsted County Planning Department. Charlie Lacy seconded, motion carried 3-0.

Neil Stolp made a motion to close the public hearing. Charlie Lacy seconded, motion carried 3-0.

Note: The Allen Project / Providentia Subdivision staff findings, supporting documents and maps are lengthy. They can be found in their entirety at

https://OlmstedCountyMN.IQM2.com/Citizens/detail_meeting.aspx?ID=1689

OLD BUSINESS:

Ryan's Bay Road Project – Schumacher Excavating gave a bid for the road work to the Board. Neil Stolp will contact Zumbro Township with the info. A joint meeting between Wenck, Zumbro and Oronoco Town Boards and Sheila Craig will be planned.

Annual Meeting – The Board completed final planning for tomorrow night's Annual Meeting.

Road Policy Review – Under Section III. Improvements For Roads Not Exceeding 800 Trips Per Day, Item A. 1. the Board agreed to change the 60% to 85%. The sentence now reads "1. Eighty five percent (85%) of the property owners which would benefit from improvements to the road that would be assessed as part of this project sign a petition requesting the Town Board to consider the project, and the petition indicates that these owners agree to pay for all costs associated with the project including legal, engineering oversight, etc., subject however to the limitation that any assessment associated with the project will not exceed the benefit conferred on the properties benefitted by the project." The revised document will be reviewed by an attorney.

Township Insurance Coverage – Clerk Lucy Shonyo confirmed with the Township's insurance agent that Supervisors, Clerk, Treasurer and appointed OPAC members are covered "generally as long as the officer/employee is doing the right thing within the scope of their position as a township officer or employee..." And "Township has liability coverage for things that happen on their property, generally speaking." Posting the floodplain area is advised.

NEW BUSINESS:

Legal Ad for 2018 Bids and Quotes – The Board reviewed a draft of the legal ad to be published soliciting bids and quotes. It will be published in the Post Bulletin on March 17 and March 22 2018, and is also posted on our website www.oronocotownship-mn.gov.

Comments from the Board or Public:

- First Responders – no February report
- January Building Permits – 1 new residential: 8654 NE 11th Ave, Rochester
- Board of Appeal & Equalization will meet April 16th, 4:30 to 5pm at the Oronoco Community Center.
- There will be a Special Meeting of the Board on Monday, April 23 at 7pm. The agenda will be posted (Post Office, Community Center, website) by Wed, April 18.

Oronoco Township Monthly Minutes

March 12, 2018

Page 5

- MN Association of Townships is again offering 6 - \$1000 scholarships to high school juniors. Deadline is May 1, 2018. See <http://mntownships.org/about-mat/minnesota-association-of-townships-scholarship-program/> for more info and application.
- Spring road restrictions are now in effect.
- Lucy Shonyo will follow-up with Sandy Jessen, Oronoco City Clerk, about notification requirements for property owners of property being annexed.
- Neil Stolp attended the City of Oronoco's Wellhead Protection Plan meeting.

A motion to adjourn was made by Neil Stolp, seconded by Charlie Lacy. Motion carried 3-0.

Respectfully Submitted

Lucy Shonyo, Clerk

Neil Stolp, Chair