

# New Haven Township

OLMSTED COUNTY, MINNESOTA — EST. 1858

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9024 COUNTY ROAD 3 NW, ORONOCO, MN 55960

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## Special Town Board Meeting Minutes June 23, 2020

**1. Call to Order:** The Pledge of Allegiance was recited and a special meeting of the New Haven Town Board was called to order at about 6:37 PM by Chair Mary Andrist. Quorum requirements were met with Supervisor Denny Beyer and Supervisor Brian Hervey also present. Also in attendance were Planning and Zoning Administrator Ann Fahy-Gust and Clerk Dale Thomforde.

**2. Meeting Agenda:** The purpose of the meeting is to consider a zoning change from A2 to RA for William and Brenda Frame, 13218 New Haven Road NW, Pine Island, MN 55963, parcel 850422038443. Since this is a special town board meeting, no additions or changes to the agenda are permitted.

### **3. Review of the Zoning Change Request from A2 to RA:**

Chair Andrist opened the public hearing and asked Ann Fahy-Gust to read the legal notice.

Planning & Zoning Administrator Ann Fahy-Gust read the *Notice of Public Hearing* that was included in the meeting handout packet (copy attached), published in the Rochester Post Bulletin legals on June 13, 2020, and mailed on a postcard to all recorded land owners within 2640 feet (½ mile) of the subject property.

Andrist asked if anyone would like to speak in favor of the zoning change.

Bill Frame (13218 New Haven Road NW), applicant, said his daughter and family would like buy a parcel from them to build a house on. He believes it would be within New Haven guidelines if it was rezoned. He volunteered to answer any questions and concerns anyone may have.

Doug Anderson (900 New Haven Road NW) said they own the property that borders to Frame property on the west side. Mr. Anderson said he and his wife agree with the rezoning.

Andrist asked three more times if anyone else would like to speak in favor.

Barb VanDeWalker (13215 New Haven Road NW) said she and her husband were very much in favor of them building another home there, and it would be great to have them in the neighborhood again.

Andrist asked two more times if anyone else would like to speak in favor. No one responded.

Andrist asked if anyone would like to speak against the zoning change.

Mark Berg (13102 New Haven Road NW) said they operate a dairy farm within ¼ mile, and it is an existing feedlot. He said his dad is on the way and should be in attendance shortly.

Andrist asked the Planning & Zoning Administrator to address the dairy farm issue. Fahy-Gust said the Planning Advisory Commission recognized that there is an existing feedlot. They measured it out and found there space for building a house outside ¼ mile from the feedlot.

Andrist asked three more times if anyone else would like to speak against the zoning change. No one responded.

Andrist asked if anyone else had anything to say. Hearing none, she asked for the Planning & Zoning Administrator to give a recommendation. Fahy-Gust said the Planning Advisory Commission looked at request and found no issues. A similar request had been done for the Jewell split in 2017. There was a concern about the nearby farm. They also considered the nearby Trail View split that was annexed into the City of Pine Island. She has verified with Olmsted County that they do not have a problem with the rezoning since it is bordered on two sides by the City of Pine Island.

Hervey moved to close the public hearing, seconded by Andrist. The motion carried 3-0.

Andrist asked the Board for any discussion on the proposed zoning change. All said they had no issue with the request. Hervey moved to approve the zoning change, seconded by Beyer. The motion carried 3-0.

**4. Adjournment:** With no further business before the Board on the agenda, Chair Andrist adjourned the meeting at about 6:46 PM.

Approved by the Board,  
Date:

Attest,  
Date:

*[Signed copy on file]*

*[Signed copy on file]*

Mary Andrist – Chair  
For the New Haven Town Board

Dale J. Thomforde  
New Haven Township Clerk

# *New Haven Township*

9024 County Road 3 NW  
Oronoco, MN. 55960  
(507-356-8330)

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To: New Haven Town Board

From: Planning and Zoning Administrator

Re: Zoning Change from A2 to RA Section 5

Applicant/Owner: William and Brenda Frame  
55963

Address: 13218 New Haven Road, Pine Island MN

Parcel Number: 850422038443

Zoning: A2

## Request:

This application is to request a zoning change from A2 to Special District which maintains the rural zoning, but allows two, five acre parcels to be created. The attached survey indicates the desired split after the zoning is complete.

## Public Hearing:

The New Haven Town Board will hold a public hearing at the New Haven Town Hall 9024 Co Rd 3 NW, Oronoco, MN, Tuesday, June 23, 2020 sometime after 6:30 pm.

## Attachments:

Application  
Notice of Hearing  
Parcel map for notice  
Survey for RA zoning split

## Zoning Analysis:

The parcel in question contains 12.39 acres is located on New Have Road and is currently zoned A2. It is used as a home. No previous variances or rezoning requests have been received.

This proposal is for the rezoning of the parcel to enable the Frame's to allow their daughter to have a home next to their parcel. Originally the discussion revolved around requesting a CUP for a second temporary dwelling which would be allowed under the current New Haven ordinances. However, the Frame's felt that a

rezoning to Special District and a split for one 5 and one 7 acre parcels would better fit the long term desires of their daughter. The request to rezone does not change the nature of the land in that it will still retain an agricultural designation rather than an urban development designation.

The land in question will support an additional dwelling, septic and well. There is discussion that perhaps a shared well might be an option. Regardless, there is sufficient land and appropriate land type for adding a well should a second well be the final decision.

The Planning Advisory Commission reviewed the request and found no issues with the request. It does retain the rural nature of the land. There is sufficient space for adding a well, septic and a dwelling should that be needed. A separate driveway space could also be accessed should shared drives not be desirable. There is suitable land far enough away from the Berg dairy for a building site.

This land also abuts Pine Island on 2 sides so potential annexation is a potential should the Trail View subdivision also be annexed. This rezoning would match exactly what the Trail View subdivision has in terms of wells and septic.

A similar rezoning was completed in 2017 for the Jewell property which is located just down the road to the west of the Frame residence.

It is expected that Olmsted County will raise no objection to this rezoning and split because of the similar nature to the one completed in 2017. It is expected that they will determine that it fits within the township ordinances. It is likely that the rural zoning of this rezoning action from A2 to RA would eventually create a request of Pine Island to annex said parcels and extend sewer and water services to said parcels should the Trail View subdivision have extended sewer and water.

Zoning recommendation:

The Planning and Zoning Administrator recommends approval of this rezoning and subsequent split because it does not substantially change the rural integrity of the current land use.

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the New Haven Township Board will hold a public hearing at their regular meeting on Tuesday June 23, 2020 sometime after 6:30pm at the New Haven Township Hall, located at 9024 Co Rd 3 NW, Oronoco MN 55960. The purpose of the meeting will be to consider:

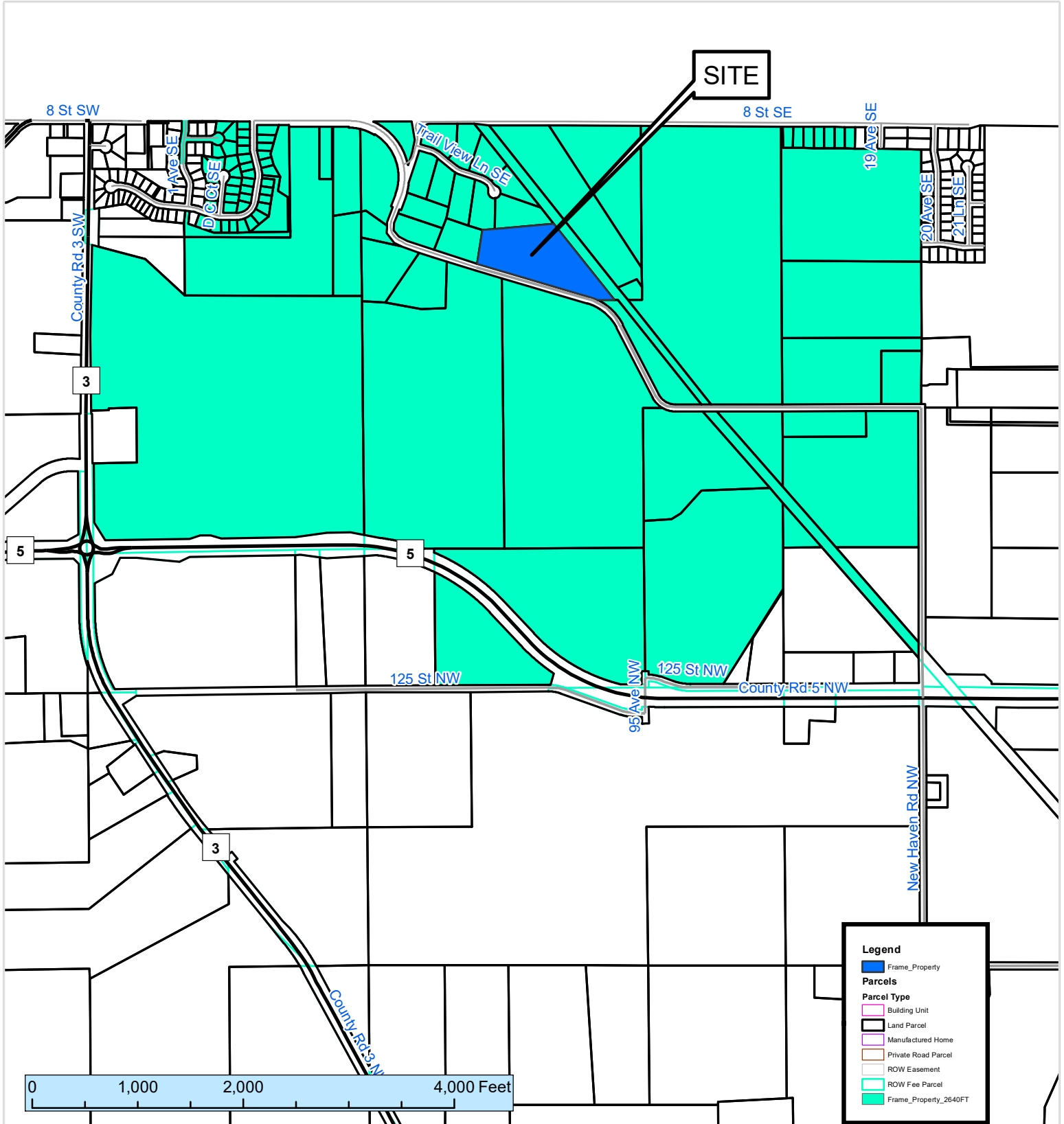
A zoning change from A2 to RA for William and Brenda Frame located at 13218 New Haven Road, Pine Island MN 55963, Parcel 850422038443

This zoning change is being requested to create 2-6 acre parcels so that their daughter can move closer to them. The parcel abuts the City of Pine Island on 2 boundaries.

All interested persons are invited to attend or submit written comment. If you have any questions, please contact the Planning and Zoning Administrator at 507-206-9772. Dated this 3<sup>rd</sup> day of June, by order of the New Haven Township Board.

# 2640 ft. Notification Area of

A zoning change from A2 to RA for William and Brenda Frame located at 13218 New Haven Road, Pine Island MN 55963, Parcel 850422038443



This map prepared by the GIS Division, Olmsted County Planning Department. Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found within this map, please notify the GIS Division, Olmsted County Planning Department, 2122 Campus Drive SE Rochester MN 55904 (507) 328-7100.



OwnerName1	OwnerName2	OwnerAddNo OwnStName OwnStType OwnStDir	OwnerCity OwnerState OwnerZIP5 OwnerZIP4
ADRIAN,JAMES M	ADRIAN,KIMBERLY T	5058 193 ST	FARMINGTON MN 55024
ANDERSON,CONNIE J	ANDERSON,DOUGLAS E	900 NEW HAVEN RD NW	PINE ISLAND MN 55963
ARNOLD,CURTIS E	ARNOLD,MICHELLE A	1701 8 ST SE	PINE ISLAND MN 55963 7553
BAERENWALD,DEREK L	KEMP,CASSANDRA J	811 RODEO DR SE	PINE ISLAND MN 55963
BEACH,MARK J	BEACH,LINDA K	9415 125 ST NW	PINE ISLAND MN 55963
BERG TRUSTEE,GERALD W	BERG TRUSTEE,CAROLYN	13040 NEW HAVEN RD NW	PINE ISLAND MN 55963 0772
BERG,CRAIG	BERG,CASSIE M	1005 RODEO DR SE	PINE ISLAND MN 55963
BERG,JERRY W	BERG,CAROLYN	13040 NEW HAVEN RD NW	PINE ISLAND MN 55963 0772
BERG,THOMAS	BERG,PENELOPE	13102 NEW HAVEN RD NW	PINE ISLAND MN 55963
BOE,BRADLEY J	BOE,AMY A	1721 8 ST SE	PINE ISLAND MN 55963
BOND,KIMBERLY	BOND,MICHAEL C	901 DC CT SE	PINE ISLAND MN 55963
BOSTROM,DORIS ANGELA J		802 RODEO DR SE	PINE ISLAND MN 55963
BUSS,ANDREW	BUSS,ERIN	1003 RODEO DR SE	PINE ISLAND MN 55963
CITY OF PINE ISLAND		250 S MAIN ST	PINE ISLAND MN 55963
CLARK,ALICEMAY M		1100 TRAIL VIEW LN SE	PINE ISLAND MN 55963
DESPINS,THOMAS J	DESPINS,KRISTA N	1001 NEW HAVEN RD NW	PINE ISLAND MN 55963 7732
DESSNER,KYLE R	DESSNER,JAMIE L	1007 RODEO DR SE	PINE ISLAND MN 55963
DIKEMAN,GERALD R	DIKEMAN,DEBORAH L	901 RODEO DR SE	PINE ISLAND MN 55963
DODGE,KIMBERLY R		905 DC CT SE	PINE ISLAND MN 55963
EARLE,RYAN	EARLE,CAITLIN	909 RODEO DR SE	PINE ISLAND MN 55963
ELPERT,BRANDON	LANDON,LINDSEY	1011 RODEO DR SE	PINE ISLAND MN 55963
ENGSTROM,STEPHANIE L	RUEB,BRENT R	911 DC CT SE	PINE ISLAND MN 55963
EWOLDT,LORI		1001 RODEO DR SE	PINE ISLAND MN 55963
FALL,JAMES J	FALL,KIMBERLY A	901 TRAIL VIEW LN SE	PINE ISLAND MN 55963
FANGMAN TRUST,VINCENT A	FANGMAN TRUST,SALLY A	11724 110 AVE NW	PINE ISLAND MN 55963
FINNEGAN,DAVID J		25251 CHIPPENDALE AVE	FARMINGTON MN 55024
FRAME,WILLIAM K	FRAME,BRENDA C	13218 NEW HAVEN RD NW	PINE ISLAND MN 55963 9801
FUNK,DERICK	FUNK,NICOLE	810 RODEO DR SE	PINE ISLAND MN 55963
GROETTUM,KIP A		910 DC CT SE	PINE ISLAND MN 55963
HALL,DAVID E	HALL,DERINDA L	907 DC CT SE	PINE ISLAND MN 55963
HANSON,SHERILYN J	HANSON,TANNER D	908 RODEO DR SE	PINE ISLAND MN 55963
HASSLER,MICHAEL		13006 NEW HAVEN RD NW	PINE ISLAND MN 55963 9640
HEEREN,THOMAS L	HEEREN,KIMBERLY A	800 NEW HAVEN RD NW	PINE ISLAND MN 55963
HEMINGSEN,ANTHONY D	HEMINGSEN,SUNNI M	1013 RODEO DR SE	PINE ISLAND MN 55963
HOWARD,CODY	HOWARD,HOLLY E	812 RODEO DR SE	PINE ISLAND MN 55963
HUUS,PAUL	HUUS,MELISSA	1741 8 ST SE	PINE ISLAND MN 55963
JAHNKE,DWAYNE	JAHNKE,KELLY	1731 8 ST SE	PINE ISLAND MN 55963
JANTZEN,JILL M		909 DC CT SE	PINE ISLAND MN 55963
KEANE,RILEY J	KEANE,RICHARD D	906 DC CT SE	PINE ISLAND MN 55963
KEPROS,KEVIN P	KEPROS,JODI A	1151 TRAILVIEW LN SE	PINE ISLAND MN 55963
KIMBLE,THEODORE J	KIMBLE,OLIVIA JOY	1001 TRAIL VIEW LN SE	PINE ISLAND MN 55963
KNUDSVIG,FREDRIC J	KNUDSVIG,MARSHA M	800 TRAILS VIEW LN SE	PINE ISLAND MN 55963
KUKSON TRUSTEE,DEAN R	KUKSON TRUSTEE,BRENDA L	12883 NEW HAVEN RD NW	PINE ISLAND MN 55963
KVALVOG,RAYMOND		323 48 AVE SW	MOORHEAD MN 56560

LANE,DIANE LORETTA		904 DC CT SE	PINE ISLAND MN 55963
LAPLANTE,MICHAEL S	LAPLANTE,JESSICA E	803 RODEO DR SE	PINE ISLAND MN 55963
LI TRUSTEE,JAMES TUNG-CHIEH		2397 TRANSIT CT SW	ROCHESTER MN 55902
LIFFRIG,MARK	LIFFRIG,TERESA M	808 RODEO DR SE	PINE ISLAND MN 55963
MARTIN,TOMMY J	MARTIN,LORI L	902 DC CT SE	PINE ISLAND MN 55963
MCDONALD,BOBBY LEE	BUSCH,CORBIN DANIEL	907 RODEO DR SE	PINE ISLAND MN 55963 8103
MCGEE,JORDAN JERRY		804 RODEO DR SE	PINE ISLAND MN 55963
MCPHAIL,DONALD W	MCPHAIL,RUTH E	900 DC CT SE	PINE ISLAND MN 55963
MOHLKE,JEFFREY J	MOHLKE,TORY N	113 SPRIE CT SE	PINE ISLAND MN 55963
MURCH,MARK A	MURCH,CYNTHIA M	13049 NEW HAVEN RD NW	PINE ISLAND MN 55963
MURRAY,BRIAN D	MURRAY,LAURIE A	904 RODEO DR SE	PINE ISLAND MN 55963
NIELSEN,NORMAN M	NIELSEN,DONNA M	900 TRAIL VIEW LN SE	PINE ISLAND MN 55963
OLSON,ANTHONY C	OLSON,TRACY L	13021 NEW HAVEN RD NW	PINE ISLAND MN 55963
OLSON,JERRY M	OLSON,JODI M O'SHAUGHNESSY	1009 RODEO DR SE	PINE ISLAND MN 55963
PETERSON,JEREMY C		908 DC CT SE	PINE ISLAND MN 55963
PLESCHOURT,ADAM		806 RODEO DR SE	PINE ISLAND MN 55963
PLETZ,TODD M	PLETZ,RACHEL P	903 DC CT SE	PINE ISLAND MN 55963
POLZER,STEPHEN CHARLES	POLZER,KRISTINE YUNG LE	910 RODEO DR SE	PINE ISLAND MN 55963
PROSE,MATTHEW P	PROSE,STEPHANIE A	1711 8 ST SE	PINE ISLAND MN 55963
REITER,PHILIP G	REITER,JENNA M	1000 TRAIL VIEW LN SE	PINE ISLAND MN 55963 8608
RINGLE,THOMAS		117 SPRIE CT SE	PINE ISLAND MN 55963
RUCKER,BRIAN C	RUCKER,BRENDA J	1101 TRAIL VIEW LN SE	PINE ISLAND MN 55963
SCHAEFER,COREY J	MCGINNIS,LAURA	809 RODEO DR SE	PINE ISLAND MN 55963
SCHMOLL,JEREMY A	SCHMOLL,ROBIN M D	805 RODEO DR SE	PINE ISLAND MN 55963
SCHRODER,WILLIAM J	SCHRODER,GLENDA A	801 TRAIL VIEW LN SE	PINE ISLAND MN 55963
SHARBA,BUSHRA		906 RODEO DR SE	PINE ISLAND MN 55963
SHELSTAD,MADELYN D	SHELSTAD,ARLAND B	112 SPRIE CT SE	PINE ISLAND MN 55963
SPRIESTERSBACH TRUSTEE,BEVERLY		13071 NEW HAVEN RD NW	PINE ISLAND MN 55963
SVESTKA,DOUGLAS J	SVESTKA,PAULA J	1801 8 ST SE	PINE ISLAND MN 55963
SWANSON,STEPHANIE	SCHWEISBERGER JR,JOHN LEE	903 RODEO DR SE	PINE ISLAND MN 55963
TARARA,TIMOTHY P	TARARA,BONNIE M	13301 NEWHAVEN RD NW	PINE ISLAND MN 55963
VANDEWALKER,TODD	VANDEWALKER,JODI M	13215 NEW HAVEN RD NW	PINE ISLAND MN 55963
VINCENT,JEFFERY	VINCENT,DARLENE	807 RODEO DR SE	PINE ISLAND MN 55963
WERNAU,CHRISTIAN C	WERNAU,JENNIFER L	911 RODEO DR SE	PINE ISLAND MN 55963
WOBIG,JERRY	ANDERSON,CHERYL	1811 8 ST SE	PINE ISLAND MN 55963
WOOD,BRETT P	WOOD,JUNE R	905 RODEO DR SE	PINE ISLAND MN 55963