

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
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New Haven Township Regular Town Board Meeting Minutes May 13, 2025

Following the Pledge of Allegiance, the meeting was called to order by Chair Ann Fahy-Gust at 6:30 PM. Supervisors David Andrist and Dale Thomforde were present to constitute a quorum. Also present were Deputy Treasurer Hannah Walters, and Clerk Bonnie Kosmicki.

Set Agenda and Order- Supervisor Fahy-Gust requested the addition of bush and tree trimming to the agenda under new business. Thomforde made a motion to approve agenda as written with the addition of tree and bush trimming. Supervisor Andrist seconded; motion carried 3-0.

Comments from Public – Bert Otto 6525 85th Street NW reported as a final condition of the Conditional Use Permit an eleven-month update on progress on his project. Grading plans for the pond were approved by Olmsted County and TCPA after a year and a half working with Civil Engineering. Otto expects to be open for business next year. A water sample does not need to be submitted until the business is open.

Public Hearing – Rezone request – Owen Allen – Before opening the public hearing Fahy-Gust commented that the board has not received any written comment from the Planning and Zoning Advisory Commission regarding the rezoning request and also asked for verification that residents within a quarter mile were notified of the rezoning request. Because of the absence of written recommendation from the P&Z Advisory Commission and the chair of the committee not being present, Fahy-Gust requested that the public hearing be rescheduled at a later date. In addition, she recommends that public hearings be scheduled at a date other than regular meetings, possibly the week before or after. Fahy-Gust opened the public hearing for rezoning request of Owen Allen. Information is available from TCPA but not from New Haven Planning and Zoning Advisory Commission therefore Fahy-Gust requested to recess the public hearing until May 20th at 6:30 pm. Thomforde inquired whether there was anyone specifically present for the public hearing, none present. Thomforde made motion to recess the public hearing until Tuesday May 20th at 6:30, Andrist seconded. Motion carried 3-0.

Metes and Bounds Subdivision – follow up, Baker Farms LLC – Changes were made as suggested to include the entire subdivision in section 15. Thomforde made a motion to approve the metes and bounds subdivision for Baker Farms LLC, Andrist seconded, motion carried 3-0.

Consent Agenda – Thomforde made a motion to approve Regular Town Board Meeting Minutes April 8, 2025, Board of Appeals and Equalization Meeting Minutes April 9, 2025, and Road Inspection Meeting Minutes April 18th, 2025, as written. Andrist seconded. Motion carried 3-0.

Old Business

Solar Energy Farms Ordinance – Clerk Kosmicki has received changes recommended by the Planning and Zoning Advisory Commission. The final draft will be sent to the supervisors before next regular meeting. A public hearing will be scheduled when a final recommendation is made.

Cannabis Ordinance Update – The proposed cannabis ordinance was discussed at the Planning and Zoning Advisory Commission meeting. No changes were made and the commission recommended approving it. A public hearing will need to be held before approval by the Town Board.

Zumbro Valley Woodturners Fahy-Gust spoke with a representative of the Woodturners regarding the additional equipment being stored and there not being prior approval to store additional items. An

invitation was extended to come to the May meeting but were not able to attend. They will plan to attend the June meeting.

New Business

Hope Farms CUP - Prior to opening up for discussion, Fahy-Gust commented that there has not yet been a conversation with Hope Farms owners reviewing the details of the Conditional Use Permit (CUP) that transfers with the property. The conditional use permit does allow a garden center. The owners of Hope Farms were invited to attend night's meeting and were in attendance. Fahy-Gust proposed giving the owners an opportunity to describe their plans for the property and give neighbors the opportunity to discuss their concerns. The details of the conditional use permit will not be discussed at this time as the owners have not had an opportunity to discuss what is and is not allowed under the CUP. The owners were allowed to open as the CUP goes with the land and there were some extenuating circumstances. John Zimmerman recently purchased land in the area and came to know the previous owner who has since passed away. The sister of the previous owner connected with Zimmerman and expressed that the family was moving forward to selling the property. Zimmerman subsequently purchased the property and the family has been working the last 6 weeks to resume operations. His desire is to carry on the greenhouse and to heat a greenhouse through the winter, to be a resource for school children, senior groups, and being open to doing whatever is appropriate. Zimmerman acknowledged that there has been increased commotion due to getting ready to open for the season. Most of that activity is done now. The desire is to have the greenhouse open and bring people together. He has heard and understands that there are concerns that Collins Feed and Seed is moving to the site. The brand Collins Feed and Seed will be sun setted, with the only product carrying over being the proprietary bird seed. Fahy-Gust thanked Zimmerman for his summary and stated there will be a meeting with him in the near future to discuss the conditions of the CUP in detail. Fahy-Gust invited any comments from those in attendance.

Sue Haakenson 9446 88th Ave NW Pine Island

1. Spoke positively of having a greenhouse in the area. She stated the property was beautiful and feels this areas needs and many people used Wally's. She had a positive experience at the greenhouse and would like to see them stay in the neighborhood.
2. Inquired of Zimmerman if he expected every weekend to be like the grand opening. Zimmerman stated that it was very busy due to the grand opening being announced to Collins Feed and Seed Customers, friends and family social media coming, a news station showed up. Zimmerman stated he was present the entire day working to get everyone in and out safely.

Jan Rupprecht 7222 100th St NW –

Jan questioned Fahy-Gust if others will have access the conditional use permit document after the owners have an opportunity to review the CUP. Fahy-Gust stated that CUP has been reviewed and conditions are understood, there will be additional discussion at a board meeting. New Conditional Use Permits require a public hearing, existing CUP's travel with the land. New owners are required to come in to discuss the CUP so that conditions are understood. There is no requirement to have a public hearing for an existing CUP.

Kory Weis 7741 100th St NW Pine Island –

It is Weis's understanding from the previous owner who spoke to the neighbors that the business would be strictly wholesale. Fahy-Gust explained that the CUP does allow wholesale and retail and that the previous owner did intend to have a retail business. Weis expressed concern that the public hearing held during covid would not be considered public. Duly noted. Weis noted several neighbors are impacted by the business and the CUP would state that activities would not be injurious to them. The traffic was greatly increased over the weekend.

Cory Simonson 7330 110th St NW Pine Island –

1. Safety due to heavy traffic is very much a concern. Quality of life and disruption of peace and quiet is a concern. There were numerous cars parked in his driveway. Zimmerman did address the issue, Simonson thanked him for that. Simonson feels that this has been injurious to his property. He voiced support of Zimmerman's success however wholesale versus retail is completely different in their impact.
2. Commented that he doesn't want a focus on contribution to the community to supersede residents and neighbors, that's why zoning regulations are in place.

Kim Rupprecht 7222 100th St NW Pine Island

1. Kim resides on the property just east of Hope Farms and has been there for 30 years. He requests clarification on the term conditional use permit. Fahy-Gust explained that there are conditions that are reviewed, making sure the requirements under which the CUP was issued are met. Without knowing the requirements of the CUP it's difficult to address the issues. Fahy-Gust explained that it would not be fair to discuss that details of the CUP at this time until the Zimmermans have the opportunity to know, understand and address the requirements of the CUP.
2. Kim articulated that he typically welcomes neighbors, he was saddened by Randy's death and wasn't aware that the property had been sold. The first he knew about plans for the property was through an article in the Post Bulletin that was alarming. It seemed clear that there are aspirations for the property. Rupprecht's concern is for the serenity of the neighborhood. His primary concern is the issue of scale and activities and noise. Zimmerman said they are very flexible in how the property is used and is open to feedback.

Becky Bosch 7331 100th St NW Pine Island

Proposed a question as to how to get input and specific questions in the review process and establishing what needs to happen. Fahy-Gust indicated that she has been given a list of concerns from residents. The contents of the document will be included in the discussion with John. Bosch asked how to any additional concerns get forwarded to the board. Fahy-Gust directed that any additional concerns that need to be addressed be emailed to afahygust@gmail.com or nhtownship@bevcomm.net or call Ann at 507-206-9772. Issues that have been listed are safety, disruption of rural character, property values, how do existing CUP's get reviewed, what are the conditions of the CUP, increased scale of business, expanding business, future hopes for the business, and Collins Feed and Seed following. All concerns will be reviewed with the Zimmermans. There will be a review of what the Zimmermans want to do and whether it fits within the conditional use permit and if not and they have a strong desire to work in one direction or another, there would be a need for a new CUP.

Leigha Verderame 7245 100th St NW

1. Resides across the road from the property and is supportive of small businesses, a greenhouse, garden center and nursery, whether wholesale or retail is similar to what Randy was doing. Commercials on TV, and a large social media following, reading the article in the Post Bulletin, not knowing what was coming, was very concerning as there was potential for an event center, vineyard, open year-round. In meeting minutes from April 2020, Randy discussed home-based business CUP, does owning a second property in New Haven township qualify for home-based business. Faye-Gust stated that clarification will come later. Zimmerman apologized for speaking with the Post Bulletin and expressing what he was hoping to do.
2. Commented that there is a notable increase in dust due to increased traffic and could anything be done to mitigate the dust. Zimmerman has already contacted and ordered chloride to be applied.

Mark Stenberg 7227 100th St NW

Told Hope (John Zimmerman's daughter) to not give up hope to someday have her wedding on the property. His wedding happened on his property across the street with a band and a dance. We notified the neighbors that it was going to be a little noisy and we had a great time. All is not lost.

Molly Mullens 7445 100 St NW

She remembers going to Wally's as a young child and it was special. She doesn't recall there being a lot of traffic. Social media ramps thing up, having a residential greenhouse would not be a bad thing. Hours of operation is something that is important to understand.

Fahy-Gust thanked everyone for their input and participation. Zimmermans will be contacted to set up a meeting. There will be another meeting to discuss next steps. If you want to be included notifications when the website is update, go <https://newhaventownship.org> and submit your subscription request.

Farm stand for Honey Hive – Kim and David Luckey 9205 69th Ave NW have bee hives and they want a summer farm stand to sell their honey as self-service. Farm stands are allowed with permission. They stand is outside the ROW. There is no cost for permitting or paperwork, just needs board approval. Andrist made a motion to approve the summer farm stand for Honey Hive, Thomforde seconded, motion carried 3-0.

Rural Fire Association Escrow Fund – 425 A draft resolution to set up an escrow fund was reviewed. Verbiage needs to be changed to Pine Island Rural Fire Association. A new fund would be reflected on the Schedule 1 and treasurer's report as an investment. Funds are available to the Rural Fire Association regardless if purchasing a CD or designating to a separate fund. It was decided to postpone purchasing a CD in the next couple of months and return next month with recommended edits.

ARPA Reporting Status – The last report on how COVID funds were spent was due April 30th. Supervisor Thomforde attempted to submit the report but was denied access. He resubmitted a request for access and is waiting for approval at which time he will complete the required response. The funds have been spent, and no funds need to be returned.

Bush and Tree Trimming – Fahy-Gust requests to authorize Kory Weis to trim and remove dead branches and cut back bushes. A price was previously quoted as \$100.00 per man hour for this service, anything other than mowing. Andrist made a motion to approve the amount of up to \$200.00 for tree and bush trimming, Thomforde seconded, motion carried 3-0. Clerk Kosmicki will notify Kory.

Meeting Reports

TCPA Meeting Recap – There was discussion to raise value permits by 5%. There has been some conflict with TCPA staff and the County Planning and Zoning Commissioner. If not resolved, may lead to resignation of a TCPA staff. The county is pursuing some metes and bounds splits relative to new roads and right of ways.

OCTOA – Next meeting is May 22nd at 7:30 PM, Kalmar and Orion. Location will most likely be Byron Fire Hall. All supervisors intend to attend.

Road Report – A compliant was received from a Genoa resident due to individuals speeding. Andrist visited the area in question and noted that a 30-mph regulation sign is in place. The resident was requesting that a speed bump be installed. Andrist gave the resident information to contact the sheriff. He also suggested that individuals contact the offender and confront his behavior. The township board does not have the authority to intervene. Andrist met with Mike Woods on 85th street, there is a couple hundred feet that needs to be cleared as there presently is no ditch. 117th street has been graded. Chloride will be applied on June 15th, Thomforde will be riding in the truck, Andrist will pick up stakes when complete. The Saturday time slot from 1-4 was not productive, Fahy-Gust recommended changing the Saturday hours from 8-10. The logs on 100th St that were noted during the road inspection have been removed.

Rural Fire Association - There was no new or old business. All dues have been paid. RFA meets quarterly. Next meeting is in July.

Treasurer's Report – Deputy Treasurer Walters provided a detailed report of financial transactions for the month of April.

Frandsen Bank	Checking Account	\$9,283.65
	Money Market Account	\$129,150.85
	Less outstanding checks	
	Total Bank Balance	\$138,434.50
Investments	Frandsen Bank 4.4% 8/22/2025	\$100,000.00
	Wells Fargo of South Dakota, 4.2% 3/2026	\$50,000.00
	Flagstar Bank, 4.7% (semiannual) 7/25/2025	\$100,000.00
	Total Investments	\$250,000.00
Balance	Total Bank Balance	\$138,424.50
	Total Investments	\$250,000.00
	Total Combined Balance	\$388,434.50

Thomforde made a motion to approve the Treasurer's report, Andrist seconded, motion carried. 3-0.

Review/Pay Bills – Mike Wood's bill of \$18,257.50 was higher due to roads being rocked; the bill for rock is \$83,382.75. There was more tonnage of rock purchased this year compared to last year. Flowers were purchased for Mr. Presnall's memorial, 4-H donation was paid this month. Bills this month totaled \$104,679.32 not including salaries. Clerk Kosmicki will contact treasurer Hawkins and give him the totals. Thomforde made a motion to pay all bills, Andrist seconded, motion carried 3-0.

Mail/Miscellaneous –

- A thank you card was received from St. Michael's for the cemetery donation. A thank you was received from Janie Presnall for the memorial flowers.
- Fahy-Gust received an email from Mary Anderson stating the Rachel Beck's dogs were on their property again and to request the board consider implementing a township dog ordinance. This item will be added to the next month's meeting agenda. Fahy-Gust will reach out to Rachel again as well.
- Thomforde reported that an environmental impact statement has been issued in early May for the Mankato to Mississippi River Transmission Line. There will be in person public hearings scheduled. Thomforde will be attending the meeting scheduled on May 28th at the Zumbrota VFW. He will be providing a presentation regarding possible routes for the transmission lines. He is going to represent individuals in the township who will be impacted but not as a New Haven Township supervisor.
- Clerk Kosmicki received an email from the Oronoco Township Clerk regarding a special event permit occurring at J-Rocks Glass. The owner of J-Rocks needs to attend a meeting to request a special event permit. A temporary permit can be issued for the event similar to the snowmobile drags.

Adjournment – Andrist made a motion to adjourn, Thomforde seconded, motion carried. Meeting adjourned at 9:02 PM.

Approved by the Board

Signed:

Signed:

/Signed copy on file/

Ann Fahy-Gust, Chair
New Haven Town Board

Bonnie Kosmicki
Township Clerk

Date:

Date:

TOWNSHIP MONTHLY FINANCIAL REPORT

CHECKING ACCOUNT

April 2025

Ending Balance of March 31, 2025 statement

\$2,861.76

Income

Date	Check #/Cash	Description	Amount
4/8/2025		Mensing/Cash rent	\$5,929.50
4/9/2025		Transfer from MMDA	\$47,891.16
4/9/2025		Transfer from MMDA	\$3,720.10
04/18/25		Hall Rental	\$75.00
04/18/25		Property sign	\$50.00
04/29/25		Peoples Endergy Coop (Easement fee)	\$200.00
04/29/25		Hoele Trust	\$50.00
03/31/25		Interest	\$1.35

Total Deposits:

\$57,917.11

Debits

Date	#/Online	Description	Amount
3/7/2025	4779	Barb Allen	\$50.00
3/7/25	4784	Kory Weis	\$50.00
4/10/2025	Online	BevComm	\$78.39
4/15/2025	Online	IRS/ Payroll Taxes 1st Quarter	\$644.58
4/29/25	Online	Deluxe Check/Deposit Slips	\$54.79
4/25/25	Online	Peoples Coop Elect	\$168.48
4/24/25	Online	Culligan	\$63.95
4/11/25	4786	Michael Wood	\$2,195.00
4/8/25	4787	Herman Grover & Co	\$156.00
4/8/25	4788	Stussy Construction	\$371.57
4/8/25	4789	MN Assoc of Townships	\$225.00
4/8/25	4790	Column Software PBC	\$64.40
4/8/25	4791	Olmsted County PRL	\$3,236.00
4/10/25	4792	Dale Tomforde	\$70.73
4/8/2025	4793	Fogarty's Outdoor Service	\$180.00
4/8/25	4794	David Andrist	\$260.87
4/8/25	4795	Grimrud Publishing	\$43.75
4/8/25	4796	Chris Hawkins	\$32.20
4/8/25	4797	Pine Island Area Fire District	\$30,754.00
4/8/25	4798	LaVonnie Kosmicki	\$226.24
4/8/25	4799	Donna Beyer	\$80.00
4/8/25	4800	Larry Mattson	\$40.00
4/8/25	4801	Center Grove Cemetery	\$3,000.00
4/8/25	4802	St. Michael's Cemetery	\$3,000.00
4/8/25	4803	Othello Cemetery	\$3,000.00
4/8/25	20715	Wages	\$680.27
4/8/25	20716	Wages	\$1,108.20
4/8/25	20717	Wages	\$129.29
4/8/2025	20218	Wages	\$852.65
4/8/2025	20719	Wages	\$494.07
4/8/2025	20720	Wages	\$184.79

Total Debits:

\$51,495.22

Ending Balance of April 30, 2025 statement

\$9,283.65

Outstanding checks

None

TOWNSHIP MONTHLY FINANCIAL REPORT

MMDA ACCOUNT

April 2025

Ending Balance as of March 31, 2025 statement

\$180,545.13

Income

Date	Decription	Amount
4/30/2025	Interest	\$216.98

Total Deposits: \$216.98

Debits

Date	Description	Amount
4/9/2025	Online Transfer to checking	\$3,720.10
4/9/2025	Online Transfer to checking	\$47,891.16

Total Debits: \$51,611.26

Ending Balance as 4/30/25 statement \$129,150.85