

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
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New Haven Township Regular Town Board Meeting Minutes April 14, 2026

Pledge of Allegiance/Call to Order – 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 Treasurer Chris Hawkins, and Clerk Bonnie Kosmicki.

Set Agenda and Order – Thomforde made a motion to approve the agenda as printed, Andrist seconded, Motion carried 3-0.

Comments from the public – None

Consent Agenda – Andrist moved to approve the consent agenda, including regular town board meeting minutes from March 7, 2026, Canvassing Board meeting minutes March 10, 2026, and Re-Organization meeting minutes March 31, 2026, Thomforde seconded. Motion carried 3-0.

Old Business

Hope Farms- Fahy-Gust has continued discussions with legal counsel regarding the matter. Mr. Zimmerman did not receive the initial certified letter, as it was returned to the attorney; however, he has since received a subsequent mailing. On April 6, Fahy-Gust met with Mr. Zimmerman, with Clerk Kosmicki present to document the discussion. The purpose of the meeting was to determine how Mr. Zimmerman wishes to proceed—whether by revoking the current CUP, pursuing a new CUP, or applying for a new IUP. Mr. Zimmerman is currently developing a proposal outlining the scope of his greenhouse business. Once completed, a meeting will be scheduled with the Planning and Zoning Advisory Commission. This will be an open public meeting, though not a public hearing, and will not include an opportunity for public comment. Following this meeting, the Commission will make a recommendation to the board, after which a formal public hearing will be scheduled. In the meantime, Mr. Zimmerman is permitted to continue operating as he currently is, as efforts are underway to bring the operation into compliance.

Jan Rupprecht, 7222 100th St NW, Pine Island, asked how notice of meetings would be provided. Fahy-Gust explained that the Planning and Zoning Advisory Commission meeting date and time will be posted on the building door and on the official website. For the public hearing, formal notice will be mailed to all residents within a quarter-mile radius of the property.

Kim Rupprecht, 7222 100th St NW, Pine Island, asked whether the revocation process related to this issue is moot. Fahy-Gust explained that revocation remains relevant, as the two existing CUPs would need to be revoked in order to establish either a new CUP or a new IUP for the property. Fahy-Gust further noted that there is currently no formalized process in place for revocation; however, this is being addressed through ongoing work with the attorney and the Planning and Zoning Advisory Commission. Rupprecht then asked for clarification on whether Mr. Zimmerman can come into compliance and continue operating under the existing CUPs. Fahy-Gust explained that Mr. Zimmerman is permitted to continue operating as he currently is while the process moves forward. Although he is not in compliance with the conditions of the two existing CUPs, he is allowed to continue operations because he is actively working toward compliance. This process will involve

revoking the existing CUPs and establishing a new approval with updated conditions, as the current CUPs are not adequate for the intended use of the property.

Mark Stenberg, 7445 100th St NW, Pine Island, commented that approval is not solely up to Mr. Zimmerman, but must go through the established process. Fahy-Gust affirmed this statement and reiterated that the process requires Mr. Zimmerman to submit an application for a new CUP outlining his proposed operations. The Planning and Zoning Advisory Commission will then review and discuss the application and make a recommendation to the board. The board will consider that recommendation and determine next steps. Following this, a public hearing will be scheduled, with notification provided as previously described. After the hearing, a final CUP or IUP will be drafted and considered for approval. Stenberg provided an accurate, thorough summary of what he understands what has been discussed. The Planning and Zoning Advisory Commission will schedule a meeting to discuss when the members of the commission are available to meet.

Kory Weis, 7741 100th St NW, Pine Island, asked whether, prior to the implementation of a new CUP or IUP, Mr. Zimmerman is permitted to operate without restriction. He referenced activity observed on the Hope Farms Facebook page that appeared to be outside the scope of compliance. Fahy-Gust explained that Mr. Zimmerman is permitted to operate a garden center business; however, he is not allowed to sell items such as jewelry, honey, or clothing. Weis further noted that Zimmerman has acted as a lawn fertilizer supplier and has conducted landscaping activities. Fahy-Gust stated that Zimmerman believes these activities fall under the scope of a garden center. Fahy-Gust responded that there is a difference of opinion on this matter. This issue will be discussed by the Planning and Zoning Advisory Commission, and ultimately it will be the township representatives who will define what constitutes a garden center and what activities are permitted. Fahy-Gust added that definitions of a garden center can vary, and the township is not required to adopt the State of Minnesota's definition, but may establish its own. Weis then asked whether a definition of "garden center" currently exists within the zoning ordinance. Fahy-Gust stated that it does not; however, the new CUP or IUP will establish specific conditions and provide a clear definition. This document would then serve as a reference for any future garden center operations within the township.

Kim Rupprecht, 7222 100th St NW, Pine Island, expressed concern that the definition of a "garden center" remains unclear and could be interpreted subjectively by Zimmerman. Fahy-Gust and Hawkins responded that any definition proposed is subject to review and approval, and is not required to be accepted as presented. Rupprecht also asked whether the board believes the township ordinances should be reviewed more broadly to identify areas that may need clarification or strengthening in order to prevent future issues. Fahy-Gust acknowledged that there are likely areas where the ordinances could be improved; however, she noted that it is often difficult to anticipate specific changes without first encountering issues in practice. It is possible to identify potential concerns by observing other townships and how situations are addressed and be proactive in that way, it remains challenging to predict all possible issues in advance.

Supervisor Thomforde asked if Sargent's Nursery is zoned as a special district. Fahy-Gust stated she has not researched this thoroughly as of yet as she is waiting to see what Zimmerman wants to do. She believes that Sargent's is a special district and garden market plots in Salem Township has a CUP, and knows that Joel's Greenhouse has a CUP. She will have this information available when the P&Z Planning Commission convenes to discuss the direction Hope Farms wants to go with the business.

Mark Stenberg, 7445 100th St NW, Pine Island raised the question regarding whether there are meetings among townships across Minnesota to discuss common issues and challenges. Fahy-Gust responded that the Minnesota Association of Townships serves as a resource for townships by

providing monthly and annual training, legal counsel, and information on emerging issues affecting townships statewide. Fahy-Gust also noted that the Olmsted County Association of Townships meets quarterly to discuss current issues affecting townships within Olmsted County. It was further noted that no Olmsted County townships currently have provisions in their zoning ordinances addressing revocation of a Conditional Use Permit (CUP). Kosmicki added that when New Haven Township drafted its solar farm ordinance, the township reviewed the existing ordinance used by Salem Township, which was helpful in developing New Haven's ordinance. At this time, there is no centralized list of township ordinances available from all townships.

Kory Weis, 7741 100th St NW, Pine Island asked what prevents residents from disregarding the conditions of Conditional Use Permits (CUPs). Fahy-Gust responded that, historically, residents have either voluntarily relinquished their CUPs or approached the board to request modifications to existing CUPs, and there is an established process for doing so. Fahy-Gust explained that the township's current situation is unique because CUPs run in perpetuity with the land. Due to a court ruling, townships can no longer rely on "sunsetting" a CUP as an option for termination. Many older CUPs included language stating that the permit would become null and void if the landowner passed away or no longer owned the property; however, this language is no longer considered legal or enforceable. Fahy-Gust noted that this was one of the reasons for the use of Interim Use Permits (IUPs). Kosmicki asked what process exists for accountability and compliance with original CUP conditions. Fahy-Gust stated that oversight responsibility ultimately rests with the township board. Kim Rupprecht was provided as an example of a landowner who voluntarily surrendered a CUP. It was also noted that TCPA does not assume responsibility for oversight of CUP compliance. Weis further questioned whether the proposed Hope Farms CUP would be strict in its application. The response given was that this could not be answered until the contents and conditions of the Hope Farms CUP are known.

Kim Rupprecht, 7222 100th St NW, Pine Island expressed interest in being a supportive neighbor and not restricting Zimmerman's ability to operate a business, while also expressing hope that Zimmerman would be motivated to be a good neighbor in return. Fahy-Gust stated her opinion that Zimmerman is motivated to be a good neighbor and recognizes that his approach may have contributed to the negative reaction within the neighborhood.

Charis Stenberg 7445 100th St NW, Pine Island expressed her appreciation of the effort that has been expended to answer questions and resolves issues.

Zoning Ordinance Amendment – CUP Revocation Input from the Planning and Zoning Advisory Commission was presented to the attorney. It was explained that the formatting used in the original documents was intended to make sections and items easier to reference during discussion and review. The original document received from the attorney will remain unchanged. A public hearing will need to be scheduled in order to amend the ordinance, and any approved changes will need to be recorded with the county. TCPA will be invited to attend the public hearing. The hearing will be scheduled at a time when additional issues can also be addressed.

Building Permit 9509 Cty Rd 3 (pole barn) – Andrist met with TCPA and was informed that a permit is not required for a concrete slab alone. However, if residents intend to construct a building or structure on the slab, a permit would then be required.

From Reorganization Meeting:

Ditch Spraying – Andrisc spoke with Troy from Northstar who said the cost would be the same as last year. Andrisc also requested that the township be notified when spraying will commence in order to inform residents. Troy advised that anyone who does not want their ditches sprayed should put a sign out indicating to not spray.

Board of Adjustment Members – Current members include D. O’Brien, chair. C. Koop, G. Anderson, D. Heller, and C. Hawkins

Planning and Advisory Planning Commission – Hawkins had an update regarding membership on the P&Z Commission. Leon Plantz has resigned from the commission; Mike Brogan has expressed an interest in being a member. Thomforde made a motion to accept the nomination of Brogan as a member, Andrisc seconded. Motion carried 3-0.

Townhall Floor Stripping – A follow up discussion from the reorg meeting to strip and wax the townhall floor and shampoo carpet. Andrisc will get quotes and report back to the board at the next meeting.

New Business

Planning and Zoning Advisory Commission Update- The P&Z Commission will meet on April 23 at 6:60 PM at the townhall to discuss the following items:

- The Knutson IUP request to allow a second dwelling for a senior family member
- The Ellefson rezoning request from A2 to A3
- An inquiry from an Arizona-based land investment company regarding a property split in Douglas

Supervisor Fahy-Gust has been invited to attend the meeting.

2027 Levy – Delineation of Funds – Discussion was held regarding how to delineate levy revenue into individual funds. The total levy is \$258,000.00. Funds were allocated as follows:

- Cemeteries: \$9,000.00
- Rural Fire Association: \$72,788.00
- Road and Bridge: \$146,212.00
- General Fund: \$30,000.00

Kosmicki will submit this information to Olmsted County PRL.

Resolution Setting Compensation and Reimbursement of Township Officers 2026-05– The only changes from the previous resolution were increasing supervisor compensation from \$200.00 to \$300.00 per month and revising the wording for mileage compensation to reflect the current federal reimbursement rate. Thomforde made motion to adopt the resolution, Andrisc seconded. Motion carried 3-0

Resolution Regarding PIFD CD Fund Transfer 2026-06- Thomforde made a motion to adopt resolution 2026-06 to move funds held in escrow into the money market account as well as any interest. A check will be made out to PIFD for purchase of respirators. Andrisc seconded. Motion carried 3-0.

Chloride - Purchase dates – The cost to residents for chloride will be \$99.00 for the first 300 feet and \$66.00 for each additional 100 feet. Chloride may be purchased on the following dates and times:

- Monday May 4, 10:00 a.m. – 12:00 p.m. — Dave
- Wednesday May 6, 6:00 p.m. – 8:00 p.m. — Chris
- Friday May 8, 4:00 p.m. – 6:00 p.m. — Ann
- Saturday May 9, 8:00 a.m. – 10:00 a.m. — Bonnie

Kosmicki will send letters notifying residents of the costs and purchase times. Notice will be posted on the door, website, and township’s Facebook page.

Meeting Reports

TCPA Meeting Recap – Andrist attended the March 11 meeting and reported that Tanner Young, the new representative from CMS (now DLI), was present. Young brought a Municipal Agreement Application form that needs to be signed by each township. Fahy-Gust and Kosmicki recalled that this form had been signed previously. Fahy-Gust noted that the form is dated December 1, 2025. She also noted that Jay Kruger is listed as an inspector even though he no longer serves in that role. Fahy-Gust requested that signing of the form be postponed until she can clarify the purpose of the document and determine who should be listed as an inspector. The county commissioner also attended the meeting. Discussion took place regarding townships sharing the cost of legal counsel. Additional discussion focused on how agricultural zoning and property assessments impact permits. Johny Johnson’s tenure on the board concluded following this meeting. Andrist also reported on the April 8 meeting. Discussion occurred regarding a potential issue involving trailers being used to house construction workers in the area working on power lines. Additional discussion addressed violations related to illegal dumping, unauthorized disposal, improper solid waste disposal, land use violations, and other unauthorized waste disposal concerns. An Environmental Resources Enforcement Officer is available to assist townships if needed. New TCPA board members have been elected. A document from TCPA proposing a time limit for recording an approved metes-and-bounds split was also discussed. Supervisors will review the document and continue discussion at the next meeting.

Road Report – Road restrictions will most likely be lifted in the next week or so. The spring road inspection is scheduled for Monday April 27th at 10 AM.

OCTOA Meeting – Thomforde and Andrist attended the meeting. The county now has a dog ordinance in place. Thomforde shared a map of construction projects for 2026 in the county. The Olmsted County Budget 2026 report was shared. Thomforde shared a proposal for alternative measures for installation of power lines asking town boards to support a resolution for the alternatives to be considered. Fahy-Gust reiterated that New Haven Township board has determined New Haven township won’t be involved in activities related to the installation of power lines.

Treasurer’s Report – Treasurer Hawkins presented the April month-end financial report to the Board, including account balances and investment information. March month-ending balances were:

Frandsen Bank and Trust Accounts		Principal Balances	
Checking Account		\$ 11,787.86	
MMDA Account		\$190,078.42	
Minus Outstanding Checks		\$	
Total Bank Balance		\$ 201,866.28	
Investments	Int Rate	Maturity Date	
Frandsen Bank	3.50%	4/10/26	\$ 30,754.00 Fire Depart Escrow
Bank of America	4.15%	7/30/2026	\$102,000.00 LPL Financial
Wells Fargo Bank	4.20%	3/18/2026	\$ 55,000.00 LPL Financial
Wells Fargo Bank	3.90%	9/9/2026	\$103,000.00 LPL Financial
LPL Financial	Cash Account		\$2.61 LPL Financial Cash account
Total Investments			\$235,754.00
Total Deposits			\$437,620.28

Hawkins noted that there will be in excess of \$90,000.00 not including payroll in claims this month. Thomforde made a motion to approve the treasurer’s report, Andrist seconded. Motion carried 3-0

Review/Pay Bills – Kosmicki reviewed bills totaling \$90,458.34. Thomforde made a motion to pay the bills, Andrist seconded, motion carried 3-0

Mail/Miscellaneous – No correspondence presented. M. Woods asked if a letter had been received from Bruening regarding a fuel surcharge. Kosmicki stated a letter had not been received. Another township had received a letter stated there will be an additional charge on top of what was quoted.

Adjournment Thomforde made a motion to adjourn, Andrist seconded. Motion carried 3-0. Meeting adjourned at 8:17 PM.

Signed:

Signed:

/Signed copy on file/

Ann Fahy-Gust, Chair
New Haven Town Board
Date:

Bonnie Kosmicki
Township Clerk
Date:

TOWNSHIP MONTHLY FINANCIAL REPORT CHECKING ACCOUNT

March 2026

Ending Balance of February 27, 2026 statement

\$5,953.88

Income

Date	Check #/Cash	Description	Amount
03/20/26		Fire Sign	\$50.00
03/20/26		Cash Rent for Farmland	\$7,135.50
03/30/26		Hall Rental	\$175.00
03/09/26		March Transfer from MMDA Account	\$7,000.00
03/31/26		Interest	\$0.77

Total Deposits: \$14,361.27

Debits

Date	#/Online	Description	Amount
3/4/26	Online	Go Daddy. Com	\$179.88
3/10/26	Online	BevComm	\$78.46
3/24/2026	Online	Culligan	43.95
3/25/26	Online	Peoples Energy Coop	\$202.95
3/18/26	4896	Herman Grover and Co	\$155.00
3/17/26	4897	Victor Lundeen Co	\$489.35
3/18/26	4898	Column Software	\$104.65
3/6/26	4899	Courri Ruppee PLLP	\$498.75
3/6/26	4900	Dale Thomforde	\$54.53
3/12/26	4901	Michael Wood, LLC	\$4,700.00
3/23/26	4902	Riverside Outdoor Services	\$75.00
3/17/26	4903	Jacob Wolfe	\$50.00
3/19/2026	4904	Barbara Allen	\$50.00
3/23/26	4905	Kory Weis	\$50.00
3/17/26	4906	Michael Bruce	\$50.00
3/11/26	20765	Wages	\$406.19
3/11/26	20766	Wages	\$415.42
3/13/26	20767	Wages	\$600.05
3/12/26	20768	Wages	\$323.11

Total Debits: \$8,527.29

Ending Balance of March 31, 2026 statement

\$11,787.86

Outstanding checks

TOWNSHIP MONTHLY FINANCIAL REPORT
MMDA ACCOUNT

March 2026

Ending Balance as of 2/27/2026 statement

\$139,560.63

Income

Date	Description	Amount
3/20/2026	LPL Depoist	\$57,312.61
3/31/2026	Interest	\$205.18

Total Deposits: \$57,517.79

Debits

Date	Description	Amount
3/9/2026	Online Transfer	\$7,000.00
	Online Transfer	

Total Debits: \$7,000.00

Ending Balance as of 3/31/2026 statement \$190,078.42