

# *New Haven Township*

OLMSTED COUNTY, MINNESOTA – EST. 1858  
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New Haven Township  
Public Hearing  
May 27, 2026  
6:30 pm

A public hearing was convened to discuss three items that have come before the board.

These items include:

- Ellefson Rezoning from A2 – A3
- Knutson IUP to allow mobile home on their property for a family member over 60 requiring cares
- Zoning Ordinance Amendment for CUP revocation

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.

**Ellefson Rezoning from A2-A3** - Gerald Ellefson submitted an application to rezone two parcels totaling 80 acres (a 4.75-acre parcel and a 75.42-acre parcel) from A-2 Agricultural Protection District to A-3 Agricultural District. The purpose of the request is to allow the creation of an additional non-farm parcel so that each of his sons may have a dwelling on the farm. Janelle Finck, Administrator with Township Cooperative Planning Association (TCPA), provided a thorough summary of TCPA's review and findings regarding the application. TCPA's analysis noted that the property is currently zoned A-2 Agricultural Protection District, which is intended to encourage agricultural and farming activities. The A-3 Agricultural District supports similar agricultural uses but allows for slightly higher residential density. The proposed rezoning would allow Mr. Ellefson to create an additional non-farm lot while continuing to maintain and conserve agricultural investments and permitting non-farm development at a low density. The Findings of Fact indicate that the request complies with the standards and boundaries established in the Olmsted County Zoning Ordinance. Based on its review, TCPA staff recommended approval of the requested rezoning.

Following this summary, Fahy-Gust invited anyone in attendance to speak in favor of this requested change in zoning.

Jon Zimmerman 11390 65<sup>th</sup> Ave NW Oronoco spoke in favor of the request stating that the Ellefson's are a great family and he would be pleased to see his sons grow up on their dad's land.

Gerald Ellefson, 11333 65th Ave NW, Oronoco, stated that the rezoning request is part of their estate planning process and is being pursued under the advice of their attorney to make decisions sooner rather than later. Mr. Ellefson expressed appreciation for the guidance provided by Township Cooperative Planning Association (TCPA) staff in helping structure the request in a manner that will keep the farm intact while allowing his sons to continue farming the land.

Chris Hawkins, 10234 105th St NW, Pine Island, stated that the application was presented to the Planning and Zoning Advisory Commission for review. The Commission members reviewed the request and voted unanimously to forward a recommendation of approval of the proposed split to the Town Board.

The invitation was extended three times. With no further comments offered in favor of the proposal, Fahy-Gust invited anyone present to speak in opposition to the request. The invitation was extended three times, and no comments were made.

Fahy-Gust then invited any general comments from those in attendance regarding the proposal. The invitation was voiced three times, with no response from attendees.

Having invited comments in favor of, against, or in general regarding the proposal, Fahy-Gust indicated she would entertain a motion to close the public hearing and move into Board discussion. Thomforde made a motion to close the public hearing. Andrist seconded the motion. The motion carried 3–0. During Board discussion, Andrist expressed no concerns and stated he was in favor of approving the request. Fahy-Gust also supported the request, noting that it maintains the integrity of the farm and reflects the intent to continue farming operations. Thomforde commented that the rezoning would effectively create an additional buildable parcel. He inquired whether the fee was \$1,785.00. Administrator Finck confirmed that amount and noted that rezoning applications are among the more costly items. Thomforde made a motion to approve the rezoning request. Andrist seconded. The motion carried 3–0.

**Knutson IUP to allow mobile home on their property for a family member over 60 requiring cares**

Alan and Cherlyn Knutson, 9331 105th St NW, Pine Island, submitted an application for an Interim Use Permit (IUP) for property located in the A-2 Agricultural Protection District. The request is to allow placement of a mobile home as a second dwelling in order to provide health care services for senior family members. Janelle Finck of the Township Cooperative Planning Association (TCPA) provided a thorough review of TCPA's findings. TCPA staff reviewed the request in accordance with the applicable standards and provisions of the zoning ordinance. Based on staff review and analysis, TCPA recommended approval of the application with the conditions outlined in their written report. Thomforde asked whether access to the mobile home would be using the existing driveway off 105<sup>th</sup> St. Finck confirmed that the same driveway would be used to access the mobile home.

With no further questions from the board for either TCPA staff or the Knutsons, Fahy-Gust opened the public hearing by extending an invitation for comments in favor of approving the IUP.

Cherlyn Knutson, 9331 105th St NW, Pine Island, MN spoke to represent herself and her husband who is experiencing significant medical issues are not able to remain in their home. Their desire is to remain on the property with their son living in the primary dwelling who will provide assistance to his parents. She speaks in favor of granting approval for the IUP.

The invitation was extended three times. With no further comments offered in favor of the proposal, Fahy-Gust invited anyone present to speak in opposition to the request. The invitation was extended three times, and no comments were made.

Fahy-Gust then invited any general comments from those in attendance regarding the proposal. The invitation was voiced three times, with no response from attendees.

Thomforde made a motion to close the public hearing, Andrist seconded. Motion carried 3-0.

Chris Hawkins stated that this application was reviewed by the Planning and Zoning Advisory Commission on April 23rd. He reported that there were no concerns raised and that the Commission was in favor of forwarding the request to the Board. Andrist commented that he has known the Knutsons for some time and has personally observed a decline in Alan's health. Fahy-Gust expressed support for allowing residents to remain on their property when possible. Thomforde stated that this is precisely the type of situation the ordinance was intended to address. Thomforde made a motion to approve the IUP for a second dwelling. Motion carried 3-0. Janelle will email a copy of the signature page to clerk Kosmicki.

**Zoning Ordinance Amendment for CUP revocation** Clerk Kosmicki questioned whether she or Township Cooperative Planning Association (TCPA) would be responsible for filing the ordinance amendment with the county. Historically, TCPA has handled the filing of ordinances. Administrator Finck stated she has not personally been involved in filing ordinances with the county but indicated that if TCPA has traditionally been responsible for doing so, she assumes they would complete the filing once the amendment is approved and the paperwork is signed.

Fahy-Gust then opened the public hearing to consider the proposed zoning ordinance amendment addressing the revocation process for Conditional Use Permits (CUPs) and Interim Use Permits (IUPs). She explained that the current ordinance does not contain a formal process for revoking a CUP. Fahy-Gust proceeded to read the proposed amendment in full, outlining the procedures and standards for revocation of a CUP or IUP.

Chris Hawkins reported that the proposed ordinance amendment was thoroughly reviewed by the Planning and Zoning Commission. He noted that while the Commission initially discussed and considered several recommendations for changes, the township attorney was consulted, and no changes were ultimately made to the proposed language or format of the document.

Fahy-Gust opened the floor for any comments in favor of approving the proposed amendment.

Becky Bosch, 7331 100th St NW, Pine Island, spoke in favor of adopting the amendment as a way to maintain the integrity of the Board and provide a way to enforce CUP's and IUP's.

Kim Rupprecht 7222 100st St NW, Pine Island, spoke in favor as it appears necessary to close the cycle of a CUP and provide the board more options. He has not scrutinized the language in detail; he expressed a trust in the advice of legal counsel provided to the board.

Mark Stenberg, 7445 100th St NW, Pine Island, spoke in favor of the amendment as he feels it completes the process in a more complete and democratic manner.

Jan Rupprecht 7222 100st St NW, Pine Island, spoke in favor but has questions. She feels that there might be limits. It is her understanding a CUP goes with the land and an IUP goes with the person. Fahy-Gust explained that the option for an IUP was not always an option and now that it is, this option receives consideration when appropriate to the requested permit.

Fahy-Gust invited anyone present to speak in against the proposed amendment. The invitation was extended three times, and no comments were made.

Fahy-Gust then invited any general comments from those in attendance regarding the proposed amendment.

Clerk Kosmicki asked for clarification regarding how the Board would become aware of a potential violation under the proposed revocation process. Fahy-Gust explained that there are multiple ways the Board could become aware of a violation. A violation could be identified through the Board's own review of existing IUPs and CUPs, through observation by a Board member, or through a complaint brought forward by a resident, among other means. It was noted that the proposed amendment does not specifically outline or prescribe how a violation must be reported.

Gerry Ellefson, 11333 65th Ave NW, Oronoco, asked for clarification on the difference between an Interim Use Permit (IUP) and a Conditional Use Permit (CUP). Fahy-Gust explained that, for example, a repair business operating under a permit would generally be tied to the property, and the business use could continue with the land. She further noted that a violation could occur if a permit were issued for a specific use—such as motorcycle repair—and the operator then expanded into an unapproved activity, such as gunsmithing, which would fall outside the permitted use and constitute a violation. She stated that a CUP typically remains with the land unless a violation of the permit conditions occurs.

Kim Rupprecht, 7222 100th St NW, Pine Island, stated that a Conditional Use Permit (CUP) is not truly “conditional” if it remains with the land and is not regularly reviewed. He further commented that the rationale for permits remaining with the property is often tied to the level of investment and infrastructure involved. Fahy-Gust explained that both Interim Use Permits (IUPs) and CUPs include conditions that must be met. She noted that prior to the creation of IUPs, all such permits were issued as CUPs. She also stated that the vast majority of permits issued are CUPs as there was no other option.

Mark Stenberg, 7445 100th St NW, Pine Island, commented that in the case of an individual operating a motorcycle shop under a Conditional Use Permit (CUP), it would be a concern to potential buyers if the CUP did not transfer with the business or property, as it could affect the viability of a sale and future operation.

Thomforde made a motion to close the public hearing, Andrist seconded. Fahy-Gust commented that this amendment is needed. Thomforde is in agreement.

Thomforde made a motion to approve the amendment as written. Andrist seconded. Motion carried 3-0.

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Thomforde made a motion to adjourn, Andrist seconded. Motion carried 3-0. Meeting adjourned at 7:29 pm.

Signed:

Signed:

*/Signed copy on file/*

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

Bonnie Kosmicki  
Township Clerk  
Date: