

**Rochester Township Supervisors Meeting**  
**Rochester Town Hall**  
**Thursday, May 12, 2022**  
**7:00 PM**  
**AGENDA**

**To participate by telephone, dial (978) 990-5000 and enter access code 253635**

- I. Call to order Town Board Meeting (Pledge of Allegiance)
- II. Minutes of the April 14, 2022 Board meeting
- III. Deputy Report – Dean Thompson
- IV. Call for additional agenda items
- V. Old Business
  - A. Rookery lawsuit
  - B. 2630 Wildrose Ln SW
  - C. Pool covers
- VI. New Business
  - A. Resolution approving plans and specifications and ordering advertisement for bids for the construction of Lilly Farms 4<sup>th</sup> – Res2022\_05\_01
  - B. Woodland Valley Estates preliminary plat
  - C. Zoning appeal – 2491 Hawk Hill Ln SW
  - D. Information items:
    - a. Audit status
  - E. New agenda items; as added earlier
- VII. Reports
  - A. Treasurer’s Report – Randy Staver
  - B. Road Maintenance Supervisor Report – Pat McGowan
  - C. TCPA Report – Jeff Orth
  - D. Board of Adjustment Report
  - E. Planning & Zoning Commission Report
  - F. Board Chair Report
- VIII. Adjourn

## **Rochester Township**

### **Board Meeting Minutes**

**April 14, 2022**

**Meeting was called to order at 7:00 pm by Chairman Jeff Orth.**

**Members present** - Matthew Kitzmann, Jamie Neisen, Brian Zmolek, Brian Mueller, Jeff Orth and Randy Staver

**Guests** – Pat McGowan, Dean Thompson, Bill Tointon, Brandon Theobald, Geoff Griffin, Randy Petersen, Tim Parkin, Gene Peters, Roger Ihrke and four members of the public.

**Minutes** – Jamie Neisen moved to approve the minutes for the March 10, 2022 meeting. Matt Kitzmann seconded. All voted in favor and the motion passed. Matt Kitzmann moved to approve the minutes for the March 23, 2022 meeting. Brian Zmolek seconded. All voted in favor and the motion passed. Jamie Neisen moved to approve the minutes for the April 4, 2022 meeting. Nathan Clarke seconded. All voted in favor and the motion passed.

**Deputy's Report** – Deputy Dean Thompson reviewed the call report of 29 calls for service.

#### **Old Business:**

##### **Rookery Lawsuit**

- No further information at this time.

##### **2630 Wildrose Ln SW**

- Matt Kitzmann provided an update. We have received word of a notice of a hearing to be held on May 19<sup>th</sup>. Roger Ihrke spoke and relayed that the attorney would like to have a couple of witnesses who can attest to what activity has been occurring. The attorney would also like to have one township supervisor serve as a witness. Interested persons should contact Roger. Nathan Clarke stated that he had spoken with Peter Tiede and based on his advice, Nathan will be recusing himself from this matter going forward. Dean Thompson will provide information related to calls for law enforcement service.

##### **Pool covers**

- The Board had previously determined language to be added to the ordinance.

Roger Ihrke will edit the ordinance accordingly for presentation and action. Board members noted that they had spoken with pool companies to apprise them of the actions being taken and they were pleased.

### **New Business:**

#### **Bowe-Leitzen Property –**

- Roger Ihrke spoke. This is a zone change that the Planning & Zoning Commission approved unanimously changing the zoning from Agricultural District (A-3) to Agricultural Resource Commercial District (ARCD).
- There is additional engineering work to be done and future opportunities to set certain conditions via conditional use permits (CUP). The general development plan (GDP), which lasts for two years, has expired and will need to be re-presented.
- Roger referred to comments from the county stipulating that Salem Road Court SW must be removed in lieu of a new access being created for this project. Bill Tointon spoke and stated he will work with Olmsted County Public Works regarding timing of certain road access.
- Nathan Clarke commented that he would not want to see a final configuration where material could wash onto other properties similar to what has occurred with some other development. Bill responded that that couldn't happen in this project.
- Jamie Neisen commented that P&Z heard concerns about how long this project will take and what remedies will be in place in case private wells are compromised in some manner. Options were also discussed for road access to the two existing homes.
- Jamie asked if this would be considered spot zoning. Roger Ihrke responded that the ARCD zone is the only zone that permits mining and this is not spot zoning.
- Nathan Clarke expressed concern with a mining operation in close proximity to a housing development. Bill Tointon spoke and gave examples where mining operations occurred at the same time as housing development and property values were not compromised.
- Matt Kitzmann noted that even if this were not a mining operation there would still need to be material removal to accommodate development. He clarified what the Board is taking action on tonight. Roger Ihrke commented that stipulations cannot be placed on a land use decision and that there will be future steps in the process and additional public hearings.
- Jamie Neisen asked Brandon Theobald to comment on how this project may or may not help with flooding issues. Brandon said that removal of material should help the flooding situation and also noted that the developer will be required to do a flood study.

- Noting that since Old Valley Road is often a flood hazard and that potentially replacing it could be a benefit to township safety, Matt Kitzmann moved approval of the zone change from A-3 to ARCD. Brian Zmolek seconded. The motion carried 4-1 with Nathan Clarke voting nay.
- Bill Tointon spoke and recommended that the existing road access remain until the mining operation has been completed. Jamie Neisen moved that the township ask the county to let access remain via Salem Road Court SW to the two homes. Brian Zmolek seconded adding that Salem Road Court SW should be based on an interim use timeframe which can specify an end date whereas a conditional use permit can be open ended. All voted in favor and the motion passed.

### **2022 Annual Road Tour Report –**

- Information from the road tour is contained in the minutes from April 4, 2022. Pat McGowan presented a summary of the projects along with bid information he has obtained. The bids reflect about a 30% increase in material cost. The projected total road cost would be \$827,941.
- Jamie Neisen asked Pat if the information provided in the previous agenda item changes his recommendation on Meadow Crossing Road SW. Pat said it does and that he would recommend not doing anything with Salem Road Court SW.
- Jamie Neisen moved to modify the road report to remove Salem Road Court SW from any work this year and do crack filling on Meadow Crossing road from county road 8 up to Glenwood Road. Brian Zmolek seconded. All voted in favor and the motion passed.
- Pat commented that he would like to see the township use a rating system for assessing road conditions. Pat provided an example that allows quantification of roads. Pat also noted that the timing of the road tour can show road conditions to appear to be worse than they really are. A consistent rating system would help alleviate those discrepancies.
- Matt Kitzmann moved to have Pat implement a road rating system. Jamie Neisen seconded. All voted in favor and the motion passed.

### **Lilly Farms Fourth Preliminary Plat –**

- Roger Ihrke summarized the project and commented on discussion that occurred at the Planning & Zoning Commission. Planning & Zoning approved the preliminary plat along with five variances. Four of the variances related to lot size and one related to a roadway length that exceeds ordinance standards.
- Geoff Griffin spoke and said that he agreed with staff report. The variances mainly reflect lot width to depth. Brandon Theobald spoke and said they continue to develop engineer comments. He also said that this will be a little



different in that the township is involved with building a road. He further said that there will be a construction contract and bid involved. He will be returning with that document.

- Nathan Clarke stated that he has heard from several residents that they are concerned with the amount of development occurring. A member of the public commented that he feels that some development is occurring too quickly without enough thought as to long term impact. Geoff Griffin spoke and said that he has not heard any negative comments regarding this project. He also reiterated that the roadway being constructed will be better than the current roadway.
- Brian Zmolek moved approval of the preliminary plat. Matt Kitzmann seconded. The motion passed 3-2 with Jamie Neisen and Nathan Clarke voting nay.

#### **Resolution Adopting ROCOG Organization Agreement – Res2022\_04\_01 –**

- The proposed revised ROCOG organizational agreement has been presented to the various townships and is requesting approval. Jamie Neisen moved approval of the ROCOG agreement. Brian Zmolek seconded. All voted in favor and the motion passed.
- There was some discussion whether there is an opening on ROCOG for a township representative. Representatives are appointed by the township association. Jeff Orth will follow up.

#### **Annual Reorganization –**

- Randy Staver reviewed the draft document which was edited through discussion. Jamie Neisen moved approval of the 2022 reorganization document with edits. Matt Kitzmann seconded. All voted in favor and the motion passed.

#### **West Hills Amount for 2023 –**

- In keeping with budget planning and inflation indexes, Matt Kitzmann suggested an increase of 7% which would raise the fee to \$396 per resident. Jamie Neisen moved to set the fee at \$400 for this year. Brian Zmolek seconded. Matt Kitzmann had stepped out of the room. The motion passed 4-0.

#### **Resolution Appointing Election Judges – Res2022\_04\_02 –**

- Randy Staver explained the need for the resolution. Jamie Neisen moved adoption of the resolution. Nathan Clarke seconded. All voted in favor and the motion passed.

### **Resolution Pertaining to Headwalls in the Township ROW – Res2022\_04\_03 –**

- Matt Kitzmann opened the discussion. This relates to the topic of state statute prohibiting headwall construction. The Board had previously agreed that they would address existing headwalls at such time as a road is reconstructed. The question was raised with Peter Tiede whether the township could be indemnified. He said that it is not easy for a homeowner to release a governing body. It was also noted that the township cannot demand that a homeowner remove a headwall at their expense. It therefore becomes a socialized cost.
- Peter proposed a resolution for the Board to consider which allows consideration based on budget.
- Jamie questioned item 1 in the findings and resolution that states “unless permitted” and whether that is an accurate statement given that state statute outright prohibits their construction. Roger Ihrke stated that there are examples of obstacles in the ROW and further said that there may be a situation where there may be extenuating circumstance that would require construction within the ROW.
- Roger advised that we should first review the current ordinance to see if the topic is addressed. Board members agreed to follow up with residents that have headwalls to get their input.

### **Hunting Legislation –**

- Nathan Clarke spoke about legislation being considered that would allow rifle hunting where only shotguns are currently allowed. DNR is supportive of the change whereas residents and members of law enforcement have concerns. Nathan will follow up with MAT to see if they will help us draft a letter to legislators that Jeff Orth could sign on behalf of the township.

### **Residential Home Use Request –**

- Roger Ihrke said he received two requests for use and building at a residential home. The homeowner submitted a request asking to start a business in her home. Roger sent her a letter of denial based on township ordinances. The homeowner is appealing the denial. A public hearing will be scheduled for the next meeting.
- The same property owner submitted a request to build an in-ground swimming pool in her front yard. The ordinance only permits construction in the side or rear yards. There was some discussion whether the area would be considered a front or side yard. After viewing a photo of the property, the Board feels this is a front yard and therefore a pool is not permitted. The homeowner may choose to submit a variance request to the Board of Adjustment if she wishes to pursue.

### **Information Items:**

- Audit Status – Randy Staver reported that the Smith Schafer audit is nearly complete. Kelsey Moore came on site to complete a visual record inspection. The audit report will be provided to the Township Board likely in June or July.
- Certificate of Election and Oath – Randy Staver reported that the Certificate of Election has been issued and oath taken for Nathan Clarke.
- Townhall Cleaning – Randy Staver noted that he met with Crystal Lammers to go over cleaning duties. Crystal has cleaned the offices once. She will typically do cleaning every other Thursday afternoon.

### **Reports:**

#### **Treasurer's Report –**

- Treasurer Randy Staver reported. Jamie Neisen moved approval of the treasurer's report. Brian Zmolek seconded. All voted in favor and the motion passed.

**Rochester Township Claims** – Jamie Neisen moved and Matt Kitzmann seconded to accept and pay Rochester Township claims #4969-4990 in the amount of \$60,433.03. All voted in favor and the motion passed.

**JPB Claims** – Jamie Neisen moved and Brian Zmolek seconded to accept and pay Joint Powers Board claims #5776-58005 and the Rochester Township share in the amount of \$23,028.43, and a payroll share of \$7,369.96. All voted in favor and the motion passed. A comment was made related to the fairly large discrepancy in heating expense between the two townships. It was noted that Cascade rents out their town hall whereas Rochester does not.

#### **Road Maintenance Supervisor Report –**

- Pat McGowan reported. A new staff member is coming on board. The road tour and bidding process has been completed. Proposed road projects are within budget. The backflow preventer work has been completed.

#### **TCPA Report –**

- Jeff Orth reported. YTD fund balances are negative by about \$5,000 but this is primarily related to timing. They continue to work at finding candidates for Roger's replacement. Roger has specified he would like to retire by the end of 2022. June 16<sup>th</sup> is the 25<sup>th</sup> anniversary of TCPA. An open house will be held at Rochester town hall beginning at 2:00 pm.

**Board of Adjustment Report –**

- No meeting this month.

**Planning and Zoning Commission Report –**

- No further information beyond what was discussed in earlier topics.

**Board Chair Report –**

- Matt Kitzmann offered comments as he closed out his year as chair and said it was challenging at times but an enjoyable experience.

**Upcoming Meetings –**

- Planning and Zoning Commission – May 10, 2022 – 7:00 pm
- Joint Powers Board – July 22, 2022 – 9:00 am – Rochester town hall

**Meeting Adjourned** – Jamie Neisen moved to adjourn the meeting. Brian Zmolek seconded. All voted in favor and the motion passed. Meeting was adjourned at 11:30 pm.

Respectfully Submitted,

---

Randy Staver, Clerk / Treasurer

---

Jeff Orth, Chairman

**ROCHESTER TOWNSHIP, OLMSTED COUNTY**

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING  
ADVERTISEMENT FOR BIDS FOR THE CONSTRUCTION OF LILLY FARMS 4<sup>TH</sup>  
RESOLUTION NO. 2022\_05\_01**

**WHEREAS**, G-Cubed Inc., the consulting engineers for the Developer of Lilly Farms 4th have prepared final plans and specifications for the construction of Lilly Farms 4th in the Township, and such plans and specifications have been presented to this Board for approval;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Board of the Township of Rochester Township, Minnesota:

1. Such plans and specifications are hereby approved and ordered placed on file in the office of Township Clerk.
2. The Township Clerk shall cause the provided notice of advertisement for bids provided by G-Cubed Inc., to be posted as noted below a notice of advertisement for bids upon the making of such improvements under such approved plans and specifications.

The notice of advertisement for bids shall be published in the following locations:

1. Town Hall
2. Township Website
3. TCPA Office

ten (10) days before the date set for opening bids, shall specify the work to be done, shall state that bids will be publicly opened on June 2, 2022 at 3 o'clock P.M. at the Rochester Town Hall in Rochester Township and that no bids will be considered unless sealed and filed with the Engineer and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk for 10% of the amount of such bid.

Adopted by the Rochester Township Board this \_\_\_\_\_ day of May, 2022.

---

Jeff Orth, Township Board Chair

---

Randy Staver, Township Clerk

# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW  
Room 10  
Rochester, MN 55902

PH: (507) 529-0774  
FX: (507) 281-6821



*Roger Ihrke, Administrator*  
*David Meir, Administrator*

*roger@tcpamn.org*  
*david@tcpamn.org*

-- TCPA --

**Date:** 4/18/2022

**To:** Rochester Township Planning Commission  
Rochester Township Board  
WSE Massey

**RE:** Woodland Valley Estates Preliminary Plat

## **Application:**

The Rochester Township Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11<sup>th</sup> Ave SW, Rochester, MN on Tuesday, May 10, 2022, after 7:00 PM regarding:

## **Request:**

An application for a preliminary plat consisting of 63.91 acres being subdivided into 15 single family residential lots. The property was rezoned by the Rochester Township Board on January 13, 2022 from A-3 Agricultural District to R-1 Low Density Residential District. The development is known as Woodland Valley Estates. The fifteen (15) lots as proposed will be serviced by individual wells and three (3) shared wells. The development will be accessed off of Meadow Crossing Road and will be developed as part of the township roadway system.

## **Partial Legal Description:**

Parcel #'s: 641844057852 and 641911041886. Lying in the SE1/4 of the SE1/4 of Section 18 and the NE1/4 of the NE1/4 of Section 19, all in Rochester Township Olmsted County, Minnesota.

## **Owner & Applicant:**

Woodland Valley Estates Inc. 1791 Dayton Ave, St. Paul, MN 55104

## **Engineers:**

WSE Massey – 1217 Restoration Road SW, Rochester, MN 55902

## **Present Zoning:**

R-1(Low Density Residential)

## **Enclosures:**

1. Applicant's submittal

## **Reviewers:**

Olmsted County Planning  
WHKS Engineering  
Rochester/Olmsted GIS  
Olmsted County Public Works  
Olmsted County Soil and Water

Olmsted County Assessor  
Minnesota Department of Natural Resources  
Minnesota Pollution Control  
GGG Engineering  
Peoples Cooperative Services

**Background:**

The area is mapped as “Suburban Subdivision” on the Olmsted County Land Use Plan Map and is located within the “Approved Residential Area” on the Rochester Township Land Use Plan Map. Rochester Township rezoned the property from A-3 Agricultural Protection to R-1 Low Density Residential District on January 13, 2022.

The approved general development plan contained fifteen (15) single family residential lots served by individual sewage treatment systems and three shared wells.

The property consists of two contiguous property tax parcels in Section 18. In 2006 Rochester Township approved a metes and bounds subdivision which allowed for subdividing the residence on 8.63 acres from the northern portion of the property. The subdivided residence was not a part of the rezoning or general development plan.

Access is being obtained from Meadow Crossing Road SW approximately 1220 feet east of the “T” intersection at the west end of Meadow Crossing Road SW and is located approximately 40 feet from the properties east property line.

Access to the property located to the east belonging to 40<sup>th</sup> Street Development LLC (Plat indicates Mike Martinson) is located approximately 964 feet from the south property line. Access to adjoining properties to the south and west is not being provided.

No environmental corridor is being shown on the plat, nor any increased width of roadways is being provided in lieu of open space, thus the plat provides for no open space.

Provisions should be considered to make sure the Fogelson property to the west has access through to the Donovan property and then further south to Heritage Hills. Analysis should be provided that shows that access from Fogelson to Donovan can be obtained without going through this property.

Olmsted County and Rochester Township have within their Zoning Ordinances standards for development within areas containing Decorah edge geological features. The Ordinances both encourage avoidance of these areas for development. The developer has completed a Decorah edge study which is provided in their submittal. The Decorah edge features that exist throughout the site are not ordinance protected in certain areas.

Additionally, they have provided a geo technical evaluation of the slope stability in the area they wish to cut for the roadway to meet the slope standards of the Township Subdivision Ordinance.

**Preliminary Plat Requirements – Staff review in italics**

**ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS**

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Commission for purposes of receiving conditional approval.

Section 4.2. GENERAL INFORMATION. The information to be included on the preliminary plats is as follows:

**Preliminary Plat Requirements:**

- Date, scale, north point.

*Yes*

- Proposed subdivision name and all intended street names.

*The subdivision name of "Woodland Valley Estates", along with the roadway names of "Woodland Lane SW" and "Meadow Crossing Lane", are present. The directional is missing from "Meadow Crossing Lane" on the plat. The proposed names have been submitted to the Rochester-Olmsted County GIS Division for review and have been approved.*

- Name and address of the owner of record, the sub divider and surveyor or the engineer preparing plat.

*Yes*

- Location of the plat by quarter, quarter section, section, town and range.

*Legal description is provided which contains the information. Normally an illustration is provided showing the township section and range.*

- Topographic map of the area showing two-foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent.

*Yes*

- Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.

*The George Irons Jr. Trust property - which is located east of Woodland Valley Estates and abuts Meadow Crossing Road SW and is north of the property identified as belonging to Mike Martinson - is not identified. The Martinson property has been transferred according to Olmsted County Property Records to 40<sup>th</sup> Street Development LLC.*

- Zoning classification of land to be subdivided and all adjacent lands.

*No the George Irons Jr Trust property is zoned A-3 Agricultural District and is not labeled.*



- Location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent building and structures and such other data as may be required by the Commission within the area to be subdivided and within three hundred (300) feet of the exterior boundaries of the area being subdivided.

*Yes, but does not extend the three hundred feet. No additional properties would be identified within those 300 feet so it seems sufficient.*

- Water elevations of adjoining lakes, rivers and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

*N/A.*

- Location and boundaries of all floodplain, floodway and wetland areas. Location and edge boundaries of any sinkholes must be clearly indicated. (Ref. Article VII).

*Wetland boundaries are shown but the types of wetlands are not.*

*The applicant shall work with Olmsted County Soil and Water to do an onsite delineation of the wetlands and post signage notifying people of their existence, use and care. Signs must be installed by the developer.*

*The area south of Meadow Crossing Road SW contains flood soils. (Listed as 19 on the map). Prior to issuing a grading permit for the project the applicant will need to apply for and receive a conditional use permit to install a public street through floodplain soils. A flood analysis will need to be completed to make sure that the elevation of the roadway provides flood free access to the development.*

- The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities.

*Yes, provided on plat. The township engineer should review those easements to make sure the water flows down the easements and that vehicle access to those areas via those easements is possible. Vehicle access is required if maintenance is required for the storm water ponds.*

*The plan indicates the water utility will be outside of the utility easements, thus water utility easements must be recorded separately as part of the deed restrictions.*

*All the roadways within this development are public. A connection is shown as a recorded easement to the property labeled as "Martinson, Mike". Discussion has taken place between the developer's engineer, the township engineer and Staff to make sure access to the Irons property can be accomplished via a connection from the property labeled as "Mike Martinson" property.*

*Drainage and utility easement definitions are not shown on the plat although they are not required until the final plat.*

- Length and bearing of the exterior boundaries of the land being subdivided.

Yes

- Approximate dimensions of all lots.

*Yes. Although it is not required, the size of all lots is shown.*

- Approximate radii of all curves and lengths of all tangents.

Yes

- Location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of conditions of such dedication or reservation.

*The public roadways are the only thing being dedicated to the public within this development. The open space will belong to the homeowner's association. The association and covenants will become a part of this development and the process to have them as part of the development will need to be provided for review.*

*Well agreements will need to be provided before the final plat may be considered.*

*The plat will need to be reviewed for water supply by the Olmsted County Planning Commission prior to final plat submittal.*

*A wildlife corridor is being proposed rather than dedicated open space and it contains most of the wetlands which are located on lots 4, 5, 6, 12 and 13. I would suggest that the wetland signs also include mention of the wildlife corridor. Deed restrictions on these lots should be included with the documents for approval by the township. These restrictions should explain the wildlife corridor and what can and cannot be done within it. Since this corridor is not open to the rest of the development other lots should not be included in these restrictions.*

- Location of all proposed or existing wells (active, abandon or capped) and any distribution systems to point of service connections

*Three wells are proposed with this development. They are proposed to be located on lots 15, 7 and split between lots 11 & 12.*

- Location of well sites and distribution system to point of service connections if a community water supply is being proposed.

1. *Well located on Lot 15 Block 1 of Woodland Valley Estates is proposed to serve Lots 1, 2 and 15 all in Block 1 for a total of 3 lots*
  2. *Well located on Lot 7 Block 1 of Woodland Valley Estates is proposed to serve Lots 3,4,5,6,7,8 and 9 Block 1 for a total of 7 lots*
  3. *Well located between Lots 11 &12 of Woodland Valley Estates is proposed to serve Lots 10,11,12,13 and 14 Block 1 for a total of 5 lots.*
- Location of proposed septic support or field areas including the location of percolation test sites and boring holes per current Rochester Township Septic Rules and the Rochester Township Zoning Ordinance.

*The applicant has provided an updated preliminary plat and septic report as was required by the township septic inspector. These documents are on the TCPA website. These documents are in the process of being reviewed by the township septic inspector.*

- Drainage design, storm-water management including storm-water ponds both temporary and permanent, and erosion control including ditch checks, silt fencing and seeding types.

*The applicant has provided this data to the township in the form of a grading plan and a stormwater management plan. The Township Engineer has reviewed and commented on both along with the preliminary plat. The grading plan has been approved by the township engineer.*

*Storm-water treatment areas allow a developer to meet the Minnesota Pollution Control Agency standards for post development storm-water runoff. Many times, these areas are located on outlots and owned by the entire development through a homeowner's association. This type of ownership can become an issue if the homeowner's association no longer makes property tax payments for the outlots. The result of non-payment being these outlots may eventually be turned back over to the township for nonpayment of taxes. When treatment areas are on individual lots, many times homeowners decide to make improvements to them which may affect their function. Additionally, lots with treatment areas can become hard to market.*

*Both types of ownership have their issues. Since the town does not have a specific regulation within their ordinances, developers may propose either type of ownership. The Commission and Board, during the platting process, should discuss the pros and cons of each and approve the plat with the necessary regulations in place no matter who ends up owning them.*

*This plat does show all the storm-water treatment sites within this development as parts of drainage easements. The grading plan provides more detail and the size and depths of the individual treatment sites. All the sites are located on individual lots.*

*No grading will be allowed on the site until the grading and erosion control plans have been approved by the Township Engineer.*

- Roadway designs including cross-sections and finished grade and ditch slopes. Reports shall include present grades and contours and finished grades and contours.

*The applicant has provided this data to the township in the forms of a grading plan and construction plans. The Township Engineer has reviewed these and approved the grading plan.*

- *A soil analysis delineating types per the Soils Survey of Olmsted County, Minnesota and obtainable from the United States Department of Agriculture, Soil Conservation Service.*

*According to the information provided on the updated plat the following soil types are present:*

*19- Chaseburg silt loam, nearly level. Building and sanitary facilities should not be constructed on this soil, because of wetness and flooding.*

*27A- Dickinson sandy loam, 0 to 1 percent slopes. This soil is well suited for building site development. It can support building and local roads and streets, but the sides of shallow excavations can cave in. This caving can be prevented by enlarging the trenches or building temporary retaining walls.*

*42E – Salida gravely sandy loam, 12 to 35 percent slopes. This soil is poorly suited for building site development because the moderately steep to very steep slopes is a server limitation. Extensive land shaping is needed on all building sites. The sides of excavations can cave in, but this caving can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil is poorly suited for sanitary facilities because it is moderately steep to very steep. On sites for sanitary facilities, lateral seepage is a hazard, and the effluent can pollute the groundwater.*

*99C – Racine silt loam, 6 to 12 percent slopes. Suitability is only fair for building site development and sanitary facilities. Roads or streets can be damaged as a result of low strength. Providing suitable subbase material helps to prevent this damage. Lateral seepage is a hazard unless septic tank absorption fields are designed to overcome the slope of this soil.*

*173F – Frontenac loam, 15 to 35 percent slopes. This soil is poorly suited for building site development and sanitary facilities. Excavating is difficult because underlying material has a high content of coarse fragments. Also, soil slippage is a hazard in the steep and very steep areas. Constructing local roads on the contour helps to divert runoff. The soil is too steep for sanitary facilities.*

*251F – Marlean silty clay loam, 25 to 40 percent slopes. This soil is poorly suited to building site development because the very steep slope is a severe limitation. Local roads should be constructed on the contour as much as possible to help divert runoff. The soil is poorly suited to sanitary facilities because it is very steep.*

*312B – Shullsburg silt loam, 2 to 6 percent slopes. This soil is poorly suited for building site development. Tile drains are needed around the basement of building to help lower the seasonal high water table. Providing better suited base material for local roads and streets and for parking lots helps to prevent the damage resulting from the low strength of the soil. As a result of the slow permeability and the wetness, this soil is poorly suited to septic tank absorption fields and other sanitary facilities.*

*312C – Shullsburg silt loam, 6 to 12 percent slopes. This soil is poorly suited for building site development and sanitary facilities. Tile drains are needed around basements to help remove excess subsurface water. Building local roads and streets on better suited base material and above the seasonal high-water table helps to prevent*

*the damage resulting from the low strength of this soil. Septic tank absorption fields can function properly only if their design overcomes the slow permeability and the high-water table.*

*468 – Otter silt loam, channeled. Because it is wet and is frequently flooded, this soil generally is unsuitable as a site for buildings and sanitary facilities.*

*472B – Channahon loam, 1 to 6 percent slopes. Suitability for building site development is fair. This soil can support foundations and buildings, but heavy machinery is needed for excavations in the bedrock. The soil is poorly suited to sanitary facilities. Installing septic absorption fields is difficult because the soil is shallow over bedrock. Also, the effluent from sanitary facilities can seep through the cracks into the bedrock and pollute ground water.*

*472C – Channahon loam, 6 to 12 percent slopes, suitability for building site development is fair. The soil can support foundations and buildings, but heavy machinery is needed for excavations in the bedrock. The soil is poorly suited to sanitary facilities. Installing septic absorption fields is difficult because the soil is shallow over bedrock. Also, the effluent from sanitary facilities can seep through the cracks into the bedrock and pollute ground water.*

*473D – Dorerton loam, 12 to 25 percent slopes. The soil is poorly suited for building site development and sanitary facilities because it is moderately steep. Measures that control erosion are needed during construction. The effluent from sanitary facilities can pollute underground water supplies.*

*474B – Haverhill Clay, 1 to 8 percent slopes. This soil is generally unsuitable for building and sanitary facilities because it is wet. It is also unsuitable for recreation areas such as campsites and playgrounds.*

*483A – Waukee loam, 0 to 2 percent slopes. The soil is well suited for building site development. It can support buildings, but the sides of shallow excavations are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil can easily absorb septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.*

*973D – Brodale-sogn complex, 12 to 25 percent slopes. These soils are poorly suited for building site development and sanitary facilities because of the slope and the limited depth to bedrock. Building local roads on the contour helps to prevent excessive erosion. The effluent from sanitary facilities can pollute ground water.*

*(The above soils information is copied directly from the Soils Survey of Olmsted County, Minnesota)*

- An engineering feasibility report for the installation and operation of community type sewage disposal system and water distribution system where such facilities are to be incorporated in the final plat.

*This type of sewage disposal system is not being proposed.*

## **Variances**

Variance standards

Minn. Stat. § 462.358, subd. 6:



Subdivision regulations may provide for a procedure for varying the regulations as they apply to specific properties where an unusual hardship on the land exists, but variances may be granted only upon the specific grounds set forth in the regulations.

## Rochester Township Subdivision Ordinance:

### Section 10.0. HARDSHIP

Where the Commission finds that extraordinary hardship may result from strict compliance with the provisions of this ordinance, it may vary the regulations to the extent that substantial justice may be done and the public interest secured, provided that such variation may be granted without detriment to the public interest and will not have the effect of nullifying the intent and purpose of this ordinance.

### Section 10.2. CONDITIONS

In the granting of variances, the Commission shall weigh the benefits of hardships against the general standards and objectives of this ordinance, and may require such conditions that will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

### Section 1.1. PURPOSE

The Subdivision Ordinance of Rochester Township sets forth the minimum requirements deemed necessary to insure and protect the health, safety and welfare of the public. More specifically, the provisions of this ordinance are designed to:

- Assure that to the maximum extent possible, all lands will be developed for the best possible use with adequate protection against deterioration and obsolescence.
- Assure that effective protection is given to the natural resources of the community, especially ground water and surface waters.
- Assure that plans for water distribution, waste water collection and disposal use appropriate technology.
- Encourage well-planned subdivisions through the establishment of quality design standards.
- Facilitate acceptable provisions for transportation and other public facilities.
- Secure the rights of the public with respect to public lands and waters.
- Improve land records by the establishment of standards for surveys and plats.
- Minimize governmental operating and maintenance costs.

### Section 5.103. GEOMETRIC DESIGN STANDARDS

- Streets designed and laid out so as to have one end permanently closed shall not exceed one-thousand-five-hundred (1500) feet in length, except where the Commission has approved additional length due to property limitations. Each cul-de-sac shall be provided at the closed end with a turn-around having a minimum outside roadway diameter of 90 feet and minimum right of way diameter of 120 feet.

*Meadow Crossing Lane SW's cul-de-sac dead ends at approximately 1,745 feet from its intersection with Meadow Crossing Road SW. From this intersection it is 4,340 to the intersection of Glenwood Road SW for a total of over 6,085 feet.*

### Section 5.3. LOTS

The size, width, shape and orientation of lots and buildings set back line shall be appropriate for the type of development and use contemplated.

A. Residential lot dimensions are contained in the following table:

	LOTS SERVED BY PUBLIC SEWERAGE SYSTEM	LOTS SERVED BY PRIVATE SEWERAGE SYSTEM
Minimum Lot Width at Street Line	60 feet	120 feet
Minimum Lot Width at Building line	60 feet	120 feet
Maximum Lot depth as measured along side lot lines	160 feet	2 ½ times street frontage
Minimum Area of Lot	one-half acre	two acres **
**Additional lot area may be required by the Commission depending upon soil and drainage conditions.		

- B. Corner lots for residential use shall have additional width to permit appropriate building set back from and orientation to both streets.
- C. Side lot lines shall be as near to right angles or radial to street lines as possible.
- D. Every lot shall lie adjacent to a public street, thus providing access for fire protection, utilities and other necessary services.
- E. Where lots have frontage on a cul-de-sac, the minimum lot width may be reduced to 80 feet.

*The following lots do not meet the width to depth ratio.*

- 1. Lot 6 width is 100.14 feet and depth is approximately 609.03 feet for a variance of approximately 359 feet.*
- 2. Lot 12 width is 93.97 feet and depth is approximately 1,201 feet for a variance of approximately 966 feet*
- 3. Lot 13 is 297.03 feet in width and the depth is approximately 1,323 feet for a variance of approximately 581 feet.*

### **Conclusion**

*We are still waiting for final approval of the septic from the Township Septic Inspector and final approval of the grading plan from the Township Engineer.*

*Olmsted County Planning Commission will review the plat on May 19, 2022.*

*A review of the proposed application according to the Standards listed has been completed by Staff. Staff recommends approval contingent upon the variances being approved, the Septic Inspector approval, the Engineer's approval and the County Planning Commission Approval. If the Commission feels it does not have enough information or the information is incomplete, Staff recommends that the public hearing should be continued until their next meeting allowing for additional information to be submitted.*

*If the planning commission makes a recommendation, it will be placed on the Town Board agenda for May 12, 2022.*







080-213636SP01.dwg

4/20/2022 10:28:13 AM

DESCRIPTION OF RECORD

That part of the Southeast Quarter of Section 18, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 18; thence North 00 degrees 32 minutes 29 seconds West, assumed bearing, along the west line of said Southeast Quarter, 658.50 feet; thence North 16 degrees 10 minutes 31 seconds East, 837.99 feet (previously described as 839.02 feet); thence South 88 degrees 06 minutes 13 seconds East, 650.12 feet (previously described as 659.49 feet); thence South 79 degrees 34 minutes 13 seconds East, 427.80 feet; thence South 02 degrees 03 minutes 34 seconds West, 548.09 feet; thence South 01 degree 03 minutes 34 seconds East, 0.95 feet; thence North 89 degrees 11 minutes 26 seconds East, 33.00 feet; thence South 01 degree 06 minutes 04 seconds East, 202.17 feet for the point of beginning; thence North 88 degrees 53 minutes 56 seconds East, 524.88 feet; thence North 01 degree 06 minutes 04 seconds West, 615.52 feet to the centerline of the Township road as described in Book T-4 of Miscellaneous Records on Page 778 in the Office of the Olmsted County Recorder (the next two courses are along said centerline); thence South 69 degrees 50 minutes 24 seconds East, 564.38 feet; thence easterly 290.76 feet along a tangential curve, concave northerly, central angle of 20 degrees 21 minutes 11 seconds, radius of 818.51 feet, and the chord of said curve bears South 80 degrees 01 minute 00 seconds East, 289.23 feet, and the chord of said curve bears South 80 degrees 01 minute 00 seconds East, 289.23 feet to the east line of said Southeast Quarter; thence South 00 degrees 38 minutes 21 seconds East, along said east line and not tangent to said curve, 982.37 feet to the southeast corner of said Southeast Quarter; thence South 89 degrees 43 minutes 48 seconds West, 1131.62 feet; thence North 28 degrees 25 minutes 34 seconds West, 50.70 feet; thence North 45 degrees 20 minutes 34 seconds West, 246.50 feet; thence North 01 degree 06 minutes 04 seconds West, 389.03 feet to the point of beginning.

Containing 26.94 acres, more or less.

ALSO:

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 106, Range 14, lying easterly of a line described as commencing at a point 196.1 feet east of the northwest corner and on the north line of said Quarter-quarter and terminating at the southwest corner of said Quarter-quarter.

Containing 36.97 acres, more or less.

(Contains in all, 63.91 acres, more or less)

LEGEND	
	PROPERTY LINE
	EXISTING LOT LINES
	EXISTING R/W LINE
	EXISTING CENTER LINE
	PROPOSED LOT LINE
	PROPOSED CENTER LINE
	PROPOSED R/W LINE
	PROPOSED EASEMENT LINE
	SLOPES < 8%
	SLOPES 8% - 15%
	SLOPES 15% - 25%
	SLOPES > 25%
	SOIL TYPES (PER USDA)
	EXISTING CONTOUR
	PROPOSED SEPTIC DRAIN FIELD
	SEPTIC SOIL BORING
	PROPOSED WELL LOCATION
	PROPOSED PRIVATE WATER SERVICE
	WETLAND BOUNDARY (WSE 11/29/21)
	TREE LINE

Olmsted County Soil Survey Table (Soils within Property Units)

Soil Symbol	Soil Description
301C	Lindstrom silt loam, 6 to 15 percent slopes
27C	Dickinson sandy loam, 6 to 12 percent slopes
173F	Frontenac loam, 15 to 35 percent slopes
19	Chaseburg silt loam
283C	Plainfield sand, 6 to 12 percent slopes
27A	Dickinson sandy loam, 0 to 1 percent slopes
312B	Shullsburg silt loam, 2 to 6 percent slopes
474B	Haverhill clay, 1 to 8 percent slopes
473D	Dorset loam, 12 to 35 percent slopes
173F	Frontenac loam, 15 to 35 percent slopes
472C	Channahon loam, 6 to 12 percent slopes
251F	Marlean silty clay loam, 25 to 40 percent slopes
973D	Brodale - Sogn complex, 12 to 25 percent slopes
483A	Waukele loam, 0 to 2 percent slopes
99C	Racine silt loam, 6 to 12 percent slopes
973D	Brodale - Sogn complex, 12 to 25 percent slopes
27C	Dickinson sandy loam, 6 to 12 percent slopes
1811B	Lamont-Racine complex, 2 to 6 percent slopes
27C	Dickinson sandy loam, 6 to 12 percent slopes
472B	Channahon loam, 1 to 6 percent slopes
251F	Marlean silty clay loam, 25 to 40 percent slopes
468	Otter silt loam, channeled
472C	Channahon loam, 6 to 12 percent slopes
472C	Channahon loam, 6 to 12 percent slopes
312C	Shullsburg silt loam, 6 to 12 percent slopes
340B	Whalan loam, 1 to 6 percent slopes
973D	Brodale - Sogn complex, 12 to 25 percent slopes
472C	Channahon loam, 6 to 12 percent slopes
973D	Brodale - Sogn complex, 12 to 25 percent slopes
488F	Brodale flaggy loam, 25 to 40 percent slopes

OWNERS & DEVELOPERS

KEITH TRUSTEE  
1791 DAYTON AVE  
ST PAUL, MN 55104

ENGINEERS & SURVEYORS

WSE MASSEY ENGINEERING &  
SURVEYING, LTD P.O. BOX 100  
KASSON, MN 55944  
PH: (507)634-4505

FEMA FLOOD MAP 27109C0281D  
DATED 4/19/2017  
ZONE D



PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

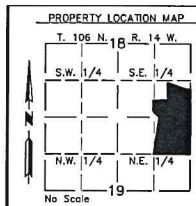
KASSON OFFICE  
P.O. BOX 100  
33 B E VETERANS  
MEMORIAL HIGHWAY  
KASSON, MN 55944

PLAINVIEW OFFICE  
320 WEST BROADWAY  
SUITE 3  
PLAINVIEW, MN 55964

ROCHESTER OFFICE  
1712 RESTORATION  
DRIVE SW  
ROCHESTER, MN 55902

REV: DATE DESCRIPTION

Woodland Valley Estates  
PRELIMINARY PLAT  
OLMSTED COUNTY, MINNESOTA



WOODLAND VALLEY  
DEVELOPERS INC.  
1791 DAYTON AVE  
ST. PAUL, MN 55104

SCALE: 1"=100'  
DATE: 4/20/2022  
DRAWN BY: G.D.Z.  
JOB NUMBER: 080-213636  
DWG. FILE: 080-213636SP01

Sheet 2 of 3



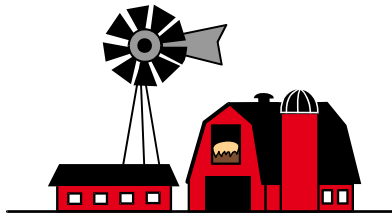




# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW  
Room 10  
Rochester, MN 55902

PH: (507) 529-0774  
FX: (507) 281-6821



*Roger Ihrke, Administrator*  
*David Meir, Administrator*

*roger@tcpamn.org*  
*david@tcpamn.org*

-- TCPA --

**Date:** 5/4/2022

**To:** Rochester Town Board  
Moss & Barnett

**RE:** Appeal of Zoning Administrators Decision

**Public Hearing:**

The Rochester Township Board will hold a public hearing at the Rochester Town Hall, 4111 11<sup>th</sup> Ave SW, Rochester, MN on Thursday, May 12, 2022, after 7:00 PM regarding:

An appeal of a decision by the Township Zoning Administrator to deny an application for a conditional use permit to allow a home-based business within an R-1 Low-Density Residential District. The applicant desired to begin a home-based business located at 2491 Hawk Hill Lane SW. The business operation request included a spa, podcasting, music studio and nutrition business along with manicures, pedicures, massages, and various facial services. The property is served by a shared well and individual septic system.

Denial was based on the application which included employees and other uses similar to a beauty shop which are not allowed within the Low-Density Residential District.

**Legal Description:**

Lot 6 Block 1 Mayowood Hills South, Olmsted, County MN

**Owner & Applicant:**

Tamanna Krebsbach, 2491 Hawk Hill Lane SW, Rochester, MN 55902

**Attorney:**

Jodi L. Johnson, Moss & Barnett, 150 South Fifth Street, Minneapolis, MN 55402

**Enclosures:**

1. Applicant's submittals

**Reviewers:** Olmsted County Planning  
WHKS Engineering  
GGG Engineering

Olmsted County Assessor  
Rochester/Olmsted GIS

## **Background:**

On March 15, 2022, Township Cooperative Planning Association (TCPA) received an application and narrative for a conditional use permit to allow for a spa, podcasting, music, and nutrition business to be operated from a home located at 2491 Hawk Hill Lane SW. The application was returned by TCPA stating that it did not meet certain standards of the Township Ordinance as outlined in a letter dated March 18, 2022.

The applicant has decided to appeal that decision to the Rochester Township Board.

## **Ordinance:**

### **Section 4.06 APPEAL OF THE ZONING ADMINISTRATOR'S DECISION:**

A decision of the Zoning Administrator or any administrative official charged with enforcing this zoning ordinance may be appealed to the Town Board. Such appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state. An appeal stays all proceeding in furtherance of the action appealed, unless the Town Board certifies that there is imminent peril to life or property.

#### **A. Appeal Procedures:**

1. The appeal application shall be submitted to the Zoning Administrator within ten (10) days of the Zoning Administrator or administrative official's decision. The appellant shall pay the fee for processing the appeal as established by the Town Board of Supervisors (See Appendix A).
2. Within sixty (60) days after receipt of the appeal, the Town Board shall hold a public hearing and notify the appellant, the official from whom the appeal is taken, and the public in accordance with Minnesota Statutes Section 462.357. The Town Board shall adopt findings and shall act upon the appeal within sixty (60) days of the Town Board's scheduled public hearing date.

### **Section 10.02 HOME BUSINESSES :**

**A.** In any zoning district where home businesses are authorized, a home business shall comply with the following regulations:

1. Said use shall occupy an area no more than twenty-five (25%) percent of the total floor area of the dwelling.
2. No home business shall require substantial interior or exterior alterations of the dwelling.
3. No home business shall create emissions, surface or groundwater discharges, odor, dust, noise, electrical disturbances, glare, or vibrations exceeding the standards of the

Minnesota Pollution Control Agency measured at the source of the emission or discharge, the property line, or within 500 feet of the nearest neighboring dwelling.

4. Unless prohibited in the district, a business allowed as a conditional use in the RC, CS, HC, or I districts shall be considered for approval as a home business only through the conditional use permit process.
- A. A home business allowed in the R-A, R-1, R-2, or RSD Districts shall comply with the following regulations, in addition to the requirements of Section 10.02 A.
1. No person shall be employed other than a member of the household residing on the premises.
  2. The home business shall be conducted entirely within buildings, including the dwelling and no more than one accessory structure, and may involve the use of no more than one accessory structure exclusively for storage.
  3. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than two square feet in area.
  4. No business shall be permitted as a home business that is allowed as a conditional use in the RC, CS, HC, or I districts.

**Section 8.00 RECREATIONAL COMMERCIAL DISTRICT (RC):**

1. Conditional Uses: (Also see Section 4.02, Conditional Use.)

Use	Minimum Lot Size	A. Other Standards
1. Uses permitted in Section 5.00 A, excluding feedlots not included as permitted uses above.	B. 40	
2. Golf courses with associated clubhouse and outdoor practice facilities.		
3. Resort facilities.	A. 5	No more than one such use per

Use	Minimum Lot Size	A. Other Standards
		quarter section
4. Ski areas and lodges.	A. 40	
5. Museums and commercialized historical attractions.	B.	
6. Recreational vehicle parks and commercial camping facilities for short duration use.	A. 5	No more than one such use per quarter section
7. Restaurants	B.	
8. Archery clubs or gun clubs.	A. 5	Noise level at property line no higher than existing background noise levels
9. Hunting preserves.	A. 40	Noise level at property line no higher than existing background noise levels
10. Guest houses, elderly hostels, rehabilitation centers, hospice facilities, and retreats, providing lodging and meals for up to ten (10) guests or residents, exclusive of the household of the operator if the operator of the facility resides on the premises.	B.	No more than two structures for principal uses permitted; no more than one such use per quarter section.
11. Bed and Breakfast facilities	C.	No more than one such use per quarter section
12. A single family dwelling for personnel connected with the operation of a conditional use.	D.	No more than one such dwelling per quarter section
13. Accessory structures and uses customarily incidental to any of the above conditional uses when located		

Use	Minimum Lot Size	A. Other Standards
upon the same property.		
14. Licensed farm winery as a year-round principal use.	A. 5	Must be associated with and adjacent to a farm engaged in viticulture (vineyard)

## Section 8.02 **COMMERCIAL SERVICE DISTRICT (CS):**

### **B. Conditional Use:** (Also see Section 4.02, Conditional Use.)

#### **1. Retail Trade:**

- a) Drug and gift stores.
- b) Gasoline service stations with minor automobile repair services.
- c) Grocery and other food stores.
- d) Hardware stores.
- e) Restaurant and other eating establishments.
- f) Off-Sale liquor stores.
- g) Private and quasi-public clubs and lodges
- h) Small non-utility wind energy conversion system.

#### **2. Services:**

- a) Attorney, doctor, dentist, financial, insurance, real estate, and similar office uses.
- b) Government buildings.
- c) Licensed health care facilities.

- d) Personal services limited to the following uses: Laundry, dry cleaners, photographic studios, beauty shops, barber shops, shoe repair and funeral services.
- e) Veterinary office and animal clinics.
- 3. One dwelling unit when included as an integral part of the principal building and occupied by the owner or his employee.
- 4. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

**Section 8.04 HIGHWAY COMMERCIAL DISTRICT (HC):**

**B. Conditional/Interim Use:** (See Section 4.02, Conditional/Interim Use.)

**1. Retail Trade:**

- a) Apparel and accessory stores.
- b) Building materials and hardware stores.
- c) Furniture, home furnishing, antique and appliance stores.
- d) Vehicular service or repair stations and car washes.
- e) Lawn and garden supply stores and nurseries.
- f) Marine, motor vehicle and mobile home dealers and supply stores.
- g) Restaurants and other eating establishments.
- h) Auction barns or sales facilities.
- i) Miscellaneous services; including engineering, architectural, surveying services, accounting, auditing, insurance companies, bookkeeping and labor unions.
- j) Printing Service companies.
- k) Other retail stores and businesses.

**2. Services:**

- a) Business services, including advertising agencies, cleaning and maintenance services, employment agencies. and similar uses.
- b) Educational facilities.
- c) Government buildings.
- d) Attorney, finance, insurance, real estate, engineering and other office uses.
- e) Doctor, Dentist, veterinarian, and other health care facilities.
- f) Motor vehicle, body shops, welding and other repair services.



- g) Personal services, including barber shops, beauty shops, reducing salons, photographic shop, laundry, dry cleaners, funeral services and other similar uses; except saunas, massage parlors, adult entertainment and similar uses.
- h) Moving and storage uses.
- i) Motels and hotels.
- j) Home improvement trades, including electricians, plumbers, building contractor shops and services, and other similar uses.
- k) Amusement Parks and race track services
- l) Commercial telecommunications towers and transmitters including radio, television and wireless telecommunications
- m) Adult Entertainment, **(The following language was removed by Rochester Township with the 2011 adoption of the Ordinance. In order to be consistent with Olmsted County it should read:)**

**“Adult Entertainment: Adult Bookstores, adult motion pictures theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels or motels, adult body painting studios, and other adult establishments.”**

Adult entertainment facilities must be located at least 1500 feet from

- 1) any existing residential zoning district
- 2) any areas designated for future residential development on the township land use plan or any Urban Services Area Land use plan.
- 3) Any church, school or youth facility
- 4) Any Recreational or Recreational Commercial facility

For the purposes of Section 8.04, B, 2 (m) this distance shall be a horizontal measurement from the nearest boundary of a facility identified in 8.04, B, 2, (m) to the nearest boundary of the proposed adult entertainment establishment.

- 3. One dwelling unit, when included as an integral part of the principal building or one mobile home occupied by the owner or his employee.
- 4. Recreational uses including athletic clubs, tennis or racquet ball clubs, bowling alleys, dance halls, theaters, roller- or ice-skating rinks, golf driving ranges, and other similar uses.
- 5. Storage and wholesale trade.
- 6. Accessory structures and uses customarily incidental to any of the above permitted uses when located upon the same property.

**7. Small non-utility wind energy conversion system.**

Section 8.06 **INDUSTRIAL DISTRICT (I):**

**B. Conditional/Interim Uses:** (See Section 4.02, Conditional/Interim Uses.)

1. Automobile service stations.
2. Business services; including advertising, disinfecting, and exterminating services, employment agencies.
3. Miscellaneous services; including engineering, architectural, surveying services, accounting, auditing, insurance companies, bookkeeping and labor unions.
4. Manufacturing, compounding and treatment of materials, goods or products from previously prepared materials.
5. Motor freight and air transportation facilities.
6. Moving and storage companies.
7. Printing and publishing companies.
8. Warehousing.
9. Wholesale trade.
10. One dwelling unit, when included as an integral part of the principal building or one mobile home to be occupied by the owner or his employee.
11. Accessory structures and uses customarily incidental to any of the above permitted uses.
12. Body shops.
13. Building material sales storage yards.
14. Contractors' equipment rental or storage yards.
15. Public utility service buildings and yards, electrical transformer stations, substations, and gas regulator stations.
16. The manufacturing of concrete, cement, lime, gypsum or plaster.
17. Distillation of bone, coal, petroleum, refuse, grain or wood.
18. The manufacturing or storage of explosive products.
19. The manufacturing or storage of fertilizers, sulfurous, sulfuric, nitric, carbolic, hydrochloric acids or other corrosive acids or chemicals.
20. Grain elevators.
21. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing where the processes include the refining or recovery of products from animal refuse or offal.
22. Livestock sales, stock yards, slaughtering of and processing of animal and fowl.
23. Petroleum and asphalt refining and manufacturing.
24. Smelting or refining of materials from ores.

25. Steam and board hammers; and forging presses.
26. Storing, curing, and tanning of raw, green or salted hides and skins.
27. Recycling facilities, auto salvage and junk yards.
28. Other manufacturing and industrial uses.
29. Accessory structures and uses when located upon the same property.
30. Commercial telecommunications towers and transmitters including radio, television, and wireless telecommunications.
31. Small non-utility wind energy conversion system.

**Staff Rational for Denial:**

Staff determination of denial was very basic:

1. The application stated up to three employees would work on site. Section 10.02 A.1. No person shall be employed other than a member of the household residing on the premise.
2. The application states that from five to ten customers could potentially be on site which most likely means 5 to 10 cars. From the picture provided by the applicant the driveway appears large enough for approximately three vehicles. During winter months parking on the street is not allowed in Rochester Township, thus the additional parking and traffic would affect the character of the neighborhood.
3. Although hours of operation could be limited by the conditional use permit process, the application requests 5:00 AM to 9:00 PM which affects the neighboring properties because of the added traffic.
4. Ingress and egress. The application states that the driveway has plenty of room for ingress and egress for deliveries. To safely accommodate deliveries trucks should not be allowed to back in or back out of a driveway for deliveries. The application states that there is enough room for proper ingress and egress but there are no means to turn a truck around on the applicant's property within the current layout.
5. This is a residential neighborhood in which single family dwellings are the major use. Adding additional traffic in and out of the neighborhood for a business would not be consistent with a single-family residential district.
6. These dwellings are on a shared well, no proof has been provided that a use like this is allowed by the shared well agreement.
7. Individual sewage treatments systems are meant for human waste. One of the reasons beauty shops were removed from conditional uses as home-based businesses were the chemicals used in treatments, facial peels and such other procedures may cause harm to the septic system and pollute the groundwater.

8. The initial question asked by the applicant's attorney was the township's definition of a beauty shop and if it included spa services. Staff's opinion is that it does and that beauty shops are not allowed because they are a conditional use under the Commercial Services District: 2. Services: d) Personal services limited to the following uses: Laundry, dry cleaners, photographic studios, beauty shops, barber shops, shoe repair and funeral services.
9. Beauty shops also require a conditional use permit within the Highway Commercial District 2. Services g. Personal services, including barber shops, beauty shops, reducing salons, photographic shop, laundry, dry cleaners, funeral services, and other similar uses; except saunas, massage parlors, adult entertainment and similar uses. Saunas, massage parlor, adult entertainment were removed and covered under the adult uses of the ordinance and again would require a conditional use permit.
10. Podcasting and music studios would fall under the Highway Commercial District 2. Services g. Personal services category as other similar uses.
11. Nutrition and diet business would fall under both a service and a retail operation. The operation could be categorized as a retail trade under Highway Commercial District 1. Retail k. Other retail stores and businesses and under Highway Commercial District 2. Services g. Personal services category as other similar uses.

**Conclusion:**

*Many of the requested uses are not specifically defined within the ordinance, they are similar to uses which are not allowed as a home-based business. Personal podcasts were in their infancy in 2011 when the Township Ordinance was adopted.*

*Rochester Township's home-based business language is stricter than Olmsted County and was intended to be so. The Board felt that allowing such businesses in residential neighborhoods would change the character of those neighborhoods and should not be allowed.*

*A review of the proposed application according to the Standards listed has been completed by Staff. Staff recommends denial of said request.*

May 2022  
Treasurer's Report

Period: 04/01/2022 - 04/30/2022

Checking

Deposits

**Accounts:**

<b>Opening Balance</b>	<b>#3794</b>	<b>\$</b>	<b>467,596.03</b>
<b>Opening Balance</b>	<b>#1306</b>	<b>\$</b>	<b>691,233.03</b>
<b>Opening Balance</b>	<b>#4917</b>	<b>\$</b>	<b>625.40</b>

<b>Checks</b>	<b>\$</b>	<b>(65,562.08)</b>
<b>Deposits (incl. interest)</b>	<b>\$</b>	<b>8,935.22</b>
<b>Closing Balance</b>	<b>\$</b>	<b>1,102,827.60</b>
<b>Reserve ( 1/2 of Est. Bud).</b>	<b>\$</b>	<b>500,000.00</b>
<b>Available to Spend</b>	<b>\$</b>	<b>602,827.60</b>

Interest Earned	0.15%	\$	<b>57.65</b>
Interest Earned	0.15%	\$	<b>83.52</b>
Interest Earned	0.04%	\$	<b>0.02</b>

Cafeteria plan	\$	<b>208.33</b>
TCPA	\$	<b>1,000.00</b>
Kathleen Olheiser (culvert)	\$	<b>1,021.70</b>
MATIT (legal reimb.)	\$	<b>6,564.00</b>
TBD	\$	-
TBD	\$	-
TBD	\$	-
TBD	\$	-
<b>Total</b>	<b>\$</b>	<b>8,935.22</b>

**PROJECT**

- West Hill Road SW - Bill for road care annually - 2022 invoices have been mailed. \$ -
- The checking account balance includes \$100,684.90 from ARPA funds.  
Additional amount of \$3,297.15 received in November 2021.



**Premier  
Bank  
Rochester**

421 First Avenue SW • Rochester, MN 55902

Account Number  
Statement Date  
Statement Thru Date  
Check/Items Enclosed  
Page

XXXXXX1306  
04/29/2022  
05/01/2022  
24  
1

Return Service Requested

00001676 TP5492DD043022101733 01 000000000 0000000 005

ROCHESTER TOWNSHIP  
4111 11TH AVE SW  
ROCHESTER MN 55902-1508

## IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,  
We appreciate your business.

## NON PROFIT INTEREST

Account Number: XXXXXX1306

Account Owner(s): ROCHESTER TOWNSHIP

### Balance Summary

Beginning Balance as of 04/01/2022	\$691,233.03
+ Deposits and Credits (3)	\$8,669.22
- Withdrawals and Debits (27)	\$65,562.00
Ending Balance as of 04/30/2022	\$634,340.25
Service Charges for Period	\$0.00
Average Collected for Period	\$677,402.00
Minimum Balance for Period	\$634,256.00

### Earnings Summary

Interest for Period Ending 04/30/2022	\$83.52
Interest Paid Year to Date	\$350.36
Annual Percentage Yield Earned (APYE)	0.15%
Average Balance for APYE	\$677,402.44
Number of Days for APYE	30

### Miscellaneous Credits

Date	Description	Deposits
Apr 07	DEPOSIT	1,021.70
Apr 28	DEPOSIT	7,564.00
Apr 29	INTEREST EARNED	83.52

### Miscellaneous Debits

Date	Description	Withdrawals
Apr 14	STATE OF MINN/PAYMENTS 707016285281 ROCHESTER TOWNSH	777.00
Apr 15	IRS/USATAXPYMT *****0543185963 ROCHESTER TOWNSHIP	773.71
Apr 15	MN PERA/PERA TXP*XXXXX717600*03312022****\SOMPER000648135 USERPERA	792.08
Apr 15	ROCHESTER TOWNSH/RT PAYROLL ROCHESTER TOWNSHIP	3,786.07
Apr 18	MN DEPT OF REVEN/MN REV PAY 000000096933370 OLMSTED COUNTY	62.64



# Premier Bank Rochester

421 First Avenue SW • Rochester, MN 55902

Account Number	XXXXXX3794
Statement Date	04/29/2022
Statement Thru Date	05/01/2022
Check/Items Enclosed	0
Page	1

Return Service Requested

00001675 TP5492DD043022101733 01 000000000 0000000 002

ROCHESTER TOWNSHIP  
4111 11TH AVE SW  
ROCHESTER MN 55902-1508

## IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,  
We appreciate your business.

## NON PROFIT INTEREST

Account Number: XXXXXX3794

Account Owner(s): ROCHESTER TOWNSHIP

### Balance Summary

Beginning Balance as of 04/01/2022	\$467,596.03
+ Deposits and Credits (1)	\$57.65
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 04/30/2022	\$467,653.68
Service Charges for Period	\$0.00
Average Collected for Period	\$467,596.00
Minimum Balance for Period	\$467,596.00

### Earnings Summary

Interest for Period Ending 04/30/2022	\$57.65
Interest Paid Year to Date	\$230.55
Annual Percentage Yield Earned (APYE)	0.15%
Average Balance for APYE	\$467,596.03
Number of Days for APYE	30

### Miscellaneous Credits

Date	Description	Deposits
Apr 29	INTEREST EARNED	57.65

### Daily Balance Summary

Date	Balance
Apr 29	467,653.68



421 First Avenue SW • Rochester, MN 55902

Account Number XXXXXX4917  
Statement Date 04/29/2022  
Statement Thru Date 05/01/2022  
Check/Items Enclosed 1  
Page 1

Return Service Requested

00001673 TP5492DD043022101733 01 000000000 0000000 003

ROCHESTER TOWNSHIP  
CAFETERIA ACCOUNT  
4111 11TH AVE SW  
ROCHESTER MN 55902-1508

## IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,  
We appreciate your business.

## NON PROFIT INTEREST

Account Number: XXXXXX4917

Account Owner(s): ROCHESTER TOWNSHIP

### Balance Summary

Beginning Balance as of 04/01/2022	\$625.40
+ Deposits and Credits (2)	\$208.35
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 04/30/2022	\$833.75
Service Charges for Period	\$0.00
Average Collected for Period	\$646.00
Minimum Balance for Period	\$625.00

### Earnings Summary

Interest for Period Ending 04/30/2022	\$0.02
Interest Paid Year to Date	\$0.43
Annual Percentage Yield Earned (APYE)	0.04%
Average Balance for APYE	\$646.23
Number of Days for APYE	30

### Miscellaneous Credits

Date	Description	Deposits
Apr 28	DEPOSIT	208.33
Apr 29	INTEREST EARNED	0.02

### Daily Balance Summary

Date	Balance	Date	Balance
Apr 28	833.73	Apr 29	833.75



For the Period : 4/1/2022 To 4/30/2022

<u>Name of Fund</u>	<u>Beginning Balance</u>	<u>Total Receipts</u>	<u>Total Disbursed</u>	<u>Ending Balance</u>	<u>Less Deposits In Transit</u>	<u>Plus Outstanding Checks</u>	<u>Total Per Bank Statement</u>
General Fund	\$989,056.79	\$7,705.17	\$42,676.88	\$954,085.08	\$0.00	\$3,489.65	\$957,574.73
Road and Bridge	(\$165,111.37)	\$1,021.70	\$23,028.43	(\$187,118.10)	\$0.00	\$196.00	(\$186,922.10)
Cafeteria Fund	\$625.40	\$208.35	\$0.00	\$833.75	\$0.00	\$0.00	\$833.75
General Reserves	\$507,602.61	\$0.00	\$0.00	\$507,602.61	\$0.00	\$0.00	\$507,602.61
Sheriff Protection	(\$3,516.34)	\$0.00	\$0.00	(\$3,516.34)	\$0.00	\$0.00	(\$3,516.34)
Fire Protection	(\$171,193.06)	\$0.00	\$0.00	(\$171,193.06)	\$0.00	\$0.00	(\$171,193.06)
General Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INTERNAL SERVICE FUNDS (701 through 799)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Clearing	(\$1,551.99)	\$0.00	\$0.00	(\$1,551.99)	\$0.00	\$0.00	(\$1,551.99)
<b>Total</b>	<b>\$1,155,912.04</b>	<b>\$8,935.22</b>	<b>\$65,705.31</b>	<b>\$1,099,141.95</b>	<b>\$0.00</b>	<b>\$3,685.65</b>	<b>\$1,102,827.60</b>

Brian E Zmolek

Town Supervisor

Date

Jamie Neisen

Chair, Town Supervisor

Date

Jeff Orth

Town Supervisor

Date

Matthew Kitzmann

Town Supervisor

Date

Nathan Clarke

Town Supervisor

Date

Date Range : 4/7/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
04/30/2022	Crystal Lammers	Town hall cleaning	4991	\$150.00	100-43202-401-	Town Hall cleaning and building repair items	\$150.00
04/30/2022	Pat McGowan	Reimbursement for battery for power supply backup	4992	\$59.05	100-41110-201-	Council/Town Board	\$59.05
04/30/2022	Charter Communications	Invoice 0794079042422	4993	\$129.99	100-41940-325-	General Government Buildings and Plant	\$129.99
04/30/2022	Smith Schafer & Associates LTD	2021 Audit - final billing	4994	\$2,950.00	100-41530-301-400	Accounting	\$2,950.00
04/30/2022	Olmsted County Public Works Dept.	Culverts and apron - April statement	4995	\$1,125.90	201-43120-235-	Road Maintenance	\$1,125.90
04/30/2022	GDO Law	Invoice 8914, 8915, 8916	4996	\$4,357.50	100-41110-304-	Council/Town Board	\$4,357.50
04/30/2022	Minnesota Association of Townships	Commercial package insurance	4997	\$3,216.00	100-41970-365-	Insurance (MATIT, work comp, etc.)	\$3,216.00
04/30/2022	Olmsted County PRL	RP 64.13.44.043054 property taxes	4998	\$84.00	100-41940-230-	General Government Buildings and Plant	\$84.00
04/30/2022	People's Energy Cooperative	Electric bill for 8th Street Lights - April statement - Note: also paid ahead for May	4999	\$86.00	100-43160-386-	Street Lighting	\$86.00
04/30/2022	Driessen Water Inc.	Water	5000	\$10.20	100-41940-230-	General Government Buildings and Plant	\$10.20

Date Range : 4/7/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
04/30/2022	WHKS	Invoice 45429 and 45430	5001	\$2,580.00	100-41110-303-	Council/Town Board	\$2,580.00
04/30/2022	Prestige Plumbing LLC	Backflow preventer installation	5002	\$1,719.23	100-41940-403-	General Government Buildings and Plant	\$1,719.23
04/30/2022	Joint Powers Board	April claims and payroll	5003	\$18,678.37	201-43127-310-	Joint Powers	\$18,678.37
04/30/2022	Rochester Township Cafeteria Acct	May 2022 paycheck cafeteria deposit	5004	\$208.33	100-41110-103-	Council/Town Board	\$208.33
04/30/2022	Empower - MN Deferred Comp Plan	April 2022 Deferred Income	5005	\$777.00	100-41110-103-	Council/Town Board	\$777.00
04/30/2022	Federal Government	Monthly withholding April 2022 payroll	5006	\$765.20	100-41110-103-	Council/Town Board	\$765.20
04/30/2022	PERA	April 2022 payroll deductions	5007	\$775.78	100-41110-103-	Council/Town Board	\$775.78
04/30/2022	State of Minnesota	April payroll taxes, Q2, #1	5008	\$55.03	100-41110-103-	Council/Town Board	\$55.03
<b>Total For Selected Claims</b>				<b>\$37,727.58</b>			<b>\$37,727.58</b>

Date Range : 4/7/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
	Brian E Zmolek		Town Supervisor			Date	
	Jamie Neisen		Chair, Town Supervisor			Date	
	Jeff Orth		Town Supervisor			Date	
	Matthew Kitzmann		Town Supervisor			Date	
	Nathan Clarke		Town Supervisor			Date	

# Rochester Township

## Gross Pay Report

For the Period 5/1/2022 to 5/31/2022

Employee Name	Title	Gross Wages
Clarke, Nathan	Supervisor	901.81
Kitzmann, Matthew		901.81
Neisen, Jamie	Supervisor	901.81
Orth, Jeff		1,127.27
Rudquist, Sara	Deputy Clerk/Treas	449.62
Staver, Randy R	Clerk/Treasurer	1,709.93
Staver, Sheila	Record Keeping	366.00
Zmolek, Brian E	Supervisor	901.81

Joint Powers Board Report		May Meeting	Claims: April 2022	
Rochester and Cascade Townships				
	Total		Rochester Township	Cacade Township
Payroll:				
Pay: Payroll Claims	\$ 9,974.50			
Deductions & Township FICA	\$ 6,218.83			
	\$ -	\$ -	\$ -	
Employee Ded HSA	\$ 322.73			
Total	\$ 16,516.06	\$ 8,258.03	\$ 8,258.03	
Non- Payroll Disbursements:				
Road Claims (51% / 49% )	\$ 10,864.30	\$ 5,540.79	\$ 5,323.51	
Salt / Sand (46% / 54%)	\$ -	\$ -	\$ -	
		\$ -	\$ -	
Total Disbursements	\$ 27,380.36	\$ 13,798.82	\$ 13,581.54	
Claims List	\$ 17,405.86			
Net Pay Dist.	\$ 9,974.50			
	\$ 27,380.36			
Equipment 1/12 of Amt. Budget	\$ 9,583.34	\$ 4,791.67	\$ 4,791.67	
Sick Leave Escrow	\$ 175.76	\$ 87.88	\$ 87.88	
Amount owed by each townsh	\$ 37,139.46	\$ 18,678.37	\$ 18,461.09	
	\$ 37,139.46			
Should be 00	\$ -			
**2022 equipment budget = \$115,000				
2021 Cascade	28.49 mil	49.10%		
2021 Rochester	29.61 mil	50.90%		
	5.52 miles gravel			
	24.09 miles paved			
total	58.1			
	52.58 paved			

Amount		
5810	\$ 470.12	Forum
5815	\$ 47.88	Menards S
5816	\$ 38.32	Menards N
5817	\$ 9.40	Ronco
5818	\$ 112.50	SL Contracting
5819	\$ 97.44	Sanco
5820	\$ 252.42	Farrel
5821	\$ 96.66	Dalco
5822	\$ 227.70	Clarey's
5823	\$ 45.00	Leitzen
5824	\$ 3,167.34	CHS
5825	\$ 239.48	Earls
5826	\$ 2,293.50	Bauer
5827	\$ 1,911.15	Lesmeister
5828	\$ 41.03	BrockWhite
5829	\$ 12.84	Chris L
5830	\$ 183.18	Pat M
5831	\$ 117.97	C-Charter
5811	\$ 153.61	Century Link
5808	\$ 303.00	R-Peoples
5807	\$ 342.00	C-Peoples
5809	\$ 60.94	RPU
5814	\$ 337.65	R-Waste Mgt
		C-Waste Mgt
		C-Mn Energy
		R-MN Energy
5812	\$ 303.17	
Total	\$ 10,864.30	
		Compass
		Olm Agg
Total	\$ -	Salt/Sand
5835	\$ 603.10	STATE
5834	\$ 2,009.09	PERA + Admin Fee
5813	\$ 16.00	NCPERS
5806	\$ 100.00	CL Security Benefit
5833	\$ 3,490.64	FED
Total Payrol	\$ 6,218.83	
Cafeteria Payments		
5832	\$ 322.73	Pat HS A
		CL HS A
	\$ 322.73	
Total	\$ 17,405.86	
Payroll	\$ 9,974.50	
	\$ 27,380.36	

Date Range : 4/1/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
04/30/2022	SBG-VAA	Chris Lien - 457B	5806	\$100.00	201-41440-175-	Chris Lien HSA	\$100.00
04/30/2022	People's Energy Cooperative	Cascade Township	5807	\$342.00	100-41940-381-200	General Government Buildings and Plant	\$342.00
04/30/2022	People's Energy Cooperative	Rochester Township	5808	\$303.00	100-41940-381-201	General Government Buildings and Plant	\$303.00
04/30/2022	Rochester Public Utilities	2009272 - RT water only	5809	\$60.94	100-41940-382-201	General Government Buildings and Plant	\$60.94
04/30/2022	Forum Communications Company	road bids legal ad and quotes legal ad	5810	\$470.12	100-41940-351-	General Government Buildings and Plant	\$470.12
04/30/2022	Century Link	507-282-6488	5811	\$153.61	100-41940-386-201	General Government Buildings and Plant	\$153.61
04/30/2022	Minnesota Energy Resources	Rochester 04/27/2022	5812	\$303.17	100-41940-383-201	General Government Buildings and Plant	\$303.17
04/30/2022	NCPRS Group Life Ins	Chris Lien ID 1156 - May 2021	5813	\$16.00	201-41970-365-300	Insurance	\$16.00
04/30/2022	Waste Management	Rochester trash	5814	\$337.65	100-41940-384-201	General Government Buildings and Plant	\$337.65
04/30/2022	Menards - Rochester South	pothole mix	5815	\$47.88	201-43115-221-	Shop & Equipment Supplies	\$47.88

Date Range : 4/1/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
04/30/2022	Menards - Rochester North	lumber and cleaning supplies	5816	\$38.32	201-43115-221-	Shop & Equipment Supplies	\$38.32
04/30/2022	Ronco Engineering Sales, Inc.	trailer latch kit	5817	\$9.40	201-43115-221-	Shop & Equipment Supplies	\$9.40
04/30/2022	SL Contracting Inc.	3-5 gallon tac coat	5818	\$112.50	201-43115-221-	Shop & Equipment Supplies	\$112.50
04/30/2022	Sanco Equipment	filters Bobcat	5819	\$97.44	201-43115-229-112	Shop & Equipment Supplies	\$97.44
04/30/2022	Farrell Equipment & Supply Co, Inc.	chop saw blade, masks, chalk line	5820	\$252.42	201-43115-221-	Shop & Equipment Supplies	\$252.42
04/30/2022	Dalco	TP and towels	5821	\$96.66	201-43115-221-	Shop & Equipment Supplies	\$96.66
04/30/2022	Ultimate Safety Concepts Inc.	first aid supplies	5822	\$227.70	100-41940-210-	General Government Buildings and Plant	\$227.70
04/30/2022	Leitzen Sand & Gravel	pulverized dirt	5823	\$45.00	201-43136-261-	Salt, Sand & Hauling	\$45.00
04/30/2022	CHS	March and April Fuel	5824	\$3,167.34	201-43111-212-	Fuel	\$3,167.34
04/30/2022	Earl's Small Engine Repair, Inc.	water tank for chop saw, chainsaw parts	5825	\$239.48	201-43115-221-	Shop & Equipment Supplies	\$239.48
04/30/2022	Bauer Built	4 tires - rear 2016 Mack	5826	\$2,293.50	201-43116-222-102	Heavy Equipment Repairs	\$2,293.50
04/30/2022	Lesmeister Fleet Service Inc	brake repair	5827	\$1,911.15	201-43116-229-102	Heavy Equipment Repairs	\$1,911.15



Date Range : 4/1/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
04/30/2022	Brock White Company LLC	marking paint	5828	\$41.03			
					201-43115-221-	Shop & Equipment Supplies	\$41.03
04/30/2022	Chris Lien	reimbursement	5829	\$12.84			
					201-43115-221-	Shop & Equipment Supplies	\$12.84
04/30/2022	Pat McGowan	mileage and reimbursements for DOT physical and dump	5830	\$183.18			
					201-43111-331-	Fuel	\$32.18
					201-41940-384-	General Government Buildings and Plant	\$25.00
					201-43102-305-	Road Salary	\$126.00
04/30/2022	Charter Communications	Cascade phone and internet	5831	\$117.97			
					100-41940-386-200	General Government Buildings and Plant	\$117.97
04/30/2022	Premier Bank	Chris Lien HSA	5832	\$322.73			
					201-41440-173-361	Chris Lien HSA	\$322.73
04/30/2022	United States Treasury	May 2022 payroll taxes Q2 payment 2	5833	\$3,490.64			
					201-43102-171-	Road Salary	\$2,417.51
					201-43102-122-	Road Salary	\$1,073.13
04/30/2022	PERA	May 2022 payroll contributions	5834	\$2,009.09			
					201-43102-121-	Road Salary	\$1,076.30
					201-43102-174-	Road Salary	\$932.79
04/30/2022	MN Department of Revenue	May 2022 payroll taxes Q2 payment 2	5835	\$603.10			
					201-43102-172-	Road Salary	\$603.10

Date Range : 4/1/2022 To 4/30/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
Total For Selected Claims				\$17,405.86			\$17,405.86

Date