

DRAFT MONDAY, JANUARY 13, 2025

The Rock Dell Town Board met Monday, January 13, 2025 at 7:00pm at the Rock Dell Town Hall. Those officers attending were Supervisors Betsy Kleinwort, John Meyer, Mike Meyers, Treasurer Dave Siljenberg and Clerk Brenda Lindquist. Also attending were Jered Statnon & Ethan Kaske from TCPA, Mark Golberg, Karen Golberg, Morgan Muenster, Levi Anderson, Emily Mexie, Jeremy Mexie, Pete Reinart and Donna Reinart.

Public Meeting was called to order by Betsy Kleinwort. A Conditional Use Permit has been applied for by the property owner to permit the use of existing accessory dwelling unit for short-term rental accommodations on the applicant's 6.89-acre dwelling parcel that is zoned A-2; Agricultural Protection District. Staff comment: This proposal business would not qualify as an Bed and Breakfast because the Rock Dell Zoning Ordinance requires the Bed and Breakfast to take place within the principal dwelling of an existing farmstead. This being in an accessory structure would not qualify. The Ordinance only allows one dwelling per parcel in agricultural districts. However, the ordinance makes a distinction that hotels/motels are separate from the definition of a dwelling. Since a short-term rental is for "transient guests" it must be looked at as a hotel or motel. Hotels and Motels are not permitted in the Agricultural districts and therefore can only be allowed through a conditional use permit at the discretion of the Rock Dell Planning Commission. Both Olmsted County and Rock Dell Township Zoning Ordinances are silent in regards to Accessory Dwelling Units (ADU). Historically, townships have denied building permits for the construction of ADU's as the nature of the ordinance is to limit density in agriculturally zoned districts. The current language of "one farm/non-farm dwelling may be located upon a farm/non-farm lot" has been relied upon to make this determination. Additionally, there is no mechanism in place to property inspect short-term rentals for compliance with local health department regulations. Protecting public health and safter is the paramount intent of any zoning regulation. Public comments were made. Residents are concerned that this would open it up to allow more Bed and Breakfast's in our community which would be disruptive to Rock Dell protecting Agricultural. Mike Meyers made a motion, seconded by John Meyer to deny the conditional use permit; motion carried with 3 yea votes. Public Hearing adjourned.

Betsy Kleinwort Chairwoman called monthly meeting to order.

Brenda read the minutes of the December meeting. Approved as read. Dave gave the treasurer's report. Income for the month was \$173.87 bank interest, \$750.95 chloride check, \$58,501.35 2nd half property tax, \$1,969.50 township aid and \$2,306.80 market value credit. Checks written in the amount of \$13,148.38. Ending balance of \$231,342.36. Treasurer's report approved as given.

Brenda gave an update about the Family Leave Act. Elected officials are not exempt. Must comply with the Unemployment office. The board will bring it up at the next association meeting.

Mike looked into a structure that has been recently popped up in our township. The structure is being built in a flood zone. We need to find out if its larger then 200 square feet. John Meyer mader a motion, second by Mike Meyers to mail a letter to 6037 120th St SW Stewartville, MN 55940 to let them know the ordinances for putting up structures and to invite at our next meeting; motion carried with 3 yea votes.

Slate of election judges was discussed for the March 11, 2025 township election. Head Judge Brenda Lindquist, regular judges Diane Boysen, Sandy Toft and Betty Manion. Mike Meyers made a motion, seconded by John Meyer to accept the slate of judges as listed; motion carried with 3 yea votes.

Setting the hours for the March 11th, 2025 township election was discussed. Mike Meyers made a motion, seconded by John Meyer to set the hours for the March 11th township election to 4pm to 8pm; motion carried by 3 yea votes. The legal notice letter was reviewed. Betsy Kleinwort made a motion, seconded by John Meyer to approve letter with minor changes; motion carried with 3 yea votes.

John gave a report on the TCPA meeting. Cannabis was discussed. A rough draft of ordinance change was sent to the clerks. TCPA is looking for feedback. Permitting prices was also discussed. Changes may need to be changed.

Mike Meyers made a motion, seconded by John Meyer to pay all claims; motion carried with 3 yea votes Checks were signed.

Meeting adjourned.

Respectfully Submitted,
Brenda Lindquist, Clerk