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W. MARK KRUPSKI - Co. Recorder by deputy: KK

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CITY OF ORONOCO
115 2ND ST NW
ORONOCO, MN 55960

**CITY OF ORONOCO, MINNESOTA
RESOLUTION NO. 2019-19**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS FOR APPROVAL
/DENIAL FOR A VARIANCE APPLICATION AT 700 WOODSVIEW LANE SW**

FACTS

1. Brian & Michelle Sisell are the owners of a parcel of land located at 700 Woodsview Lane SW; and,
2. The subject property is legally described as:
SECT-18 TWP-108 RANGE-014
WOODSVIEW 2ND SUB
LOT-015 BLOCK-003 2.00 AC
LOT 15 BLK 3 84.18.41.029046
3. The Sisell's have applied to the City for a variance application as described on Exhibit B.
4. All required notices regarding the public hearing were properly made; and,
5. The proposal would vary from Oronoco City Code in that it would deviate to add a second driveway on 7th Street SW which would be located on the back of the lot that runs along 7th Street SW.
6. Following a public hearing on the application, the Oronoco Planning and Zoning Commission has recommended approval of the variance on August 8, 2019.
7. The City Council of the City of Oronoco reviewed the requested variance at its Meeting of August 20, 2019.

APPLICABLE LAW

8. Minnesota Statute Section 462.357, subd. 6 provides:
 - a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.

b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

9. City Ordinance allows variances if City Ordinance allows variances if the terms of the variance are consistent with the Comprehensive Plan.

CONCLUSIONS OF LAW

10. The requested variance is in harmony with the purposes and intent of the ordinance.

11. The requested variance is consistent with the comprehensive plan.

12. The property owner does propose to use the property in a reasonable manner.

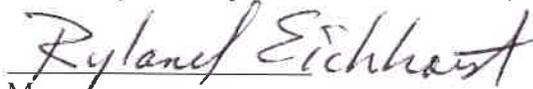
13. There are unique circumstances to the property not created by the landowner.

14. The variance will maintain the essential character of the locality.

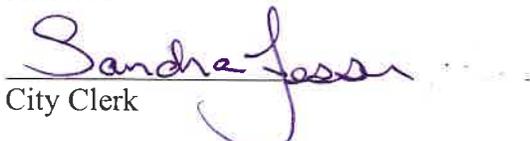
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA AS FOLLOWS:

The application to issue a variance to allow Brian and Michelle Sisell to/ to not build a second driveway so as to deviate from Oronoco City Code is hereby approved/denied.

Passed by the City Council of Oronoco, Minnesota this 20th day of August 2019.


Mayor

Attested:


City Clerk