

**CITY OF ORONOCO, MINNESOTA
RESOLUTION NO. 2019-27**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS FOR DENIAL
FOR A SIGN VARIANCE APPLICATION OF GAS N GO, LLC. AT 1455 CEDAR
CENTER AVE SE, ORONOCO, MINNESOTA**

FACTS

1. Gas N Go, LLC. is the owner of a parcel of land located at 1455 Cedar Center Ave SE; and,
2. The subject property is legally described as SECT-20 TWP-108 RANGE-014 CEDAR WOODLANDS 3RD LOT-001 BLOCK-001 1.83 AC LOT 1 BLK 1; and,
3. Gas N Go has applied to the City for a sign 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 111 in that it would deviate in the number of signs and the sign's size.
6. Following a public hearing on the application, the Oronoco Planning and Zoning Commission has recommended denial of the variance on November 14th, 2019.
7. The City Council of the City of Oronoco reviewed the requested variance at its Meeting of November 19th, 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 not in harmony with the purposes and intent of the ordinance because it is aesthetically pleasing to the area.
- 11. The requested variance isn't consistent with the comprehensive plan.
- 12. The variance will not maintain the essential character of the locality because of its high commercial visibility.

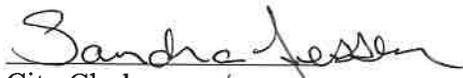
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA AS FOLLOWS:

The application to issue a variance to allow Gas N Go, LLC. to place signs so as to deviate from Oronoco City Code 111 is hereby approved/denied.

Passed by the City Council of Oronoco, Minnesota this 19th day of November 2019.


Mayor

Attested:


City Clerk