

CITY OF ORONOCO

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA
APPROVING THE REQUEST FOR A LOT SPLIT AND
VARIANCE TO THE MINIMUM LOT SIZE ON THE PROPERTY LOCATED AT
505 2ND AVENUE SOUTHEAST, ORONOCO, MINNESOTA**

WHEREAS, the applicants, Matt and Lisa Fredrickson own the property at 505 2nd Street Southeast in Oronoco, seek a lot split and variance to the minimum size of lots in the Low Density Residential (R-1) district as identified in the Oronoco Land Use Plan for the property at 505 2nd Avenue Southeast; and,

WHEREAS, the above mentioned property and proposed lot split are depicted and legally described on the attached Exhibit A, Certificate of Survey, Part of Block 3, Ottman's Addition, City of Oronoco, Olmsted County, Minnesota; and,

WHEREAS, Section 151.002 of the Oronoco Zoning Code in requires a minimum lot size in the R-1 district of 20,000 square feet and Section 151.117(B) requires corner lots to be 10% greater, or 22,000 square feet; and,

WHEREAS, The City Council is authorized by Oronoco Zoning Code Section 151.401 to grant variances from the standards in the Zoning Code; and,

WHEREAS, the existing lot is 39,624 square feet in area and the proposed lot split would result in lots with areas of 19,807 and 19,817 square feet; and,

WHEREAS, the two new lots are identified as Tract A, a corner lot on 2nd Avenue Southeast and 5th Street southeast with the existing home, and a new lot Tract B facing 5th Street Southeast; and,

WHEREAS, the Planning & Zoning Commission reviewed the requests and heard testimony at a public hearing at its meeting on July 14, 2022 and recommended approval with conditions; and,

WHEREAS, the City Council reviewed the request, the Planning & Zoning Commission recommendation, staff reports, and public testimony at its meeting on July 19, 2022.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oronoco Minnesota hereby approves the lot split and variance to lot size at 505 2nd Avenue Southeast as submitted by the applicants, with the following conditions and findings of fact:

Conditions of Approval

1. The lot split is approved only if a variance is also granted for the lot sizes.
2. The new lot, Tract B, must connect to City sewer when it is available. A new septic system is not approved for Tract B.
3. The applicant will be responsible for the costs associated with recording the lot split with Olmsted County as required by the Oronoco Subdivision code.
4. All of requirements of the City Engineer will be followed before a building permit is issued.

Findings of Fact for Approval of Lot Split

1. The lots resulting from the lot split are of reasonable size and would meet other minimum zoning standards if the requested variance to lot size is granted.
2. The proposed lot split would not have adverse impacts on neighboring properties.
3. Both proposed lots would have access to a public street – Tract A to both 2nd Avenue SE and 5th Street SE, Tract B to 5th Street SE.
4. The existing single-family home on proposed Tract A would meet the required setbacks if the lot split were approved.

Findings of Fact for Approval of Lot Size Variance


1. The City has zoning standards which are reasonable and necessary for the health, safety, and welfare of the community.
2. The lots resulting from the proposed lot split would be 19,817 square feet for Tract A and 19,807 square feet for Tract B, below the required minimum lot size in the Oronoco code standards of 20,000 square feet for interior lots and 22,000 square feet for corner lots.
3. There are extraordinary conditions on this property in that the proposed lots are very close in size to the required code minimums. Lot size minimums are likely to be reduced significantly once sewer service is available, which is expected in late 2023.
4. The circumstances on the property were not created by the landowner; they are inherent in the size of the property as originally platted.
5. The use of the property for two home lots is reasonable. The variance is necessary to overcome the practical difficulty of not being able to use the property efficiently if the code minimums were strictly adhered to.
6. The variance will not be materially detrimental to the public welfare or materially injurious to other property in the area, and will not alter the essential character of the locality;
7. The variance is in harmony with the general purpose and intent of the zoning code and is consistent with the Comprehensive Plan, which designates the property for low density residential use.
8. The request meets the criteria for granting a variance in Section 151.401 of the Oronoco Zoning Code.

MOTION BY: PHILLIPS
SECOND BY: BERGNER

RESOLUTION NO. 2022-16a
ADOPTED ON JULY 19, 2022

AND BE IT FUTHER RESOLVED that the Interim City Administrator or her designee is authorized to take steps necessary for the implementation of this Resolution.

COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Ryland Eichhorst, Mayor	X			
Lori Novak, Vice Mayor				X
Dana Bergner	X			
Jim Phillips	X			
Jim Richards	X			



Ryland Eichhorst, Mayor

ATTEST:



Sunny Bjorklund Schultz, Interim City Administrator

MOTION BY: PHILLIPS
SECOND BY: BERGNER

RESOLUTION NO. 2022-16a
ADOPTED ON JULY 19, 2022

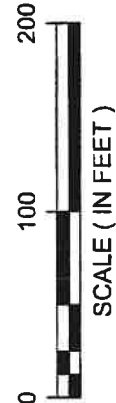
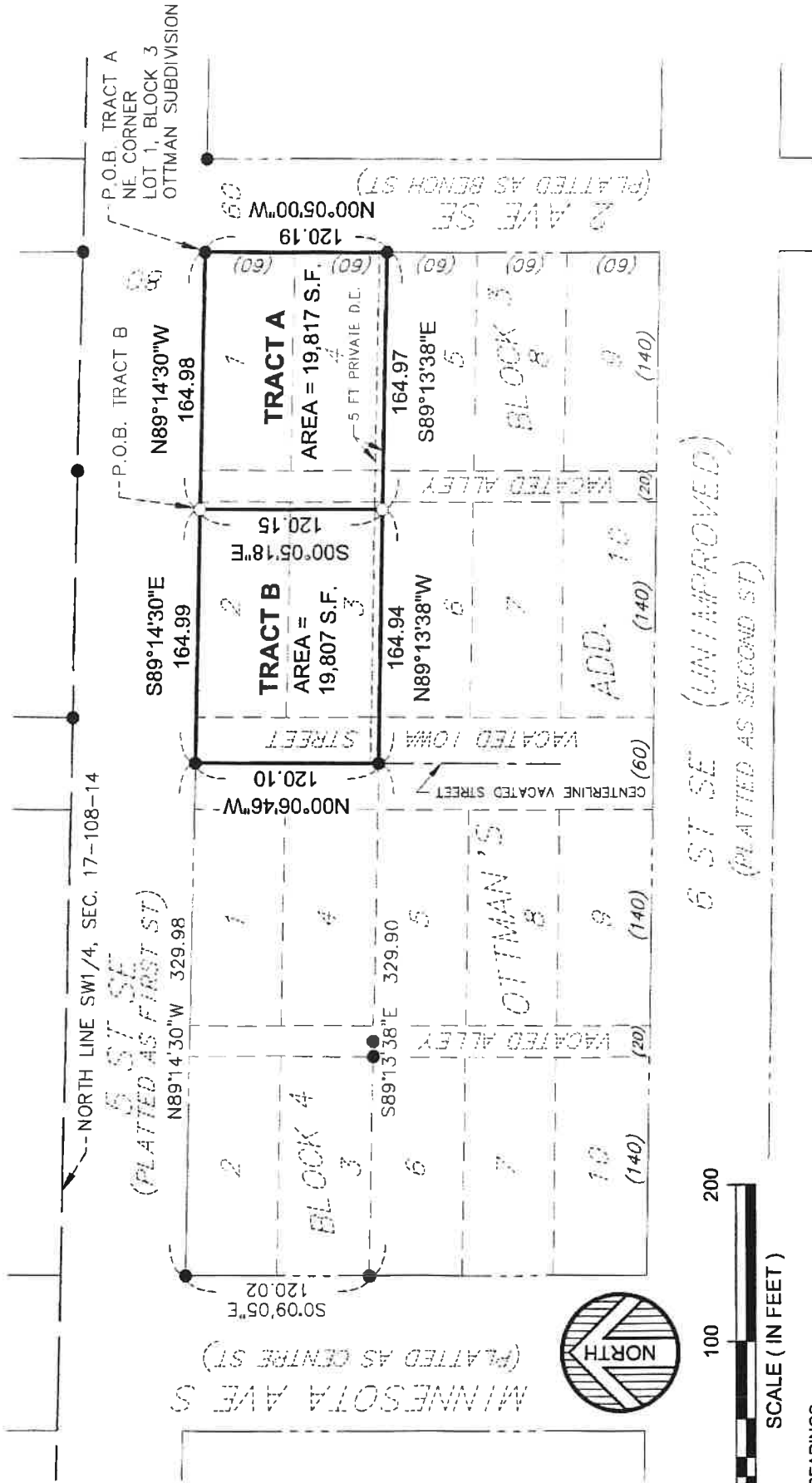
Exhibit A

Certificate of Survey, Part of Block 3, Ottman's Addition, City of Oronoco, Olmsted County, Minnesota

CERTIFICATE OF SURVEY

PART OF BLOCK 3, OTTMAN'S ADDITION

CITY OF ORONOCO, OLMSTED COUNTY, MINNESOTA



- = DENOTES A FOUND IRON MONUMENT
- = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

(140) = DIMENSION PER OTTMAN'S ADDITION
D.E. = DRAINAGE EASEMENT

SHEET 1 OF 2

DATE: APRIL 26, 2022	PREPARED FOR: MR. MATT FREDRICKSON
SCALE: AS SHOWN	(HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA)
DRAWN BY: M P C	<i>Peter G. Oetlinger</i> 4/29/2022
CHECKED BY: P G O	DATE: _____ LIC. NO. 41887
FILE NUMBER: 2022-10552	PETER G OETLINGER

© 2022 WIDSETH | SMITH HOLDING & ASSOCIATES, INC.

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

CERTIFICATE OF SURVEY PART OF BLOCK 3, OTTMAN'S ADDITION CITY OF ORONOCO, OLMSTED COUNTY, MINNESOTA

DESCRIPTION TRACT A

That part of Lots 1, 2, 3, 4, and the vacated alley, all in Block 3, OTTMAN'S ADDITION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 1, Block 3, said OTTMAN'S ADDITION; thence on an assumed bearing of North 89 degrees 14 minutes 30 seconds West along the north line of said Block 3 a distance of 164.98 feet; thence South 00 degrees 05 minutes 18 seconds East 120.15 feet to the south line of Lot 3, said Block 3; thence South 89 degrees 13 minutes 38 seconds East along the south line of said Lot 3, its easterly extension and the south line of Lot 4, said Block 3, a distance of 164.97 feet to the southeast corner of said Lot 4; thence North 00 degrees 05 minutes 00 seconds West along the east line of said Block 3 a distance of 120.19 feet to the point of beginning.

DESCRIPTION TRACT B

That part of Lots 2 and 3, Block 3, and part of vacated Iowa Street, all in OTTMAN'S ADDITION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 1, Block 3, said OTTMAN'S ADDITION; thence on an assumed bearing of North 89 degrees 14 minutes 30 seconds West along the north line of said Block 3 a distance of 164.98 feet to the point of beginning; thence South 00 degrees 05 minutes 18 seconds East 120.15 feet to the south line of Lot 3, said Block 3; thence North 89 degrees 13 minutes 38 seconds West along said south line and its westerly extension a distance of 164.94 feet to the centerline of vacated Iowa Street, said OTTMAN'S ADDITION; thence North 00 degrees 06 minutes 46 seconds West along said centerline a distance of 120.10 feet to the westerly extension of the north line of said Block 3; thence South 89 degrees 14 minutes 30 seconds East along said westerly extension and along said north line a distance of 164.99 feet to the point of beginning.