

CITY OF ORONOCO

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ORONOCO, MINNESOTA APPROVING THE REQUEST
FOR A LOT SPLIT AT 405 2ND AVENUE NORTHEAST, ORONOCO, MINNESOTA**

WHEREAS, the applicant, Michael Goodman, owns the single family lot at 450 2nd Avenue NW in Oronoco in the R-1 zoning district; and,

WHEREAS, Garret Sorensen owns the adjoining property at 220 2nd Avenue NE, also in Oronoco in the R-1 zoning district; and,

WHEREAS, The Oronoco Zoning Code Section in Section 151.002 sets forth the procedure for a lot split; and,

WHEREAS, the existing garage on the Goodman parcel is located on and slightly over the side lot line with the Sorensen parcel; and,

WHEREAS, the applicant requests a lot line adjustment with the neighboring parcel, adding 832 square feet to the Goodman parcel from the Sorensen parcel so that the existing garage on the Goodman parcel has at least the required 6-foot side setback; and,

WHEREAS, the Planning & Zoning Commission reviewed the request and heard testimony at a public hearing at its meeting on March 14, 2024; and,

WHEREAS, the Oronoco City Council reviewed the request at its meeting on March 19, 2024; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Oronoco, Minnesota approves a lot split at 405 2nd Avenue NE as submitted by the applicant, with the following findings of fact:

Findings of Fact for Approval

1. Michael Goodman owns the lot at 405 East Center Street. Garret Sorensen owns the adjacent lot to the north at 220 2nd Avenue NE.
2. The garage on the Goodman lot encroaches slightly onto the Sorensen lot.
3. Goodman has applied to the City for a lot split under Oronoco Code, Section 151.002.
4. The Oronoco Zoning Code requires a 6-foot side setback for an accessory structure such as a garage. The existing Goodman garage is non-conforming, encroaching into the required setback.
5. The proposed lot split as depicted on the submitted Certificate of Survey from WSE Massey Engineering & Land Surveying Ltd., date 1/5/2024, adjusts the lot line between the two lots in the vicinity of the Goodman garage so that 832 square feet of property is added to the Goodman lot and provides more than 6 feet of clearance between the garage and the new lot line.
6. The proposed lot line adjustment meets the standards in Section 151.002 for approval of a lot split.

MOTION BY: PHILLIPS
SECOND BY: DE VLAEMINCK

RESOLUTION NO. 2024-08
ADOPTED ON APRIL 16, 2024

Passed by the City Council of the City of Oronoco, Minnesota this 16th day of April, 2024.

COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Ryland Eichhorst, Mayor	X			
Jim Phillips	X			
Jim Richards	X			
Paul Pendergrass	X			
Erv DeVlaeminck	X			

ATTEST:



Ryland Eichhorst, Mayor



Jason Baker, City Administrator/City Clerk/Treasurer