

CITY OF ORONOCO

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ORONOCO, MINNESOTA APPROVING THE REQUEST
FOR A LOT SPLIT AT 1215 WEST CENTER STREET, ORONOCO, MINNESOTA**

WHEREAS, the estate of Randall Wels Bartz owns the property at 1215 West Center Street in Oronoco in the R-1 zoning district; and,

WHEREAS, Kirk Bartz, the applicant, is handling the estate of Randall Bartz and is requesting a lot split of the property to divide it into two parcels, a Parcel 1 about 10.5 acres in size and a Parcel 2 about 4.9 acres in size; and,

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

WHEREAS, the Oronoco Zoning Code Section in Section 151.119 sets forth a minimum required street frontage of 50 feet for a single family lot; and,

WHEREAS, Parcel 1 of the proposed lot split would have street frontage on 1st Street Northwest of 16.5 feet; and,

WHEREAS, the Planning & Zoning Commission reviewed the requests and heard testimony at a public hearing at its meeting on October 10, 2024; and,

WHEREAS, the Oronoco City Council reviewed the requests at its meeting on November 19, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Oronoco, Minnesota approves a lot split at 1215 West Center Street, with the following conditions and findings of fact:

Conditions for Approval of Lot Split

1. The recorded survey for the lot split shall show a 20-foot-wide city drainage and utility easement on the east side of the property. Once received by the City and approved by the City Engineer, the legal descriptions shall be attached to this Resolution as Exhibit A and the survey shall be attached to this Resolution as Exhibit B, and the Resolution shall be recorded with the Olmsted County Recorder's Office. If the Resolution is not recorded within six months of the date of its approval, the Resolution shall be null and void and of no further force or effect.
2. The lot split is only approved if a variance for lot frontage for Parcel 1 is also approved.

Findings of Fact for Approval

1. Kirk Bartz is handling the estate of Randall Wels Bartz, owner of the property at 1215 West Center Street, Oronoco, Minnesota.
2. The applicant has requested a lot split of the property to divide it into two parcels, a Parcel 1 about 10.5 acres in size and a Parcel 2 about 4.9 acres in size, as described in the legal descriptions, Exhibit A attached, and depicted on the survey, Exhibit B attached.

MOTION BY:
SECOND BY:

RESOLUTION NO. 2024-37
ADOPTED ON NOVEMBER 19, 2024

3. The Oronoco Zoning Code Section in Section 151.002 sets forth the procedure for a lot split.
4. The Oronoco Zoning Code Section in Section 151.119 sets forth a minimum required street frontage of 50 feet for a single family lot.
5. Parcel 1 of the proposed lot split would have street frontage on 1st Street Northwest of 16.5 feet, requiring a variance to the Zoning Code provisions in Section 151.119.
6. The proposed lot split meets the standards in Section 151.002 for approval of a lot split if the lot frontage variance for Parcel 1 is approved.

Passed by the City Council of the City of Oronoco, Minnesota this 19th day of November, 2024.

ATTEST:

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

Ryland Eichhorst, Mayor

ATTEST:

Jason Baker, City Administrator