

CITY OF ORONOCO

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ORONOCO, MINNESOTA APPROVING A VARIANCE TO LOT
FRONTGAGE CONNECTED TO 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 has criteria in Section 151.401 for granting variances; 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 November 14, 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 variance to the lot frontage requirement for Parcel 1 of the lot split at 1215 West Center Street, with the findings of fact:

1. The Randall Wels Bartz Estate owns the property at 1215 West Center Street in Oronoco in the R-1 zoning district.
2. The applicant, Kirk Bartz, requested a lot split to create two lots each with 16.5 feet of frontage on 1st Street NW.
3. The Oronoco Zoning Code in Section 151.119 requires 50 feet of lot frontage for each single family lot.
4. The applicant has applied for a variance to the above lot frontage requirement to allow the two lots in the lot split to each have 16.5 feet of frontage on 1st Street NW.
5. There are unique conditions on the property that justify allowing access with limited frontage on 1st Street NW. The property is large for a residential lot and more or less regular in shape. A unique feature is that the stub of 1st Street NW is only 33 ft wide, not enough to give a new lot

MOTION BY:
SECOND BY:

RESOLUTION NO. 2024-46
ADOPTED ON NOVEMBER 19, 2024

the required 50-ft frontage, let alone two lots. The parcel is narrower east-west than it is tall north-south, suggesting that a lot split makes more sense where it is proposed at 1st Street NW vs. splitting the Center Street frontage.

6. The narrow ROW of 1st Street NW abutting the east edge of the property is a unique feature that the landowner did not create.
7. Splitting the property as proposed at 1st Street NW makes more sense than dividing the Center Street frontage into two narrower, tall lots.
8. The proposed lot split and variance would not be detrimental to the public welfare or other properties and would not alter the character of the area.
9. The request is in harmony with the general purpose and intent of the Zoning Code, but not the specific lot frontage standard.
10. There is no specific reference to lot frontage in the Comp Plan.
11. The variance request meets the conditions for approving a variance in Section 151.401 of the Oronoco Zoning Code.

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