

City of Oronoco
PLANNING & ZONING COMMISSION AGENDA
Thursday, June 13, 2024 - 6:30 PM CST
Join Zoom Meeting
<https://us02web.zoom.us/j/83393205260>
Meeting ID: 833 9320 5260

I. **CALL TO ORDER** *Time: 6:30pm*

II. **ROLL CALL**

Commissioners:

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Kathy Brandt-Rucker, Chair | <input checked="" type="checkbox"/> Commissioner Scott Sorenson |
| <input checked="" type="checkbox"/> Commissioner Wendy Phillips, Vice-Chair | <input type="checkbox"/> Commissioner Colleen Fried |
| <input checked="" type="checkbox"/> Commissioner Jim Richards | <input checked="" type="checkbox"/> Commissioner John Evans |
| <input checked="" type="checkbox"/> Commissioner Jim Phillips | |

Staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Staff, Phil Carlson,
Stantec Consulting City Planner | <input type="checkbox"/> Staff, Jason Baker,
Oronoco City Administrator |
| <input type="checkbox"/> Staff, Joe Palen,
Stantec Consulting City Engineer | |

III. **APPROVAL OF AGENDA**

Wendy wants to entertain a motion to add other business to VIII.
second Scott S. 5-0 approved

Jim P. wants to add a motion to add under new business a. lot split

Discussion. Second Jim R. 5-0 approved

Motion to approve amended agenda- motion made by Jim P second by Jim R.
5-0 approved

IV. **APPROVAL OF MINUTES – May 9, 2024**

No corrections to the 5/9/24 minutes. Motion made by Jim P. and second by Jim R.
5-0 approved

V. **PUBLIC HEARINGS**

A. **Hearing (posted for 6:35 pm or shortly thereafter) –
DeVlaeminck Building Variance**

(a) Open Public Hearing *Time: 6:35pm*

(b) Public Comments (speakers should sign form and turn into the
Chair; speakers will be heard in turn)

Erv wants to replace his barn that had a fire and try to duplicate the
look of what he originally had. He would like to use this for storage.
Paul Pedergrass spoke and would like to do right by citizens of
Oronoco and let him use as storage.

Jan Thronson spoke and stated that he owns a building next to Erv's and would like to know what the variance is.

(c) Close Public Hearing *Time: 6:47pm*

(d) Staff Report

Phil Carlson spoke and stated that he recommends this and that it should meet guidelines. Phil spoke of guidelines and only 3 of these need to be met. It was decided that Erv will work with Phil on this. It will be left open and if an agreement can't be made it can be brought back to the council. Wendy stated that this will be kept open until July 11th meeting if they should need a vote.

Jim P. made a motion to bring it back if needed and to keep this open until July 11th. A second was made by John Evans.

5-0 approved

(e) **Motion:** As recommendation to City Council.

First: Jim Phillips

Second: John Evans

(f) Discussion

As noted above.

(g) **Vote**

5-0 approved

**B. Hearing (posted for 6:40 pm or shortly thereafter) –
Two Sisters Sign Variance**

(a) Open Public Hearing *Time: 7:01pm*

(b) Public Comments (speakers should sign form and turn in to the Chair; speakers will be heard in turn)

One of the 2 sisters spoke. They would like to be able to put up a projecting sign at their business.

(c) Close Public Hearing *Time: 7:03pm*

(d) Staff Report

Phil spoke on variance for sign that they are asking for. He recommends it gets approved and that it is very reasonable. Wendy asked about the current city code and Phil explained.

(e) **Motion:** As recommendation to City Council

Jim P. made a motion to approve.

First: Jim P.

Second: Jim R.

(f) Discussion

There was no discussion.

(g) Vote

5-0 approved

C. **Hearing (posted for 6:45 pm or shortly thereafter) –
Hamilton – Rezone, Variance and Preliminary Plat**

(a) Open Public Hearing *Time: 7:08pm*

(b) Public Comments (speakers should sign form and turn into the Chair; speakers will be heard in turn)

Ari - spoke and just wanted to thank everyone and is very excited to be part of Oronoco. Wendy stated that he may speak again later if needed.

Paul Jannetto - 1090 SE Cedar Dr. - wanted to express his concerns on this tonight. Wants his family to live in a low-density area and is against having high density areas like they have in Rochester.

Josh Couchene - 1440 Cedar Point RD SE - Shares a lot of the same beliefs on this as Paul Jannetto just shared. Wants P&Z to look at the big picture.

Joy Bertsinger - 600 6th st SW - She wants everyone to be thought of, not only the ones that can afford the expensive properties.

Grant Kocer - 1240 Cedar Dr SE - Worried about safety with the high-density areas.

Paul Pendergrass - 105 Mn Ave - Has had several emails by concerned residents and he noted things such as sidewalks added and wants all matters to be watched.

Brian Button - 940 woodland ln SE –The safety of his family is a concern of his.

Taking zoom questions now as requested.

Marie Reisdorfer – 390 Sunny View Lane SW - Wants vision to be upheld and stay away from the high-density areas in Oronoco.

Jim R mentioned that anybody can go to the meetings and will be heard.

Heather Renier – 785 Riverpark Rd- Doesn't want to see the change with variances to increase traffic. Wants to keep as is.

Marcus Allen - 620 Sunny View lane – Noone in his neighborhood is for this. Wants growth, but only the way it is for example bigger lots.

Molly Bryant – 747 River Park PL SE – Doesn't want to rezone and potential increase in traffic.

Jay Koser - 760 Cedar Point LN SE – He wants to preserve what the vision of this town is.

Wendy stated that this commission makes recommendations and pass to the City Council.

(c) Close Public Hearing

Wendy stated that she would like to keep this open until the July 11, 2024 meeting. Conversations will continue and that is when there will be a vote on this.

Motion was made to keep this open by Jim P.

Second - Jim R.

(d) Staff Report

Phil Carlson the city planner spoke. This came to the city many months ago with a proposal. They met with several people to come up with this plan. City has been planning for decades for sewer which allows for greater density. Urban density is coming and is going to happen.

Want the development of approval now. Hamilton will need this variance now so the planning can continue. Hamilton has met with several of the people on the committees and has had generally favorable responses. Detailed plans were gone through by city planner, developer, city administrator and city engineer. Plans are being worked on right now and will have full report and will not be a surprise to Planning and Zoning.

Ari spoke and apologized for not communicating enough with what has been going on, but he wants this to be taken care of since it has been discussed for a while.

There was a passing of a clipboard for residents if they want to be part of the group that has input in new city codes, and they will be part of the conversations. Wendy stated that the chair will reach out to the people that want to be involved and then a meeting time will be announced.

(e) **Motion:** As recommendation to City Council

No motion made.

First:

Second:

(f) Discussion

(g) **Vote**

VI. NEW BUSINESS

A. Lot Split

Only a conversation tonight. A requested lot split is being requested at the meeting. Jim R said they can't give a preliminary approval at the meeting tonight. Phil said if it meets standards then there shouldn't be an issue.

VII. OLD BUSINESS

A. UPDATE: WSB Project Update

Update by Jim P from zoom meeting. They will try to have this more user friendly by using diagrams and pictures. Another meeting will be held on this July 3, 2024.

B. UPDATE: Monthly incoming zoning applications and questions

Jim P. wants access to iworq for permits that go through the city. He explained that they want more transparency. More information will be coming on this.

VIII. Other business

Meeting minutes will be getting caught up as there is a new person that is designated to this committee, Mary will take minutes and post online for the public in a timely manner.

Motion to adjourn by Jim P

Second by Jim R

5-0 approved

VIII. ADJOURN

Time: 9:13PM