

**City of Oronoco**  
**Thursday, September 10, 2020**  
**P&Z Meeting @ 7:00 pm**

- I. **CALL TO ORDER:** At 7:00 PM meeting was called to order by Paul Jannetto
  
- II. **ROLL CALL:**
  - i. Committee Members Present: Paul Jannetto (Chair), Trish Shields, Jose Cornejo, and Jim Richards
  - ii. Late: Mark Johnson (Vice-chair)
  - iii. Absent: Carl Krause and Scott Sorenson
  
- III. **APPROVAL OF MINUTES:** Motion made by: Trish Seconded by: Jim and was unanimously approved.
  
- IV. **APPROVAL OF AGENDA:** Motion made by: Jose Seconded by: Jim and was unanimously approved.
  
- V. **AGENDA ITEMS:**
  - A. Public hearing at 7:05 PM Jim Arpin for a variance request for second driveway (level access point at 810 7<sup>th</sup> Street SW) for trailer access and potential future shed.
    - Jim Arpin restated his intentions. He has a 2 acre lot 200 feet wide by 400 feet deep. The house is on the right (south) side of the lot. He can't access the intended area from his driveway due to a steep grade/slope. The roadway also currently has a ditch making it impossible to bring larger trailers in.
    - Public hearing was opened at 7:10 PM. Paul made 3 calls for any comments and none were made. The public hearing was then closed at 7:11 P.M.
    - The P&Z committee then discussed the request for a variance. Paul reminded the committee that "practical difficulties" is the legal standard set forth that cities must apply when considering applications for variances. It is a three-factor test and applies to all variances. All three factors must be satisfied to grant the variance. They are reasonableness, uniqueness, and essential character. It should also be in harmony with intent of ordinance, consistent with comprehensive plan, not have a negative impact on the property values or neighbors, and not impact parking or traffic. The committee felt all 3 factors were met.
    - **Motion: Jim made a motion to approve the variance for a second driveway with the condition that Jim Arpin work with the city engineer (Joe Palen) to properly install a driveway that is consistent with the city code and doesn't interfere with any drainage. It was seconded by Jose, and unanimously approved.**

- B. Discuss Tom Gauthier's application for lot split to build single family home in Riverwood Hills V development (on Riverwood Drive SW) prior to whole phase V project and make recommendation to city council.
- Paul reminded everyone that the public hearing had been conducted last month where it captured everyone's comments including the Riverwood Hills HOA and residents. Paul then reiterated the city attorney's interpretation of 151.281 A11 at the last city council meeting. This code specifically required a secondary paved road to be installed. However, the city attorney stated it did NOT apply to this lot split (minor subdivision development) since a single lot wouldn't generate over 500 trips. Nevertheless, Tom does have to comply with all the other ordinances around utility and drainage easements, connection to sewer, etc. Paul also stated that he had an email from Steve McNamara (president of the HOA) stating the Riverwood Hills HOA board voted to deny Tom Gauthier connection to the shared septic system.
  - Paul asked Tom Gauthier if he had reached an agreement with the HOA since he must connect the property to a septic system that meets guidelines of the MPCA, Olmsted County, and City of Oronoco.
  - Tom stated that he had reached agreement today with Fitzpatrick who actually built, owns, and still maintains the shared septic system in the subdivision. Fitzpatrick still collects fees from all the residents to perform the required maintenance. Tom also stated that he agreed to all the items being requested of him and required by the city's ordinances. He also handed the committee an updated plan with all the easements marked off that were required by the city engineer.
  - **Motion: Trish made a motion that city council approve the lot split application subject to completion of all the following conditions (which Tom had agreed to):**
    - **The fee title owner of Parcel A must provide a ten foot wide permanent utility and drainage easement in favor of the City of Oronoco, no less than 10-feet wide on the along the north and south lot lines of Parcel A.**
    - **The fee title owner of Parcel A must provide a permanent roadway easement in favor of the City of Oronoco, directly to the west of Parcel A to the south lot line of Parcel A.**
    - **The fee title owner of Parcel A must enter into a development agreement with the City for the construction of roadway and utility infrastructure to extend Riverwood Drive SW to the south edge of Parcel A.**
    - **The fee title owner must grant the city a 20 feet wide permanent utility in favor of the City, in a location approved by the City Engineer, to connect to City water service to the future residential home anticipated for development on Parcel A. The costs associated with this connection must be paid by the fee title owner of Parcel A, including the water connection charge and water availability charge.**
    - **The fee title owner must also connect the property to a septic system that meets guidelines of the MPCA, Olmsted County, and City of Oronoco, and must obtain government approvals for the same prior to commencing**

**construction.**

- **It was seconded by Jose, and unanimously approved.**

C. Finalize Oronoco's tiny home code

- Paul went over the edits provided by Thomas Thompson and explained the table with setbacks and side yard building lines.
- **Motion: Trish made a motion to approve the updated tiny home ordinance and send it to city council for final review/approval prior to a public hearing next month. It was seconded by Jim, and unanimously approved.**

**VI. ADJOURNMENT:** 7:55 PM Jim made a motion to adjourn. It was seconded by Mark and unanimously approved.