

**CITY OF ORONOCO, MINNESOTA
RESOLUTION NO. 2020-07**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS FOR APPROVAL
~~AND DENIAL~~ FOR A SIGN VARIANCE APPLICATION AT 785 MINNESOTA AVE S**

FACTS

1. Thompson's Garage Door is the owner of a parcel of land located at 785 Minnesota Ave S; and,
2. The subject property is legally described as SECT-17 TWP-108 RANGE-014, ORONOCO COMMERCIAL PARK, LOT-004 BLOCK-001, LOT 4 BLK 1; and,
3. Mr. Thompson has applied to the City for a variance application as described on Exhibit B.
4. All required notices regarding the public hearing were properly made; and,
5. The proposal would vary from Oronoco City Code in that it would deviate from the sign regulations.
6. Following a public hearing on the application, the Oronoco Planning and Zoning Commission has recommended approval of the variance on July 9, 2020.
7. The City Council of the City of Oronoco reviewed the requested variance at its Meeting of July 21, 2020.

APPLICABLE LAW

8. Minnesota Statute Section 462.357, subd. 6 provides:
 - a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
 - b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

"Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

9. City Ordinance allows variances if City Ordinance allows variances if the terms of the variance are consistent with the Comprehensive Plan.

CONCLUSIONS OF LAW

10. The requested variance is in harmony with the purposes and intent of the ordinance.
11. The requested variance is consistent with the comprehensive plan.
12. The property owner does propose to use the property in a reasonable manner because of its existing commercial zoning.
13. There are unique circumstances to the property not created by the landowner.
14. The variance will maintain the essential character of the locality because of its high commercial visibility.

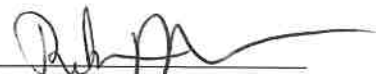
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA AS FOLLOWS:

The application to issue a variance to allow Thompson Garage Door to ~~not~~ place a 258 sq. ft. sign on the building at 815 Minnesota Ave South so as to deviate from Oronoco City Code is hereby approved.

Passed by the City Council of Oronoco, Minnesota this 21st day of July 2020.


Mayor

Attested:


City Clerk