

RESOLUTION 2018-11

A RESOLUTION DENYING THE REQUEST TO REZONE TWO PARCELS OF LAND  
LOCATED AT CEDAR CENTER AVE SE IN THE CITY OF ORONOCO, OLMSTED  
COUNTY, MINNESOTA FROM B2 TO M1 AND R2 TO M1 RESPECTIVELY

WHEREAS, Oronoco Land and Cattle Company (“Applicant”) applied to the City of Oronoco on May 8, 2018 for a rezoning of two parcels of property, both located at Cedar Center Avenue SE (parcels collectively referred to as “the Property”), legally described as follows:

Parcel 1:

Outlot B, CEDAR WOODLANDS THIRD, Olmsted County, Minnesota.  
(5.14 acres)

ALSO

Parcel 2:

That part of Outlot C, CEDAR WOODLANDS THIRD, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of Outlot B, said CEDAR WOODLANDS THIRD; thence North 00 degrees 24 minutes 27 seconds East, assumed bearing, along the east line of said Outlot B, 320.00 feet for the point of beginning; thence North 36 degrees 37 minutes 45 seconds West, along the northeasterly line of said Outlot B, 193.69 feet to the north line of said Outlot B; thence North 89 degrees 35 minutes 49 seconds East, along the easterly extension of said north line, 116.98 feet to the northerly extension of the east line of said Outlot B; thence South 00 degrees 24 minutes 27 seconds West, along said northerly extension, 156.27 feet to the point of beginning.

(0.21 acres)

; AND

WHEREAS, Parcel 1 is currently zoned B1; AND

WHEREAS, Parcel 2, is currently zoned R2; AND

WHEREAS, the Applicant of the property applied to rezone both Parcel 1 and Parcel 2 to the M1 zoning classification – Low Intensity Mixed Use Commercial-Industrial District pursuant to section 608.01 of the Oronoco city code; AND

WHEREAS, a public hearing pursuant to Minn. stat. 462.357, subd. 3, was held before the Oronoco Planning and Zoning Commission on June 14, 2018, at which the Planning and Zoning Commission heard and considered several public comments regarding the proposed rezoning application and considered evidence related to the application; AND

WHEREAS, the Oronoco Planning and Zoning Commission recommended denial of the application and made specific factual findings as a basis for that recommendation, and provided a report to the Oronoco City Council of the facts gathered related to the application and their factual findings; AND

WHEREAS, the City Council addressed the Applicant's request at a properly noticed public meeting of the Oronoco City Council on June 19, 2018; AND

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

- 1) Proposed zoning does not align with current or future land use for this area.
- 2) Proposed zoning would create spot zoning.
- 3) Proposed zoning and associated development would limit commercial business development opportunity in this area.
- 4) Significant neighborhood concerns over noise and safety were presented.
- 5) Road infrastructure in the area may not support the proposed amount of large truck traffic.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ORONOCO, HAVING CONSIDERED ALL THE FACTS AND TESTIMONY REGARDING THE APPLICATION, DOES HEREBY RESOLVE TO DENY THE REZONING APPLICATION SUBMITTED BY ORONOCO LAND AND CATTLE COMPANY ON MAY 8, 2018, REQUESTING THE PROPERTY BE REZONED TO THE CITY'S M-1 ZONING CLASSIFICATION.

Motioned by: Councilor Carl Krause

Seconded by: Councilor Trish Shields

Voice Vote: AYES: Councilor Beau Hanenberger, Councilor Carl Krause, Councilor Nancy Quimby, Mayor Ryland Eichhorst, and Councilor Trish Shields

NAYES: none

ABSENT: none

Passed by the City Council of the City of Oronoco this 19th day of June 2018.

ATTEST:

Sandra Jessor  
City Clerk

Ryland Eichhout  
Mayor