

CITY OF ORONOCO, MINNESOTA
CITY COUNCIL RESOLUTION 2018- 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA
DENYING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME
BUSINESS ON THE PROPERTY LOCATED AT 1190 RIVERWOOD DRIVE SW,
ORONOCO, MINNESOTA

WHEREAS, the applicant seeks a Conditional Use Permit under City Code Sec. 603.13 to allow a home business at 1190 Riverwood Dr. SW, legally described as:

Parcel 841834064581,
SECT-18 TWP-108 RANGE-014
RIVERWOOD HILLS
LOT-001 BLOCK-003
LOT 1 BLK 3,

which is located in an R-1 Residential zone; and,

WHEREAS, the Planning and Zoning Commission conducted a public hearing on October 11, 2018, and received public testimony regarding the proposed Conditional Use Permit; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning and Zoning Commission has reviewed the request and recommended approval of the Conditional Use Permit subject to the conditions listed;

1) None

And;

WHEREAS, the City Council reviewed the requested Conditional Use Permit and Planning Commission recommendation and conditions for the requested Conditional Use Permit at its meeting of October 16, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA, that it adopts the following findings of fact related to the requested Conditional Use Permit:

Criteria #1: That the establishment or operation will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations, or Codes of other governmental agencies.

Finding #1 The establishment is detrimental and endangers the public safety of residents due to concerns with parking on both sides of the street on a blind corner; even restricting parking to one side affects small children, young people, and people walking dogs. It's a family neighborhood and does not meet this criteria for safety.

Criteria #2 That the business is so designed that it is not unsightly, undesirable, or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the use district wherein proposed.

Finding #2 Establishment meets the criteria very nicely, It is not unsightly.

Criteria #3: The use will not be substantially injurious to the permitted uses or unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the area.

Finding #3 Oronoco City Council does not see a property value issue but does see a restricted enjoyment problem because of parking for those residents walking with kids and pets. It will affect their ability to do that.

Criteria #4 That the business will not impede the orderly and normal development and improvement of the surrounding property for uses permitted in the zoning district.

Finding #4 Does not apply.

Criteria #5 That adequate water supply and sewage disposal facilities are provided and in accordance with applicable standards.

Finding #5 To Council's current knowledge the criteria has been met.

Criteria #6 That adequate access roads, on-site parking, on-site loading, and unloading berths, and drainage have been or will be provided.

Finding #6 Establishment does not meet this criteria. The access road is not adequate because of the corner and on-site parking is a problem. The establishment does not have enough parking space in their driveway for loading or unloading. It has been found unsafe.

Criteria #7 That adequate measures have been taken to provide ingress and egress so

designed as to minimize traffic congestion on public roads.

Finding #7 To Council's current knowledge nothing has been done to correct this issue.

Criteria #8 That the use will conform to all applicable regulations of the district wherein proposed and with the City's comprehensive plan.

Finding #8 With an approved Conditional Use Permit, it would meet all regulations to Council's knowledge.

BE IT FURTHER RESOLVED that the Conditional Use Permit to allow an R1 Residential home business at 1190 Riverwood Drive SW is hereby denied with the following conditions:

1. None

Resolution Introduced By: Councilor Trish Shields

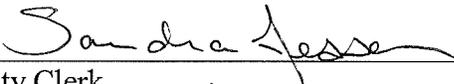
Resolution Seconded By: Councilor Beau Hanenberger

Vote on Resolution: Aye; Councilor Trish Shields, Councilor Beau Hanenberger, and Councilor Nancy Quimby

Nay: Councilor Carl Krause

Denied by the City Council of the City of Oronoco, Minnesota this 16th day of October 2018.

ATTEST:



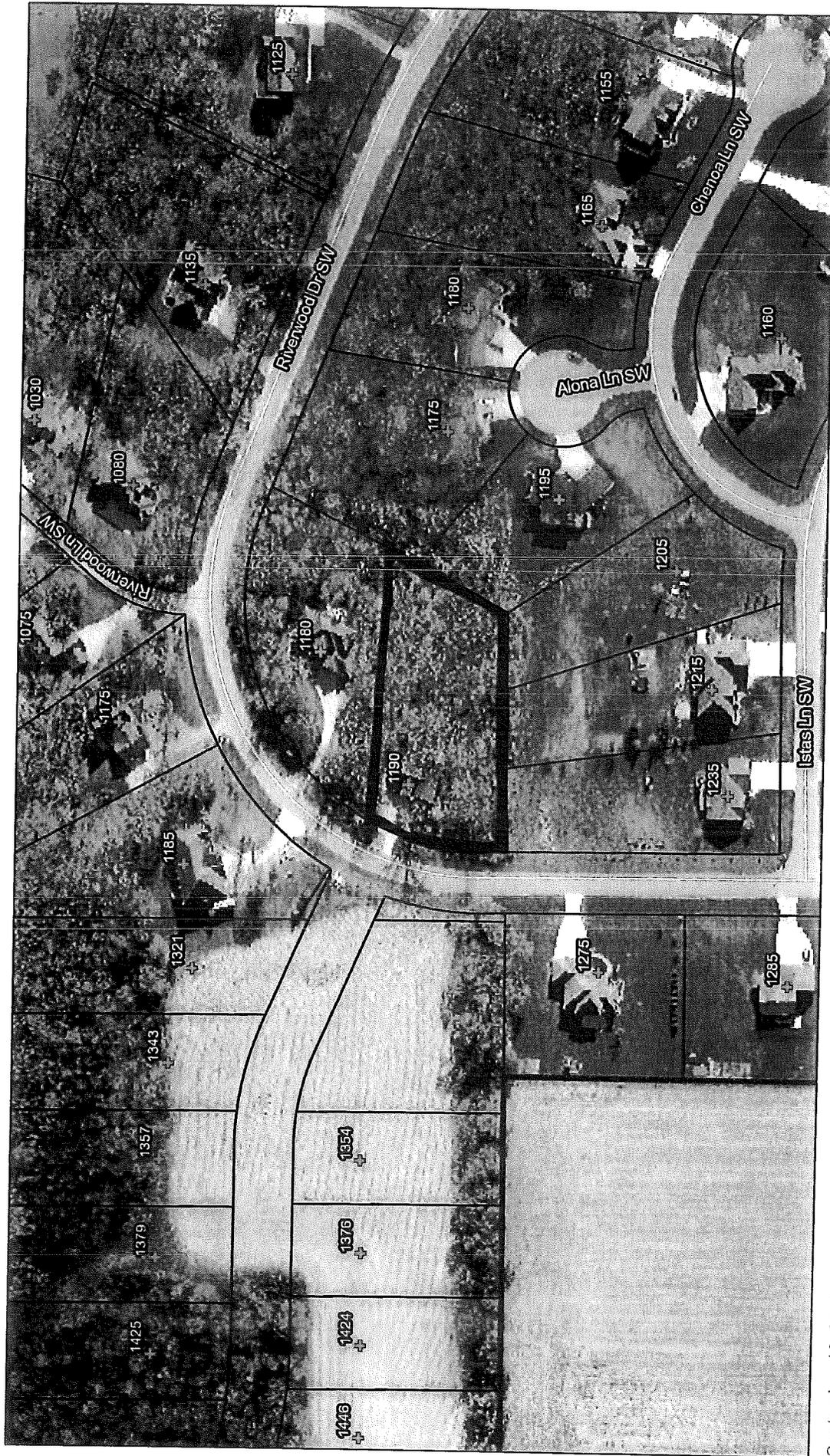
City Clerk



Mayor

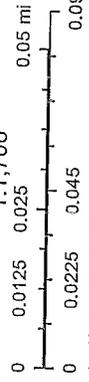
EXHIBIT A

Section



September 18, 2018

1:1,706



Rochester-Olmsted County Planning Dept. GIS Division, Rochester Public Utilities and Rochester Public Works Dept.
 Rochester-Olmsted County Planning Dept. GIS Division.
 Rochester-Olmsted County GIS