

**CITY OF ORONOCO, MINNESOTA  
RESOLUTION NO. 2018-28**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS FOR APPROVAL  
FOR A SIGN VARIANCE APPLICATION OF NOBLE RV, INC. AT 1260 LAKE  
SHADY AVE S**

**FACTS**

1. Noble RV, INC. is the owner of a parcel of land located at 1260 Lake Shady Ave S; and,
2. The subject property is legally described as SECT-20 TWP-108 RANGE-014  
ORONOCO CROSSINGS THE S518FT OF THE N1197FT OUTLOT F; and,
3. Noble has applied to the City for a sign 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 509 in that it would deviate in the  
number of signs and the sign's size.
6. Following a public hearing on the application, the Oronoco Planning and Zoning  
Commission has recommended approval of the variance on November 8<sup>th</sup>, 2018.
7. The City Council of the City of Oronoco reviewed the requested variance at its Meeting  
of November 20<sup>th</sup>, 2018.

**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.

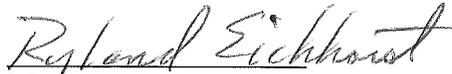
**CONCLUSIONS OF LAW**

10. The requested variance is in harmony with the purposes and intent of the ordinance because the building faces two high traffic roads.
11. The requested variance is consistent with the comprehensive plan because of its close proximity to HWY 52.
12. The property owner does propose to use the property in a reasonable manner because of its existing zoning of M1.
13. There are unique circumstances to the property not created by the landowner because it has two high traffic roads on either side.
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 Noble RV, INC. to place signs so as to deviate from Oronoco City Code 509 is hereby approved.

Passed by the City Council of Oronoco, Minnesota this 20th day of November 2018.

  
Mayor

Attested:

  
City Clerk