

CITY OF ORONOCO, MINNESOTA
CITY COUNCIL RESOLUTION 2018- 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORONOCO, MINNESOTA
APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A
STORAGE SHED ON THE PROPERTY LOCATED AT 325 5TH STREET NW, ORONOCO,
MINNESOTA

WHEREAS, the applicants, Matthew and Rebecca Ferber, seek a Conditional Use Permit under City Code Sec. 605.02(6) to allow a storage shed to be constructed at 325 5th Street NW, legally described as Section 7, Township 108 North, Range 14 West, 1.31 AC
TH PT NE1/4 SE1/4 SEC 7 DES AS FOL BEG
SECOR NE1/4 SE1/4 TH N 00 DEG 49'00"W AL E LN SE1/4 166FT
TH S 78 DEG 27'45"W 465.12FT TO A PT BEING 457FT W OF AS
MEASURED AT RIGHT ANGLES TO THE E LN SE1/4 SD PT ALSO BEING
83FT N OF THE S LN NE1/4 SE1/4 TH S 00 DEG 49'00"E 83FT TO
THE S LN NE1/4 SE1/4 TH N 88 DEG 44'30"E AL S LN 457.01FT TO
THE POB SEC 7-108-14, which is located in an R-1 Residential zone; and,

WHEREAS, the Planning and Zoning Commission conducted a public hearing on March 8, 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 that 1) the shed not be used for commercial purposes; 2) any future changes to the shed to allow living quarters, water and septic services are expressly not permitted by the issuance of this permit and the property owner would be required to obtain separate governmental approval for such expansion; and 3) the approval in this permit is conditioned on a review by the city engineer to determine the existence of any adverse water runoff caused by the construction of the shed: 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 March 20, 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, maintenance, 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 storage shed will not be detrimental.


- Criteria #2 That each structure or improvement is so designed and constructed 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 The structure will be designed and constructed that it is not unsightly, undesirable, or obnoxious in appearance.
- 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 That 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.
- Criteria #4 That the establishment of the use will not impede the orderly and normal development and improvement of the surrounding property for uses permitted in the zoning district.
- Finding #4 The establishment of the use will not impede the orderly and normal development and improvement of the surrounding property for uses permitted in the zoning district.
- Criteria #5 That adequate water supply and sewage disposal facilities are provided and in accordance with applicable standards.
- Finding #5 Not applicable.
- 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 Adequate access roads, on-site parking, on-site loading and unloading berths, and drainage have been or will be provided.
- 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 Not applicable.
- 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 The use will conform to all applicable regulations of the district wherein proposed and with the City's comprehensive plan.

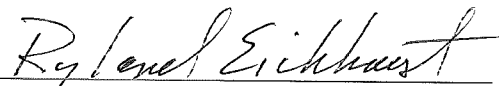
BE IT FURTHER RESOLVED that the Conditional Use Permit to allow a storage shed at 325 5th Street NW is hereby approved with the following conditions:

1. The storage shed shall at no times be used for commercial purposes.
2. The construction of the shed must comply with all applicable laws.
3. The future expansion of the shed to add living quarters must comply with all applicable laws.

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

ATTEST:


City Clerk


Mayor

VOTE: QUIMBY KRAUSE HANENBERGER SHIELDS
 EICHHORST

EXHIBIT A

Section

request for a Conditional Use Permit for a personal use storage shed on 5th St NW,
Oronoco, Minnesota described as follows:

Parcel 84.07.41.077698; SECT-07 TWP-108 RANGE-014 CITY LANDS 108-
14-07 CITY OF O .85 AC TH PT NE1/4 SE1/4 DES AS FOL BEG SECOR NE1/4
SE1/4 TH N 00 DEGREES 49'00"W AL E LN SD SE 1/4 166FT TH S 78
DEGREES 27' 45"W 142.14FT FOR THE POB TH CON S 78 DEG 27'45"W
322.98FT TH S 00 DEG 49'00"E 83FT TH N 88 DEG 44'30"E 337.43FT TH N 08
DEG 57'04"W 141.91FT TO THE POB SEC 7-108-14

Parcel 84.07.41.077697; SECT-07 TWP-108 RANGE-014 CITY LANDS 108
14-07 CITY OF O .46 AC TH PT NE1/4 SE1/4 DES AS FOL BEG SECOR NE1/4
SE1/4 TH N 00 DEGREES 49'00"W AL E LN SD SE 1/4 166FT TH S 78
DEGREES 27' 45"W 142.14FT TH S 08 DEGREES 57'04"E 141.91FT TH N 88
DEG 44'30"E AL SD S LN 119.58FT TO THE POB SEC 7-108-14

84.07.41.084020

84.07.41.084020



February 15, 2018

— Railroad

PARCEL COMBINATION REQUEST

DATE: 12/12/17

PRINT OWNER NAME: Matthew Ferber

TO: OLMSTED COUNTY PROPERTY RECORDS & LICENSING

OWNER PHONE #: 507-421-3849

THIS IS A FORMAL REQUEST TO COMBINE THE FOLLOWING PARCELS:

PARCEL ID NUMBER	NAME OF OWNER	PLAT NUMBER	SCHOOL DISTRICT
840741077698	Matthew Ferber	08044	020535
840741077697	Matthew Ferber	08044	020535

CURRENT/DELINQUENT TAXES PAID YES NO

COMBINATION WILL BE PROCESSED WHEN ALL TAXES ARE PAID IN FULL THROUGH CURRENT YEAR

PROPERTY OWNER SIGNATURE: 

YEAR COMBINATION IS COMPLETED FOR: 2017

PRL STAFF SENT OUT/TAKEN IN BY: _____ DATE: _____

