

City of Oronoco
Thursday, March 10, 2022
P&Z Zoom & In-person Meeting @ 7:00 pm

*Meeting
Minutes*

City of Oronoco is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Meeting
Time: Mar 10, 2022 07:00 PM Central Time (US and Canada)

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- I. **CALL TO ORDER:** At 7:00 PM meeting was called to order by Paul Jannetto (Chair)
- II. **ROLL CALL:**
 - i. Committee Members Present: Paul Jannetto (Chair), Mark Johnson (Vice-chair), Jim Richards, Jim Phillips, Wendy Phillips, and Scott Sorenson
 - ii. Late: NA
 - iii. Absent: Jose Cornejo
- III. **APPROVAL OF MINUTES:** Motion made by: Jim Richards Seconded by: Scott Sorenson and unanimously approved.
- IV. **APPROVAL OF AGENDA:** Motion made by: Seconded by:
- V. **AGENDA ITEMS:**
 - A. Discussion with Nick Krause and Vanessa Hines about potential rezone of lot#077789 and #077790 on Minnesota Avenue from B2 to M1 and a CUP required for heated storage units. Previously the current owner Mr Austin Lucas did rezone the lots to build a surface storage lot, but he decided not to go forward. As a result, it was automatically zoned back to B2 by the city. Nick presented his plans to build up to 30 units (20'x50') which are heated with a common bathroom. Plans showed up to 5 phases/stages of building with finish requirements to meet the code (e.g. paved lot, greenbelt, etc.) He is looking to lease/sell the units once built and would like to start with phase 1 as early as summer if approved and supplies available.
 - a. A resident adjacent to the site (Trish) did speak and express concerns about the sites issues with drainage and lighting. She mentioned having potential trees along MN Avenue to screen the lighting, but Nick said the lighting would not face the street but rather North/South. They are also working with Joe Palen

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(Stantec) on the drainage. Trish mentioned a grate to protect debris from going in the culvert/pipe under the road would also be a good idea.

- b. PZ discussed the proposal and felt it was favorable and offered a higher end storage option. The plans/pictures actually looked really nice. They also acknowledged the sites drainage issues and favored a grate for the pipe under the road. PZ reminded Nick about the process and public hearings for a rezoning/CUP application and the ultimate approval by city council. Paul also reminded Nick about having to meet the requirements for both which are listed in the application and on the website. Nick and Vanessa were appreciative of PZ's time to discuss this opportunity.
- B. Discussion of minimum lot requirement sizes in R1/R2 zones with future completion of sewer project (151.051, 151.119, 151.138).
- a. Paul discussed the current lot size requirement to build in Oronoco is 20,000 sq ft which was originally in place to accommodate septic/drain field since the city didn't have sewer/water service. With the upcoming sewer project, it was determined now would be a good time to revisit these requirements to see if any or no adjustments would be needed. A few developers have already expressed interest in some properties, but current lot size restrictions would not allow them to build without a variance. For reference, Rochester has a 6000 sq ft limit in R1 residential zones.
 - b. PZ discussed the current limit and felt Oronoco has a country feel and people like having some distance/space between homes. However, 20K sq ft is almost a half-acre and maybe 10K sq ft might be more reasonable. Other criteria including requirements from the city street, front yard, side yard, etc were reviewed, but felt those should stay as is.
 - c. Paul also told the committee that the city has allocated some funds to consult with Stantec for PZ issues. Therefore, Paul made a recommendation that PZ present the potential update to reduce the minimum lot size to build from 20K sq ft to 10K sq ft with other building requirements staying the same to Stantec for review/input and a recommendation as how that would work in Oronoco's code/city to ensure that the city accommodates the needs of its residents and doesn't sacrifice the appeal of the community. Jim Richards seconded, and it was unanimously approved. PZ will then discuss Stantecs recommendation at the next meeting.
- C. Lastly, Mark Johnson announced his formal resignation from PZ after 10 years of service. Paul and the committee thanked Mark for all his dedication and service to the city of Oronoco. Due to attendance issues, it was also discussed to verify with Jose Cornejo if he still wanted to be on the committee. Based on his decision, the city will then need to advertise for 1-2 open committee positions on PZ. Paul also asked Scott and Wendy to consider being vice-chair as Mark served that role since both Jim Richards and Jim Phillips are the city council representatives.

VI. ADJOURNMENT: Jim made a motion to adjourn. It was seconded by Scott and unanimously approved at 8:16 PM.

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