



Olmsted County Planning Department

May 3, 2021

Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: OR2021-001 MB by Karen Rucker and Kraig Rucker. The request is for a metes and bounds subdivision to create a 5 acre farmstead parcel and adjust the lot line of the adjacent non-farm parcel in Section 9 T108 R 14W.

Location: The property is located in the SE ¼ of the NW ¼ of Section 9, T108N R14W. The property lies north of White Bridge Rd NW.

Zoning: A-2 Agricultural Protection District

ACTION ITEMS

The request is to create a 5 acres farmstead parcel and adjust the lot line of the adjacent non-farm parcel.	Approve the farmstead dwelling and adjust the lot lines of the adjacent parcel according to the site plan included in the staff report.
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BACKGROUND INFORMATION

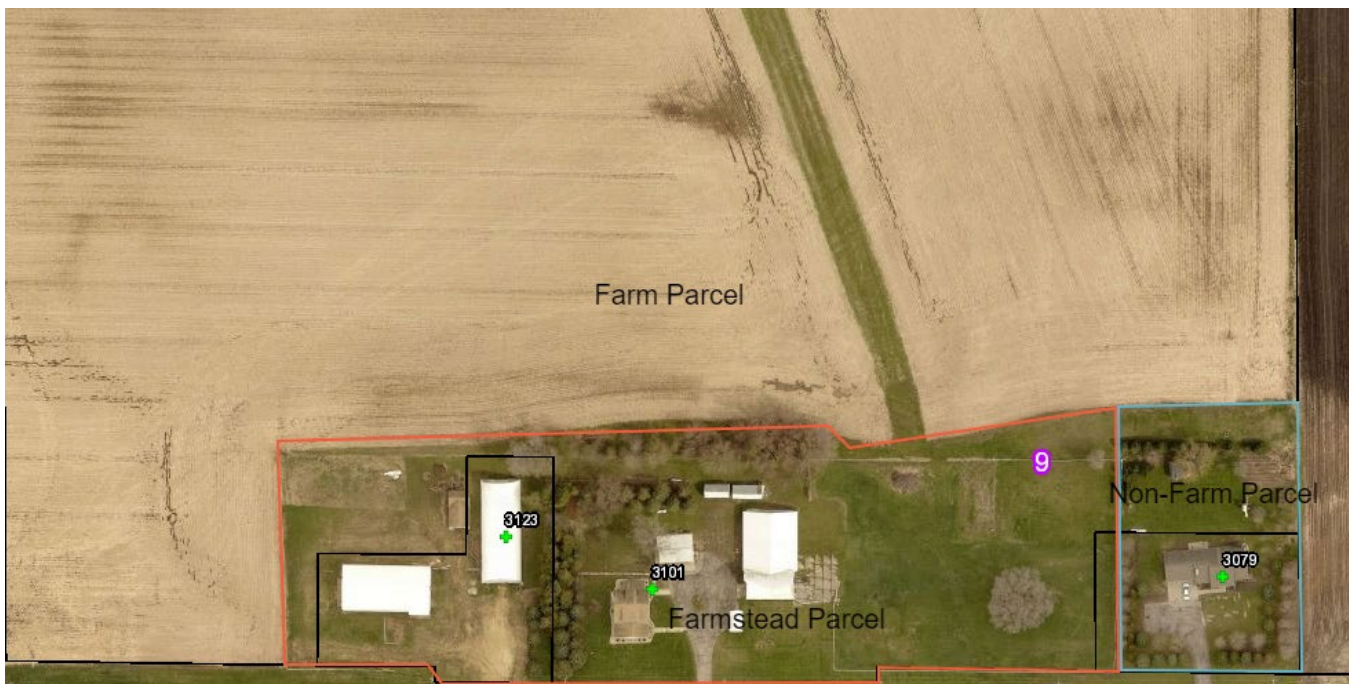
Background:

The farmstead property is located in Section 9 of Oronoco Township. It is zoned A-2, Agricultural Protection District. The parcel is currently 77 acres. The farmstead has two non-farm parcels currently on either side of the dwelling. The proposal is to combine the accessory buildings located on the non-farm parcel to the west of the farmstead parcel and create a 5 acre farmstead parcel. The lot line of the non-farm parcel to the east will be shifted so that the property line will coincide with the existing tree line. The non-farm parcel will increase in size but remain less than 2 acres. The farmstead and the non-farm parcel share the septic system. There is an easement that covers the existing septic system. See the below figures for further explanation.

Figure 1



Proposed Lot Configuration:



The resulting lots will be 2 non-farm parcels and one farm parcel, just different sizes, so the request is a shift of lot lines and will not result in any additional building sites or non-farm parcels.

ANALYSIS AND FINDINGS

Township Board Action

The Olmsted County Subdivision Ordinance gives the Townboard the opportunity to review any Metes and Bounds subdivision in which a lot less than forty (40) acres is created. The Townboard has thirty-five (35) days from the receipt of this letter to comment on the proposed subdivision. Enclosed with this report to the Townboard Clerk is a "Townboard Action Form" on which you may record your response.

Referral Comments

Referrals are due back on May 5, 2021, so there are no comments at this time.

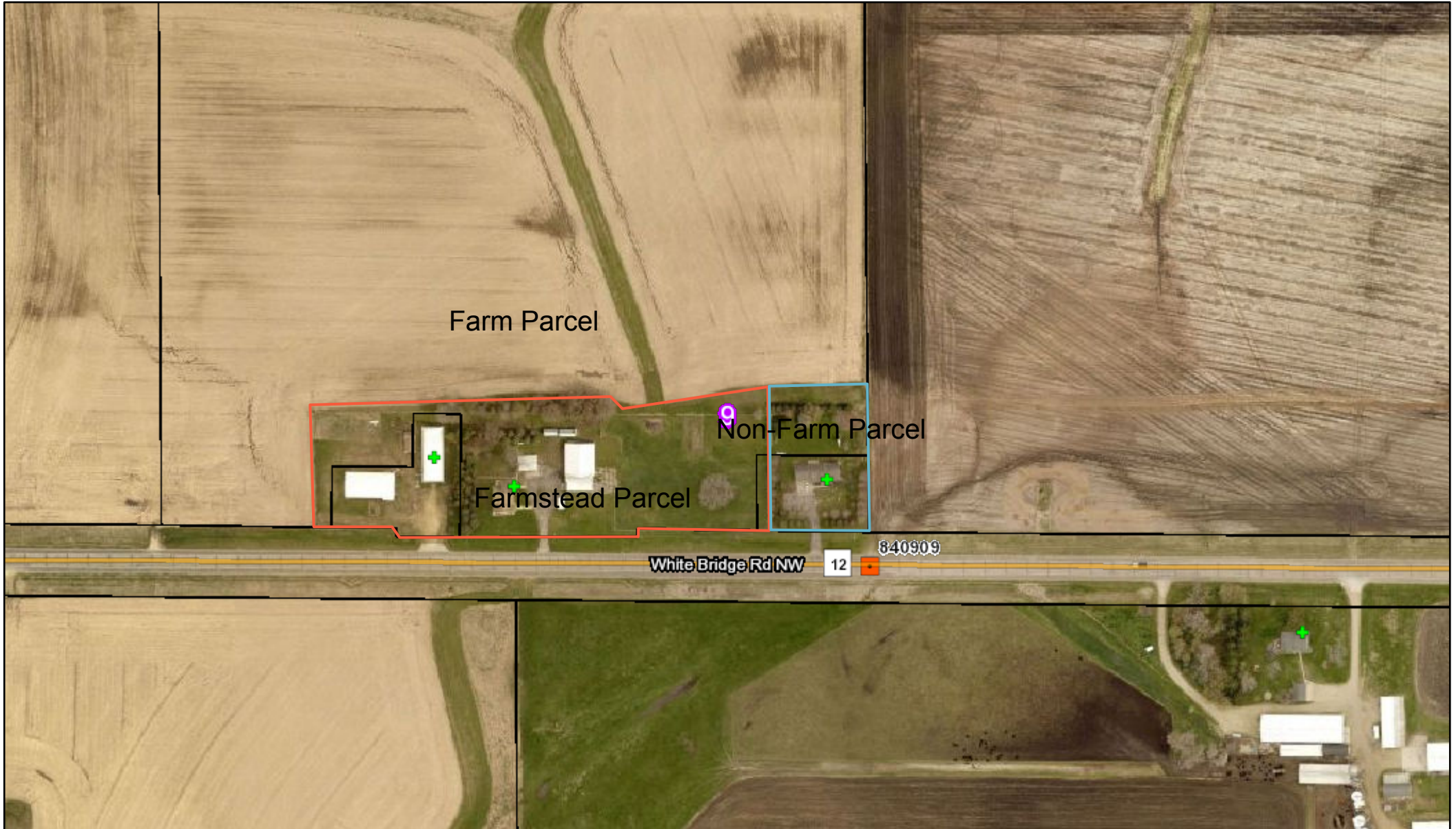
Staff Recommendation

The proposed metes and bounds is in compliance with the requirements of the Olmsted County and Oronoco Township zoning ordinance requirements. Planning staff recommend the approval of the creation of the farmstead dwelling and adjust the lot lines of the adjacent parcel according to the site plan included in the staff report.

ATTACHMENTS

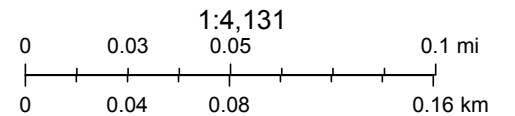
1. Planning Lot Analysis
2. Applicant Maps
3. Zoning Map
4. Letter of Town Board Action

Planning lot analysis



4/30/2021, 10:40:57 AM

- Centerlines
- <all other values>
- City Street
- County Road
- County State Aid Highway
- Driveway With No Public Access
- Interstate



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Olmsted County, MN GIS Division, Olmsted County, MN

Web AppBuilder for ArcGIS

840924039678 3101 WHITE BRIDGE RD, ORONOCO, MN, 55960



April 8, 2021

Parcels_PRL

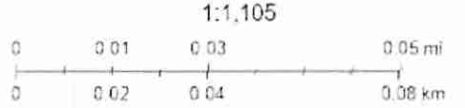
- Building Unit
- Land Parcel
- Manufactured Home
- Private Road Parcel

- ROW Fee Parcel
- Railroad
- Roads**
- <all other values>
- City Street

- County Road
- County State Aid Highway
- Driveway With No Public Access
- Interstate
- Municipal State Aid Street

- Private Road With Public Access
- State or Trunk Highway
- Township Road
- US Highway

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 APR 22 2021
 OLMSTED COUNTY
 PLANNING DEPARTMENT



Olmsted County, MN GIS Division and Olmsted County, MN Prop Records and Licensing, Olmsted County, MN GIS Division

Olmsted MN Assessment and Tax Office

842323040531 9917 THUNDERBLUFF RD, ORONOCO, MN, 55960

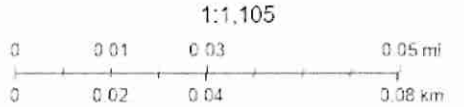


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Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing, Olmsted County, MN GIS Division

Olmsted MN Assessment and Tax Office

COUNTY OF OLMSTED, MINNESOTA

LETTER OF TOWNBOARD ACTION

DATE: _____

TO: County of Olmsted
Rochester – Olmsted Planning Department
2122 Campus Dr. SE, Suite 100
Rochester, Minnesota 55904

RE: Report of Action by the Townboard of _____ Township on the
Application by _____ (Applicant),
Located in the _____ Quarter of Section _____.

TYPE OF APPLICATION: _____

The Townboard of _____ Township met on _____ (date) and
considered the application of _____ (applicant)
on the above referred property.

The Townboard has reviewed this application and makes the following comments:

Sincerely,

Clerk of _____ Township (Signature Required)

Townboard Members (Signature Required)

DISTRIBUTION:

Planning Department: (white copy)
Townboard (canary copy)
Applicant (pink copy)