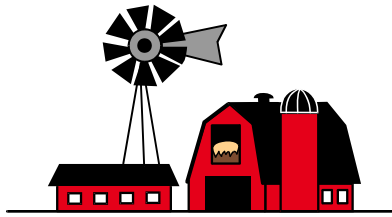


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW  
Room 10  
Rochester, MN 55902

PH: (507) 529-0774



Jered Staton, Administrator  
Ethan Kaske, Administrator

jered@tcpamn.org  
ethan@tcpamn.org

-- TCPA --

Date: 8/26/2025

To: Oronoco Township Planning Commission  
Oronoco Township Board  
Robert Boelter

Re: ZOT-25-03  
Oronoco Township - Section 34

Public Hearing: The Oronoco Township Planning Commission will hold a public hearing at the Oronoco City Hall, 115 2<sup>nd</sup> St NW, Oronoco, MN on Monday, September 15, 2025 after 6:00 p.m. regarding:

Request: An application has been submitted by Robert Boelter to rezone 5.58 acres from A-3 (Agricultural Protection District) to R-1 (Low Density Residential District). The proposed zoning district will permit one additional buildable lot in the area.

Owner: Robert Boelter, 8480 18<sup>th</sup> Ave NW, Rochester, MN 55901

Legal & Parcel ID: NW ¼ NE ¼ Section 34 T108N R14W. Parcel: 843412048378

Attachments:

1. Applicants' submittal packet
2. Area exhibits
3. LUPA Resolution

Reviewers List:

1. Olmsted County Planning

## **Background:**

On October 1, 2024, The Olmsted County Board of Commissioners approved a land use plan amendment of 17.2 acres from Resource Protection to Suburban Development.

The Olmsted General County Land Use Plan, dated August 16, 2022, supports low density residential development in the areas designated as Suburban Development.

Considering this a complete application, TCPA staff presents the following review and findings for consideration.

## **Staff Review:**

Ordinance: In regular type, staff analysis in *italics*

## **Section 6.02: R 1 LOW DENSITY RESIDENTIAL DISTRICT:**

The purpose of this district is to provide a limited amount of low density residential development in those areas described as "Suburban Subdivision Area" within the Comprehensive Plan that have suitable soils for long-term private sewage systems and those areas classified Low Density Residential within the Urban Service Area served by Public or other centralized sewage collection and treatment system.

A. Permitted Uses:

1. One single-family detached dwelling per lot.

## **Findings of Fact:**

Section 4.00.H: Amendment Findings (ordinance is in regular text, staff finding in *italics*)

1. The proposal is consistent with the policies of the General Land Use Plan;

*Chapter 9 of the Olmsted County General Land Use Plan, adopted August 16, 2022, supports low density residential in the Suburban Development area. The area north and south of the subject property includes several low density residential developments. Areas to the east and west present several "non-farm" size parcels containing residential dwellings.*

*TCPA staff has determined this proposal to be consistent with the General Land Use Plan.*

2. The amendment is in the public interest;

*Given the consistency with surrounding land uses and zoning, this proposal is not considered to cause adverse impact to the neighboring properties.*

*TCPA staff has determined this proposal to be in the public interest.*

3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure;

*Surrounding land uses are identical to the proposed zoning. Water and sanitary facilities will be provided on site. The amount of traffic anticipated is considered insignificant and can be safely accommodated with the current infrastructure.*

*TCPA staff has determined this proposal to be timely.*

4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood.

*The proposal appears to meet the standards listed in the Oronoco Township R-1 District.*

*TCPA staff has determined this proposal to be consistent with proposed district and neighborhood.*

5. The proposal does not result in spot zoning;

*The proposal does not result in spot zoning.*

6. The proposal is consistent with a GDP for the area, if one exists.

*No GDP exists for the area at this time.*

### **Staff Recommendations**

TCPA staff supports the proposal as presented.



18 August 2025

Oronoco Township Planning Advisory Commission

Mr. Jered Staton, PE

TCPA Zoning Administrator

Re: Boelter Property 5.6 Acre Zone Change NW 1/4 NE 1/4 Sec. 34 Oronoco Township

Dear Commission Members and Mr. Stanton,

On behalf of our clients, Bob and Rebecca Boelter, we are pleased to submit a request to change the zoning on the 5.6-acre property located in the NW 1/4 NE 1/4 of Section 34, Oronoco Township. The zone change from A-3 to R-1 will facilitate the creation of a new building site for their son. A concurrent metes and bounds lot line shift application is also being submitted to the Oronoco Township Board.

The following materials are being submitted for review and approval of the zone change request:

1. Signed Application and Fee
2. Zone change exhibit and legal description
3. Zone change narrative
4. Response to Section 4.00.H Amendment Findings

This application is being submitted for the September 15<sup>th</sup> Oronoco Township Planning Advisory Commission meeting. If there are any questions during the review of this application, please contact me at 507-259-6284.

Sincerely,

WSE Massey Engineering & Surveying

A handwritten signature in black ink, appearing to read 'Ryan S', is written over a light blue horizontal line.

Ryan Schoenfelder, EIT/LSIT  
Planning and Design

## TOWNSHIP COOPERATIVE PLANNING ASSOCIATION -- REZONING APPLICATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

-- TCPA --

Attachment 1  
(507) 529-0774  
Fax: (507) 281-6821

TOWNSHIP Oronoco DATE 8/18/20

Property Address XXXX 85th Ave NW  
Rochester MN 55901  
City State Zipcode

Legal Property Description Part of the NW 1/4, NE 1/4 Section 34

Property Owner Robert Boelter Telephone # 507-951-3334  
Rochester MN 55901  
City State Zipcode

Type of Request ☐ Conditional Use Permit ☒ Rezoning ☐ Review of Decision  
☐ Other

Request Description Rezoning from A-3 to R-1 to follow the approved 2024 LUPA to Suburban Sub.

Reason for Request To construct a new dwelling.

Existing Use of Property Vacant/Woods

Present Zoning Classification A-3 Requested Zoning Classification R-1

Has a request for rezoning, variance, or conditional use on the property been previously sought?

☐ Yes ☒ No If Yes, when?

Signature of Applicant Robert L Boelter Date 8-14-25

Filing Fee \$ , made payable to TCPA

Reviewed by the Planning Commission on , to consider the above request.

☐ Approved ☐ Denied for the following reason(s)

Chairperson's Signature

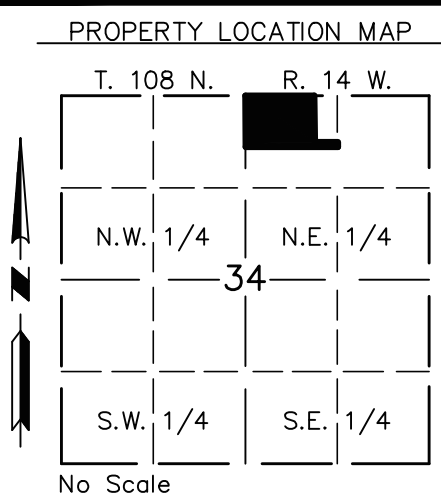
Reviewed by the Town Board of  on , to consider the  
recommendations of the Planning Commission on the above request. ☐ Approved ☐ Denied for the

follow

Board  Town Clerk

Super  Supervisor







CERTIFICATE OF SURVEY  
PART OF THE NE 1/4  
SECTION 34, T 108 N, R 14 W  
OLMSTED COUNTY, MINNESOTA

PARCEL A

That part of the Northeast Quarter of Section 34, Township 108, Range 14, Olmsted County, Minnesota, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of said Section 34; thence South 89 degrees 46 minutes 03 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 690.82; thence South 00 degrees 24 minutes 31 seconds East, 732.74 feet to the north line of BOELTER ESTATES; thence North 89 degrees 47 minutes 16 seconds West, along said north line, 690.81 feet to the west line of said Northeast Quarter; thence North 00 degrees 24 minutes 33 seconds West, along said west line, 732.98 feet to the point of beginning.

Said parcel contains 11.62 acres, more or less, including the CR 112 (18TH AVE NW) and the 85TH ST NW right-of-way.

Said parcel is subject to the CR 112 (18TH AVE NW) and the 85TH ST NW right-of-way along the westerly and northerly boundary thereof and is subject to any other easements or encumbrances of record.

PARCEL B

That part of the Northeast Quarter of Section 34, Township 108, Range 14, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence South 89 degrees 46 minutes 03 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 690.82 to the POINT OF BEGINNING; thence continue South 89 degrees 46 minutes 03 seconds East, along said north line, 300.02 feet to the west line of the East One-Half of the Northeast Quarter of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 24 minutes 31 seconds East, along said west line, 662.64 feet to the north line of the South One-Half of the Northwest Quarter of said Northeast Quarter, thence South 89 degrees 47 minutes 16 seconds East, along said north line 330.28 feet to the east line of the West One-Half of said Northwest Quarter; thence South 00 degrees 24 minutes 31 seconds East, along said east line, 70.00 feet to the northeast corner of BOELTER ESTATES; thence North 89 degrees 47 minutes 16 seconds West, along the north line of BOELTER ESTATES, 630.29 feet TO A LINE BEARING South 00 degrees 24 minutes 31 seconds East from the POINT OF BEGINNING; thence North 00 degrees 24 minutes 31 seconds West, along said line, 732.74 feet to the POINT OF BEGINNING.

Said parcel contains 5.58 acres, more or less, including the 85TH ST NW right-of-way.

Said parcel is subject to the 85TH ST NW right-of-way along the westerly and northerly boundary thereof and is subject to any other easements or encumbrances of record.

<div>PROPERTY LOCATION MAP</div> <div><div><div>T. 108 N.</div><div>R. 14 W.</div></div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div>N.W. 1/4</div><div>N.E. 1/4</div><div>34</div><div>S.W. 1/4</div><div>S.E. 1/4</div></div></div><div><div></div><div></div></div><div>No Scale</div></div>	<div><div><div><div>WSE</div><div>MASSEY</div></div><div>ENGINEERING &amp; LAND SURVEYING<sup>LTD.</sup></div><div>P.O. BOX 100, KASSON, MN 55944</div><div>PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</div></div><div><div>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</div><div><div>Date</div><div>LIC. NO.: 59823</div></div><div><div>Reinhold W. Zieman</div><div></div></div></div></div>	<div><div>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:</div><div>BOELTER HEIGHTS ROCHESTER, MN</div></div> <div><div>MONUMENTS</div><div><div>● FOUND (AS INDICATED)</div><div>○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)</div></div></div> <div><div>DATE: 8/13/2025</div><div>DWG NO. 3722.2SC04 JOB NO. 3722.2</div><div>DRAWN BY: J.D.Z./G.Z. SHEET 2 OF 2</div></div>
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## Rezoning Narrative

### Bob Belter Property in Section 34 Oronoco Township

18 August 2025

#### Application Request:

Bob and Rebecca Boelter own approximately 5.6 acres along 85<sup>th</sup> St NW within Section 34 of Oronoco Township. The Boelter's have owned this property immediately adjacent to their homesite for approximately 35 years. A zone change petition is being filed to allow for their son to construct a new dwelling on this parcel. A pre-application meeting was held with TCPA on May 13<sup>th</sup> to outline the property split process. The process that was outlined included the following permits:

1. Land Use Plan Amendment from Resource Protection to Suburban Subdivision (County Board Approval)
2. Rezoning application from A-3 to R-1 (Township Board Approval)
3. Metes and Bounds lot line adjustment (Township Board Approval)

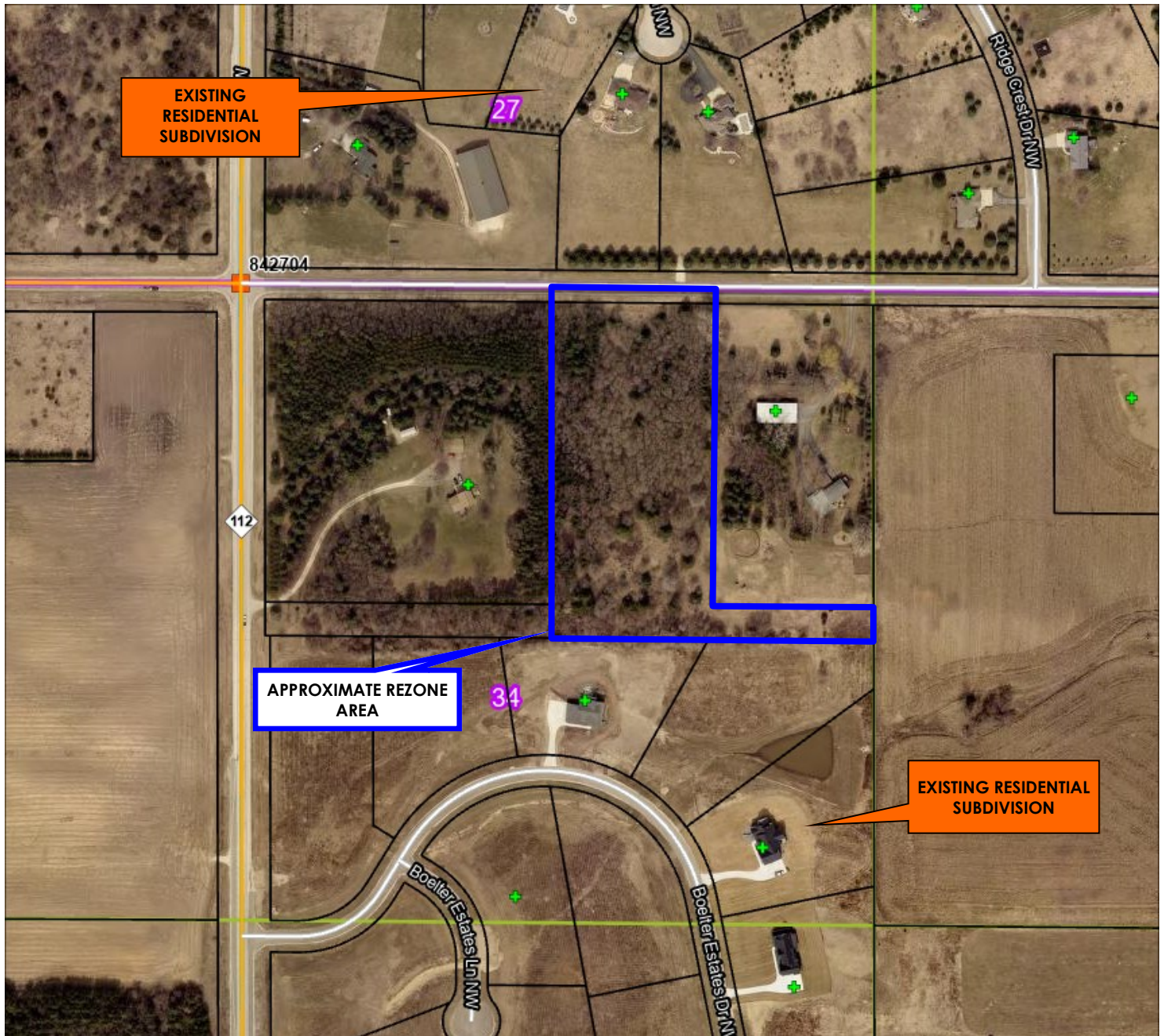
In July 2024 WSE petitioned, on behalf of Mr. Boelter, to change the land use from Resource Protection to Suburban Subdivision. In October 2024 the land use plan amendment was approved by the Olmsted County Board. This zone change application is to allow the lot to be buildable for a single dwelling. A metes and bounds lot line adjustment application will be submitted to the township board for concurrent review.

The land is heavily wooded and has not been farmed in the Boelter's ownership. Adjacent land uses contain suburban development to the north and south, and small acreage homesteads to the west and east. The property immediately to the west is the current Boelter residence.

Access to the new property will be a driveway from 85<sup>th</sup> St NW (Township Roadway). A preliminary review of the soils indicates suitable soil for the subsurface sewage treatment system (SSTS).

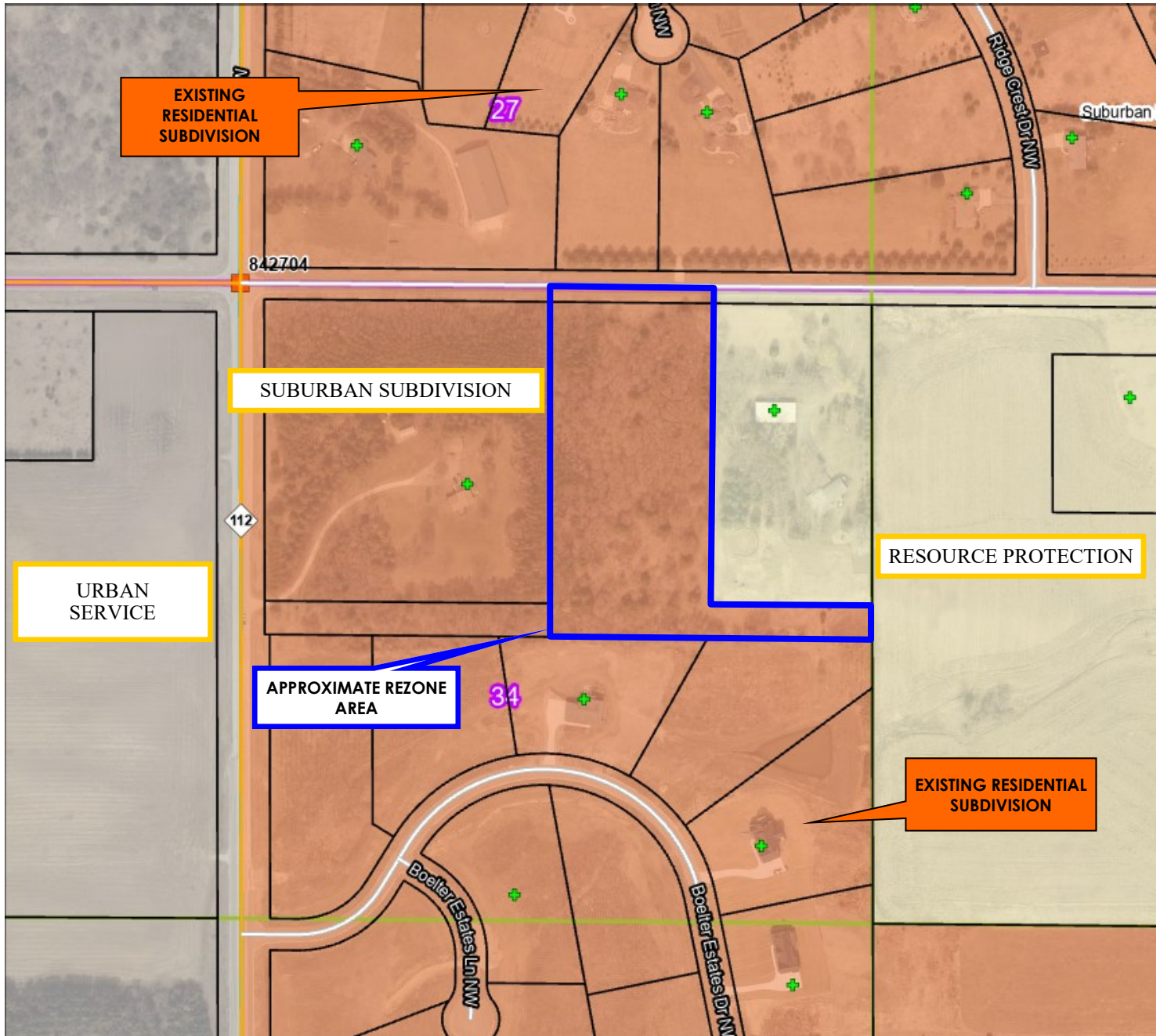


# AERIAL MAP



TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
 507-529-0774

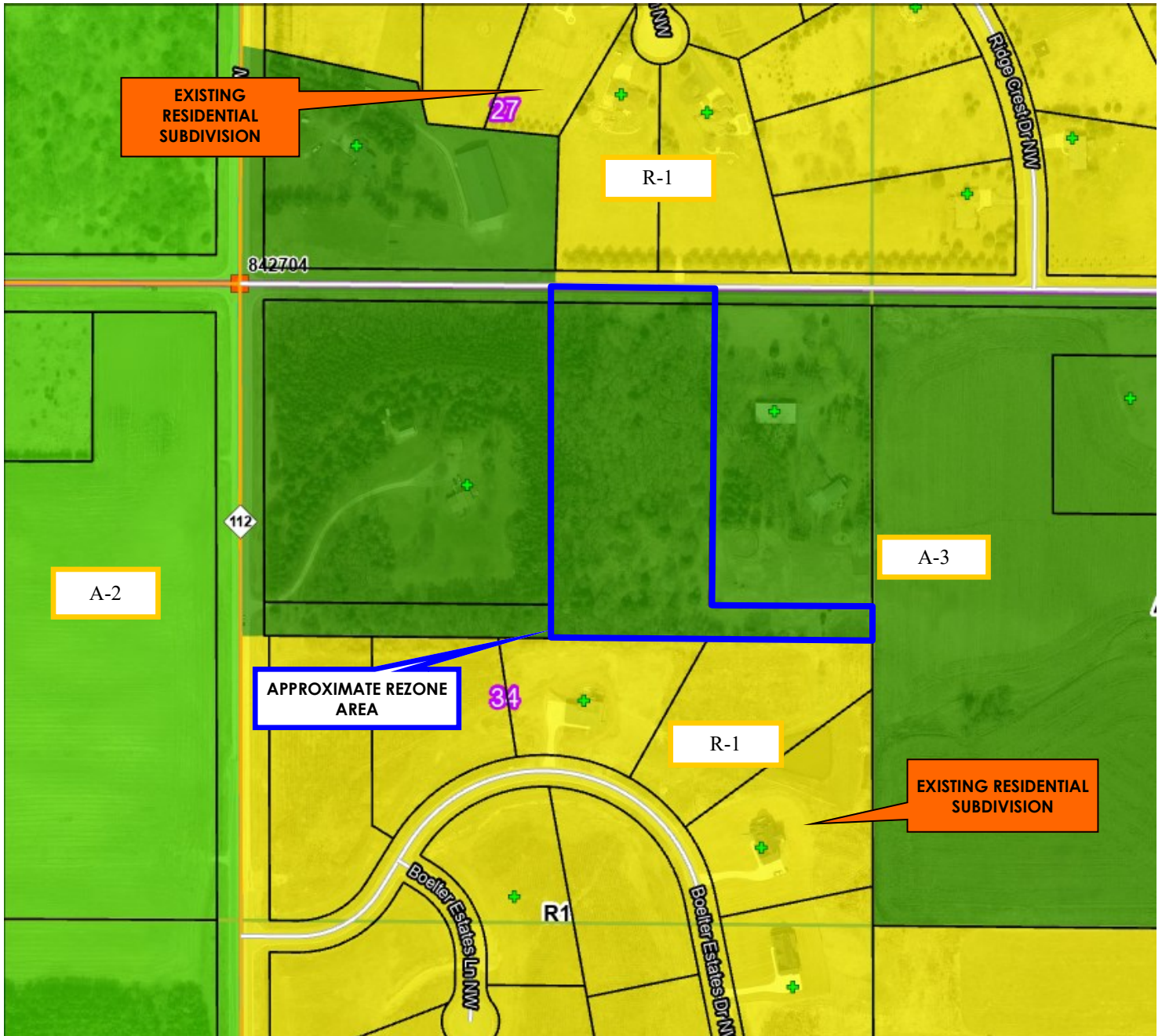
# LAND USE MAP



TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
 507-529-0774

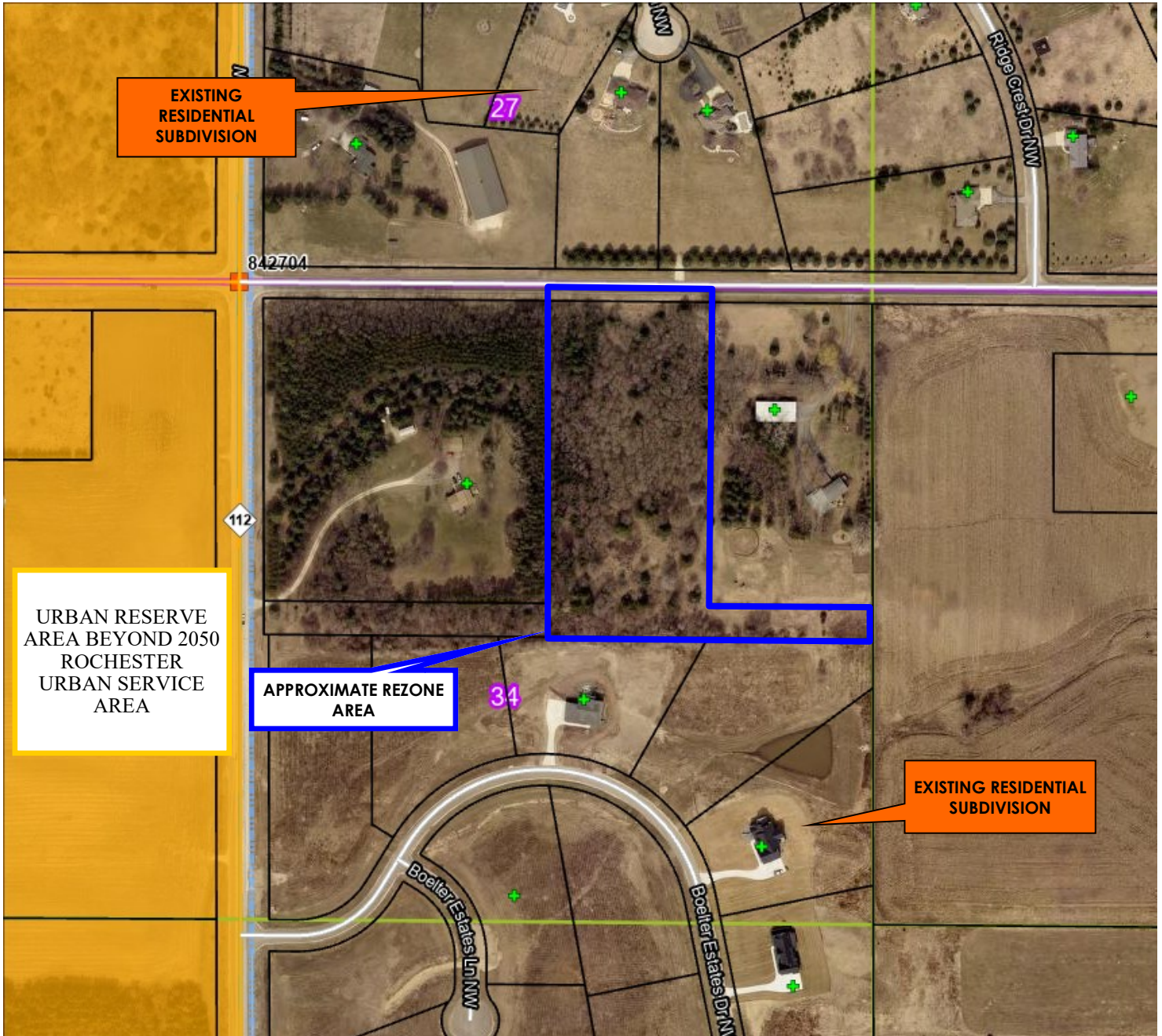


# ZONING MAP



TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
 507-529-0774

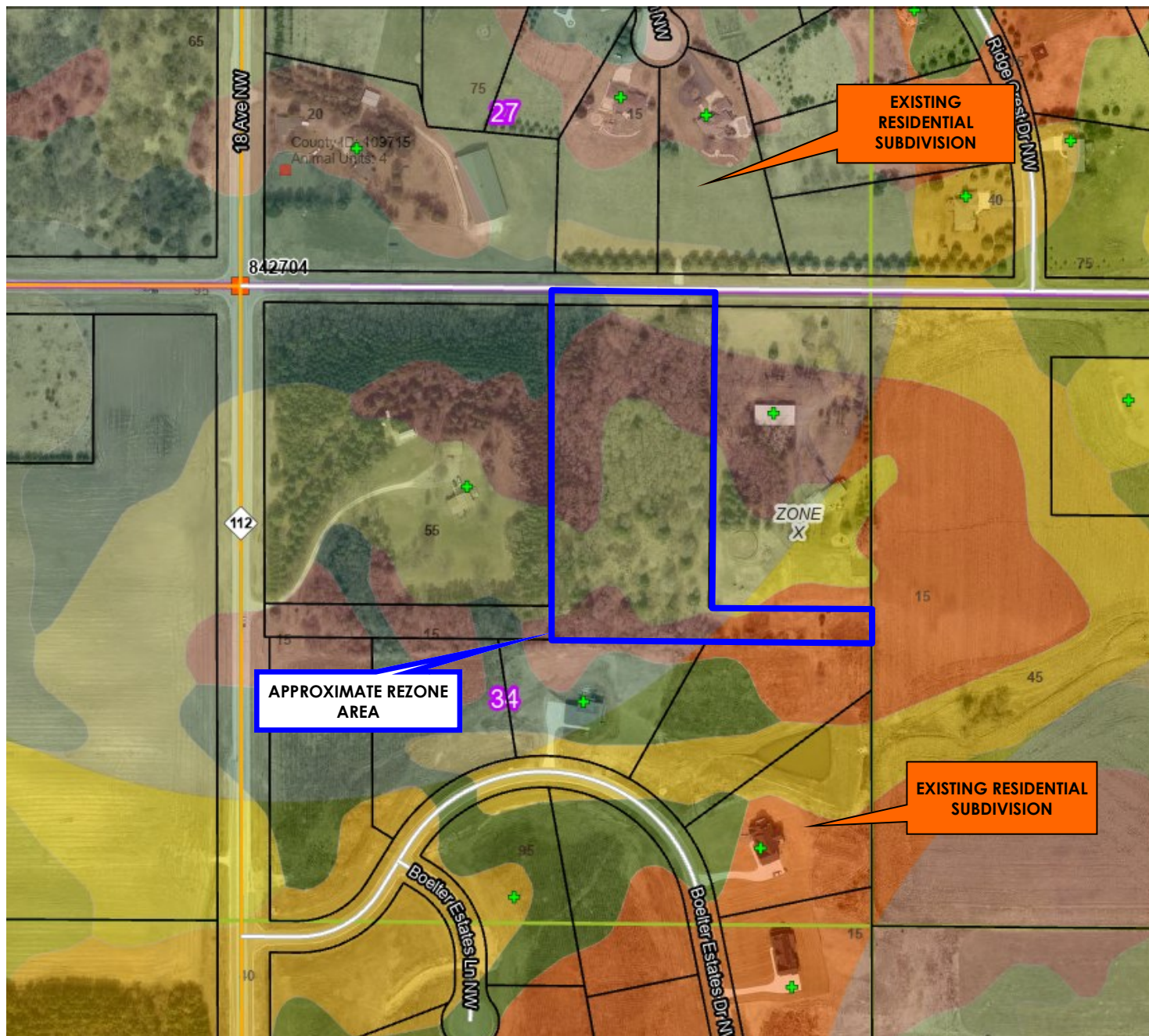
# P2S MAP



TCPA  
4111 11th Avenue SW  
Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
507-529-0774



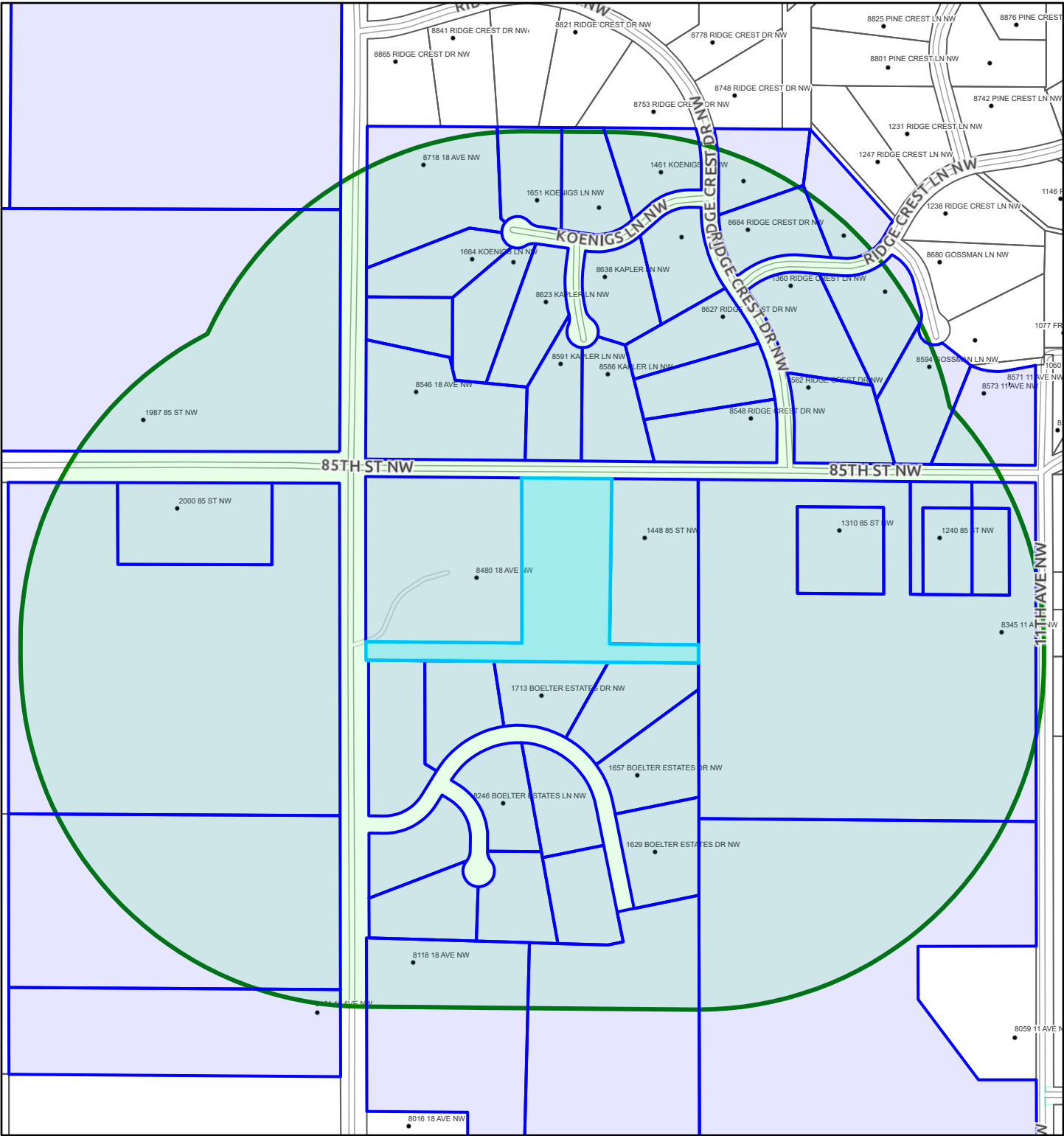
# ENVIRONMENTAL MAP



TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
 507-529-0774

# Boelter Rezone Notification

Attachment 2



8/27/2025, 11:44:06 AM

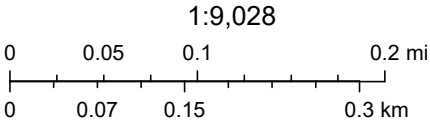
All Addresses (No Owner/Tenant Names)

• Site Address

Tax Parcel (Property Owner Name, Address)

ROW Fee Parcel

Land Parcel



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Document No. **A1613646**

OFFICE OF THE COUNTY RECORDER

OLMSTED COUNTY, MN

I hereby certify that this document was filed

in this office on 10-24-2024 at 10:49 AM

MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING

Fee Amount: \$46.00 by deputy: sk

## **RESOLUTION #24-136 - BOELTER**

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.  
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

## Resolution #24-136

WHEREAS, an application was submitted by Robert Boelter for an Olmsted County Land Use Plan Amendment #O2024-001LUPA to change 17.2 acres from Resource Protection to Suburban Development Area, and

WHEREAS, the request was made on property described as:

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 108, Range 14, Olmsted County, Minnesota, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence North 90°00'00" East, along the North line of said Northeast Quarter, 990.81 feet to the West line of the East Half of Northeast Quarter of Northwest Quarter of Northeast Quarter; thence South 00°38'28" East, along said West line (for purposes of this description bearings are assumed and based on the North line of said Northeast Quarter being North 90°00'00" East), 662.64 feet to the South line of said East Half; thence North 89°58'50" East, along said South line, 330.27 feet to the East line of Northwest Quarter of Northeast Quarter; thence South 00°38'28" East, along said East line, 70.00 feet; thence South 89°58'50" West, 1321.08 feet to the West line of Northeast Quarter; thence North 00°38'28" West, along said West line 732.98 feet to the point of beginning; subject to rights of way for County State Aid Highway 112 over the westerly 50 feet and Township Road over the northerly 33 feet thereof; containing 17.20 acres, more, or less, including said rights of way.


WHEREAS, a public hearing was duly held on September 5, 2024, in the Commissioners Board Room, Olmsted County Government Center, 151 Fourth Street Southeast, Rochester Minnesota, and

WHEREAS, the Olmsted County Planning Advisory Commissioners having heard and duly recorded and received all evidence and being duly advised in the Planning Advisory Commission unanimously voted to recommend approval of the Land Use Plan Amendment to change the 17.2 acres described within from Resource Protection to Suburban Development, and

WHEREAS, a public hearing was duly held on October 1, 2024, in the Commissioners Board Room, Olmsted County Government Center, 151 Fourth Street Southeast, Rochester, Minnesota, and the Olmsted County Board of Commissioners having heard and duly recorded and received all evidence, and being duly advised in the premises, and

WHEREAS, the County Board of Commissioners makes findings approving the Land Use Plan Amendment #O2024-001LUPA by Robert Boelter to redesignate approximately 17.2 acres from Resource Protection to Suburban Development land use designation as follows:

1. Was a mistake made in the data used or in the application of the data at the time the GLUP was adopted?

10/24/24  
DCPD - Beth Davis 

**No mistakes were made in the data at that the time the GLUP was adopted in August 2022.**

2. Have conditions of land use, land subdivision, ownership, or growth in the community changed the character of the site and surrounding area? Have they resulted in an unanticipated shortage of land available for the proposed use?  
**The property lies between two suburban development designated areas and is adjacent to agricultural zoning districts. The property to the south was designated Suburban Development in 2022. This parcel was considered to be included at that time, however it was different owners that developed the property to the south and Mr. Boelter was unsure of his future plans with his property at that time.**
3. Specifically, how does the proposed amendment address the key community values and planning principles listed in Chapter 7? Does it meet the policies and locational criteria of the requested land use designation?  
**The proposed amendment appears to meet the locational criterion as stated above. Chapter 7 of the General Land Use Plan contains values, principles and policies of the County. The proposed development is consistent with these goals and principles.**
4. Have policies related to the proposal changed since the GLUP was last updated?  
**No policies related to the proposal changed since the GLUP was last updated in August 2022.**
5. Is the land under consideration as suited or better suited for the proposed use than other lands now designated for the proposed use?  
**The final CLUES score indicates the property is within the threshold for Suburban Development Lands. The Natural Heritage Information System and County Biological Survey have been reviewed. Blandings Turtle and another species of special concern have been indicated within two miles of the property. The applicant must complete a NHIS Survey prior to changing the property boundaries.**
6. Is there an alternative to the proposed change that better meets the intent of the GLUP? (a different use designation or a smaller land area, for example).  
**There are no alternatives to allow an additional dwelling on the property other than re-designating the property to Suburban Development and subsequent Zoning District Amendment.**
7. For expansions of the Suburban Development Area: how does the proposed amendment impact the amount of land needed to accommodate suburban development by 2045?  
**Each year the amount of land use change to Suburban Development should not exceed 200 acres. This application is for 17.2 acres, cumulatively with the**

other application submitted at this time there is 92.82 acres proposed to change to Suburban Development.

Application Number	Acreage	Total Acreage 2024
O2024-001LUPA	17.2	17.2
O2024-002LUPA	92.8	110

8. Will the proposed land use result in a level of traffic generation that is higher than that associated with residential uses or in a significant change in the amount or type of traffic? How do these impacts relate to road capacity, travel conflicts, and safety?

**The proposal is to allow for the future rezoning of the property to allow for one additional dwelling. The road can safely accommodate the amount of expected traffic from this request.**

NOW, THEREFORE, BE IT RESOLVED, that the Olmsted County Board of Commissioners does hereby approve the request to amend the Olmsted County Future Land Use Map, of said 17.2 acres described above from Resource Protection to Suburban Development

Dated at Rochester, Minnesota this 1 day of October 2024.

#### OLMSTED COUNTY BOARD OF COMMISSIONERS

DocuSigned by:  
  
 10/2/2024 | 8:38 PM CDT  
 A32010FD90E2B40F...  
 Sheila Kiscaden, Chairperson

ATTEST:

DocuSigned by:  
  
 10/3/2024 | 6:23 AM CDT  
 F2C819A000B1430...  
 Lisa Morris-Helmstetter, Deputy Clerk to the County Board

# CERTIFICATE OF NOTARIAL ACT BY NOTARY PUBLIC FOR RECORDING ELECTRONIC DOCUMENTS IN TANGIBLE FORM

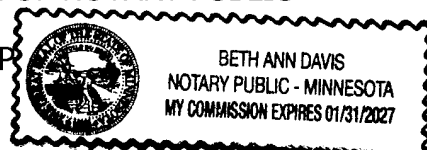
STATE OF MINNESOTA     )  
                                          )  
COUNTY OF OLMSTED     )

I certify that the foregoing and annexed document Land Use Plan Amendment #O2024-001LUPA dated October 2, 2024 and containing 3 pages is a true and correct copy of an electronic document bearing one or more electronic signatures this October 15, 2024. I have confirmed that the electronic document contains an electronic signature that is capable of independent verification and renders any subsequent changes or modifications to the electronic document evident I have personally printed or supervised the printing of the electronic document onto paper I have not made any changes or modifications to the electronic document other than the certification described above.

Beth Ann Davis

SIGNATURE OF NOTARY PUBLIC

SEAL/STAMP



My commission expires

1-31-2027