

**ORONOCO TOWNSHIP
ZONE CHANGE RESOLUTION NUMBER ZOT-25-03**

Amendment to Section 1.16 of the Township Zoning Ordinance
Oronoco Township Zoning Map

WHEREAS, an application for a zone change from Agricultural Protection District (A-3) to Low Density Residential (R-1) by Robert Boelter, owners of the premises described as:

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.

WHEREAS, the applicants are asking the Oronoco Town Board of the County of Olmsted, State of Minnesota, for a zone change per Article IV of the Salem Township Zoning Ordinance; and,

WHEREAS, a public hearing on the proposed zone change was duly noticed and held by the Oronoco Township Planning Commission at the Oronoco City Hall, 115 2nd St NW, Oronoco, MN on Monday, September 15, 2025 at which time(s) all interested persons were given the opportunity to be heard; and,

WHEREAS, the Oronoco Township Planning Commission held a discussion and allowed public input on said matter, reviewed staff findings and recommended approval to the Town Board; and

WHEREAS, the zone change request was placed on the Town Board agenda at their regularly scheduled Town Board Meeting on Monday, October 13, 2025.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDAINED by the Oronoco Town Board as follows:

Ordinance in regular type, Findings in italics:

Section 4.00 H Amendment Findings

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

The area has been redesignated to “Suburban Development” in Olmsted County’s Land Use Plan per Resolution #24-136. 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.

Conclusion

Motion by Supervisor _____ and second by Supervisor _____ to amend Section 1.16 of the Oronoco Township Zoning Ordinance and the Oronoco Township Zoning Maps, designating the above described parcel as Low Density Residential (R-1).

Passed and adopted by the Oronoco Town Board on the 13th day of October, 2025, with 3 yes votes, 0 no votes, and 0 abstentions.

Ken Mergen, Chair

Attest:

Jody Schroeder, Clerk

Distribution:
County Planning
County Assessor
County Law Library
Township Clerk
Zoning Administrator
Applicant

Drafted by and return to:
TCPA
4111 11th Ave SW, Room 10
Rochester, MN 55902