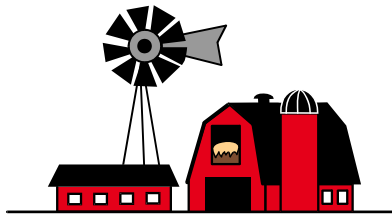


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774



Jered Staton, Administrator
Ethan Kaske, Administrator

jered@tcpamn.org
ethan@tcpamn.org

- TCPA -

Date: 10/3/25

To: Oronoco Town Board
Benjamin Lynde

Re: Lot Line Shift – Section 11

Permit: OTMB-25-05

Meeting: Agenda item Monday, October 13th, 2025, after 5:30 pm – Oronoco Town Hall – 115 2nd St NW, Oronoco, MN 55960

Owner/Applicant: Benjamin Lynde – 170 Fisherman Drive NW, Oronoco, MN, 55960

Request: There are currently two dwellings on the same parcel, 170 Fisherman Drive NW, owned by Benjamin Lynde, and 208 Fisherman Drive, owned by Earnest Kramer. They are seeking a lot line shift to get their houses onto different parcels.

Location: Parcel #: 841112039717

On the south side of Fisherman Drive NW, roughly 1,000 ft from Lake Zumbro Park.

Zoning: R-1; (LOW DENSITY RESIDENTIAL DISTRICT)

Attachments:

1. Application Form
2. Property Exhibits
3. Survey

Applicable Sections of Oronoco Township Zoning Ordinance:

Section 1.26 BUILDABLE LOTS:

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is considered to be a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

B. Buildable Lots for a Dwelling Are:

- 1) A lot that qualifies as a farm.
- 2) Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.
- 3) Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).
- 4) If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.
- 5) A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

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.

C. General District Regulations:

2. Lot Area Regulations:

- a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.
- b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

Findings of Fact:

An analysis of the four criteria for establishing a farmstead dwelling parcel is as follows; *(Staff comments are in italics)*

1. There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

The new lot size will be less than 2 acres; however, no new residential dwelling parcels will be created as a result of this lot line shift. The current lot sizes of Parcel A and Parcel B are ~ 1.32 acres and 0.98 acres, respectively. The new lot sizes will remain the same. It is up to the Oronoco Town Board to determine that this criterion is met.

Analysis and Conclusion:

Analysis:

Access: Access to the two parcels will remain unchanged. The survey submitted by the applicant shows the 30' and 16' driveway easement for the neighboring parcels.

Septic: The septic plan has been reviewed and approved by the Septic Official G-Cubed to ensure that the septic systems meet the setback requirements with the new lot lines.

Shoreland Floodplain:

Olmsted County Chapter 3750 – Floodplain and Shoreland Ordinance requires a shoreland review within 300 ft of the mapped FEMA floodplain. Any building permits will require a review to be done by the Olmsted County Planning Department prior to being issued.

Conclusion:

Staff *recommends* approval.

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION - ZONING APPROVAL OF METES & BOUNDS SUBDIVISION APPLICATION

You can fill in the fields on this form on your computer or print the form and fill it in by hand.

4111 11th Avenue SW Room 10
Rochester, MN 55902

-- TCPA --

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

TOWNSHIP #108 Oronoco TWP

DATE 9-20-25

INSTRUCTIONS: complete this application form and return it to the Township Cooperative Planning Association with all required materials and the application fee. The Administrator will review the application for compliance with the Zoning Ordinance. If all requirement(s) of the Zoning Ordinance are met, the application will be forwarded to the Township Board of Supervisors for review at the monthly Town Board meeting. The applicant will be notified of the date and time of the meeting and should attend to answer any questions the Board may have.

After approval by the Town Board of Supervisors, an application will be submitted with the Certificate of Survey to the Olmsted County Planning Department and Public Works for their approval to complete the process. The Applicant will also be required to pay any fees associated with this process.

Legal Description of the property to be subdivided as it exists at the present time:

Sect - 11 TWP 108 Range 014 Com for A PL of Beg at A PT 729.05 F
E And 961.71 FT S of NW COR NE 1/4 th SE 154 FT TH SE 86 FT To Waters Edge of
Hydro ELE R5 TH SW 227.5 FT TH NW 283.36 FT TH NE 138 FT to BEG SEC 11 108 14
Plat # _____ Parcel # _____

Reason for subdividing land: There was another house on the property And
We had to split the property lines.

Please attach a site plan with accurate scaled drawing of the proposed subdivision!

Property Owner Benjamin Lynde

Applicant _____

Address 316 10th St NW

Address _____

Willmar MN 56201
City State Zip code

City State Zip code

Telephone 763-349-11746

Telephone _____

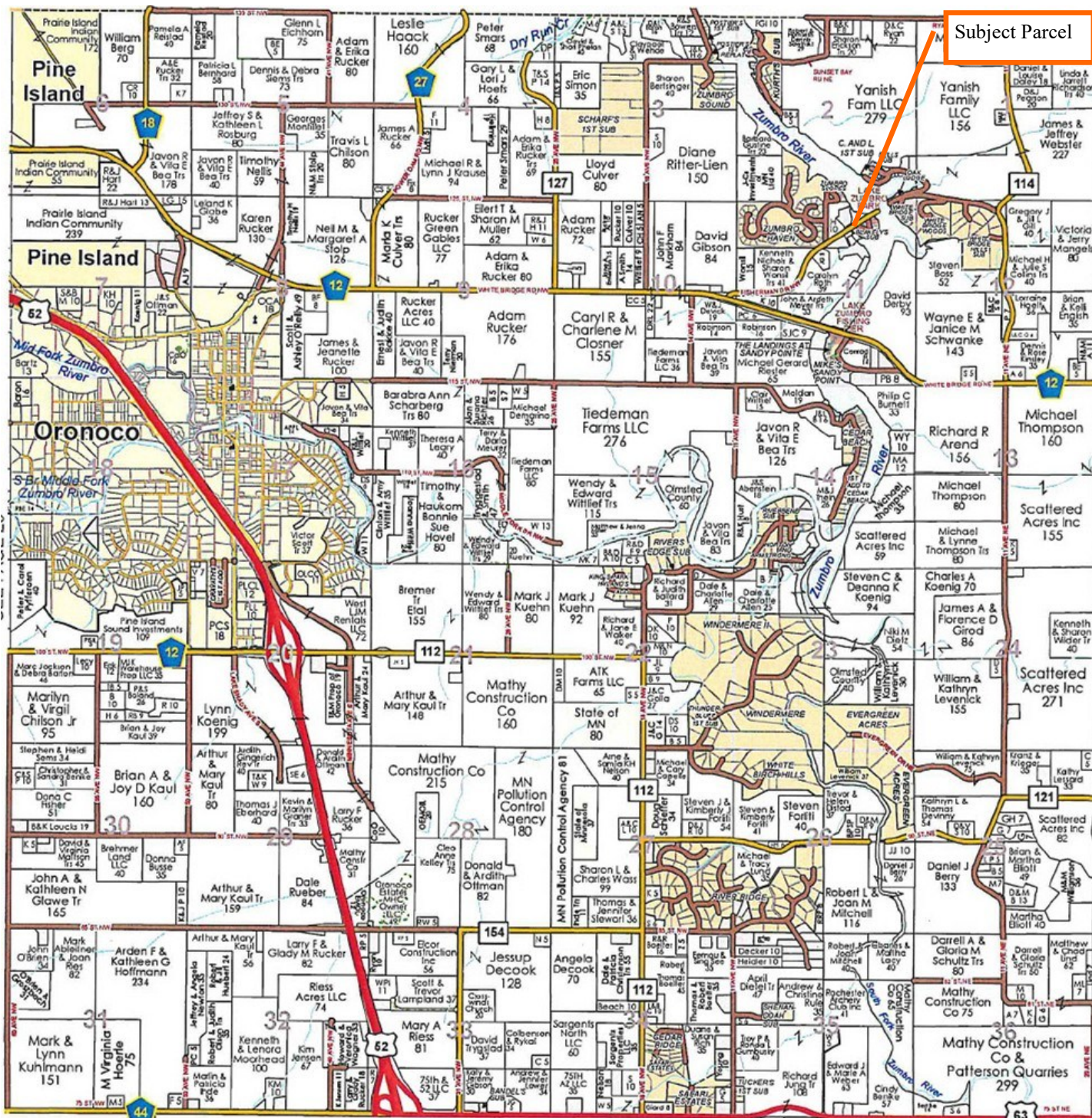
Signature Benjamin Lynde

Signature _____

Return the completed application with accurate site plan identifying the property as it exists and proposed metes and bounds subdivision. Also include on the site plan any existing buildings, wells, septic systems, and other structures and their distances from the propose property line. A Certificate of Survey will be required after approval of the subdivision by the Town Board.

An application fee of \$816.00 is required to process the application. Please submit a check made payable to **TCPA** with this application. It will not be processed until the fee is submitted.

PLAT MAP

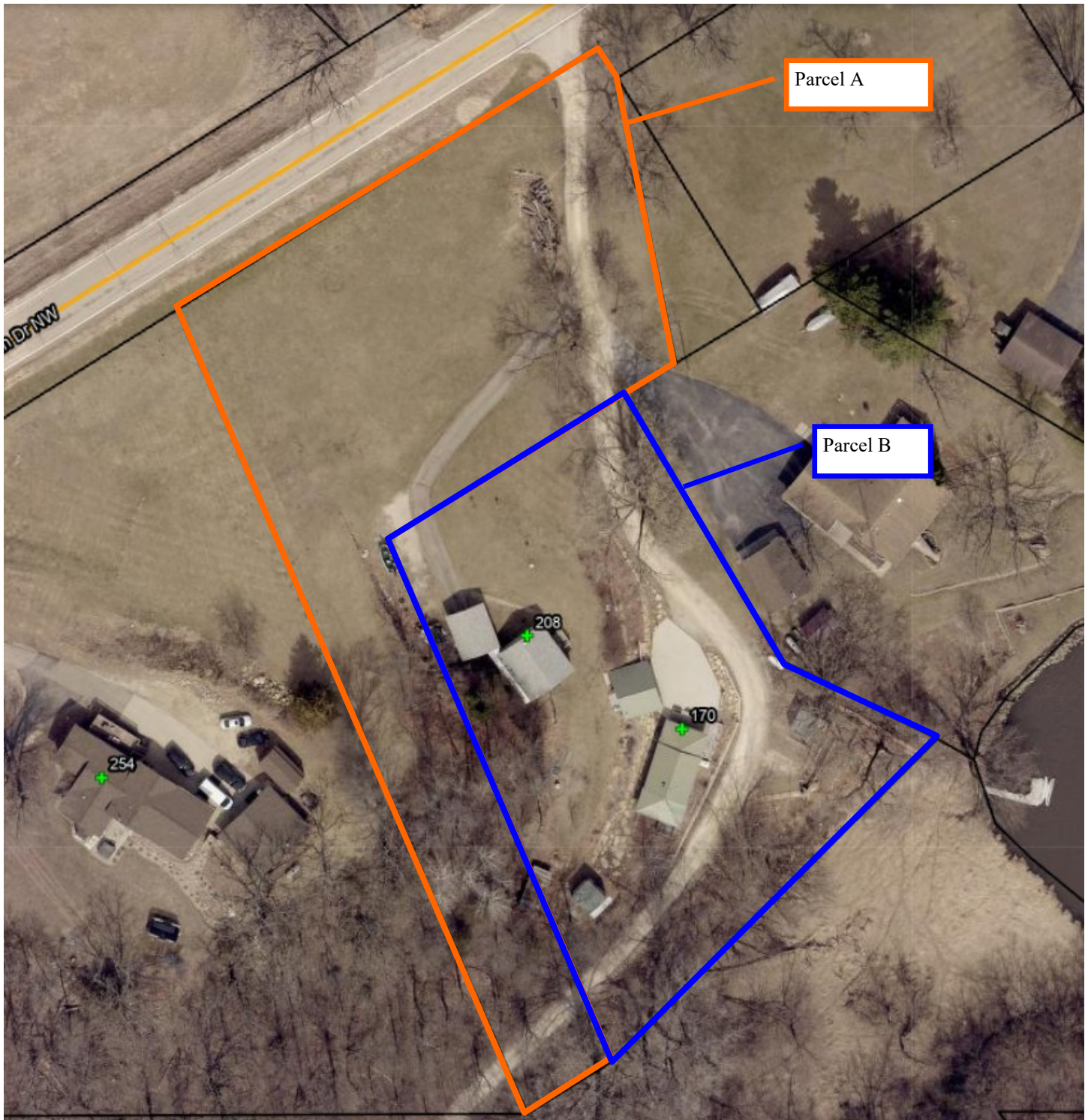


Subject Parcel: 841112039717

SECT-11 TWP-108 RANGE-014 COM FOR A PL OF BEG AT A PT 729.05FT E AND 961.71FT S OF NWCOR NE1/4 TH SE154FT TH SE86FT TO WATERS EDGE OF HYDRO ELE RES TH SW227.5FT TH NW283.36FT TH NE138FT TO BEG SEC 11 108 14

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AERIAL MAP

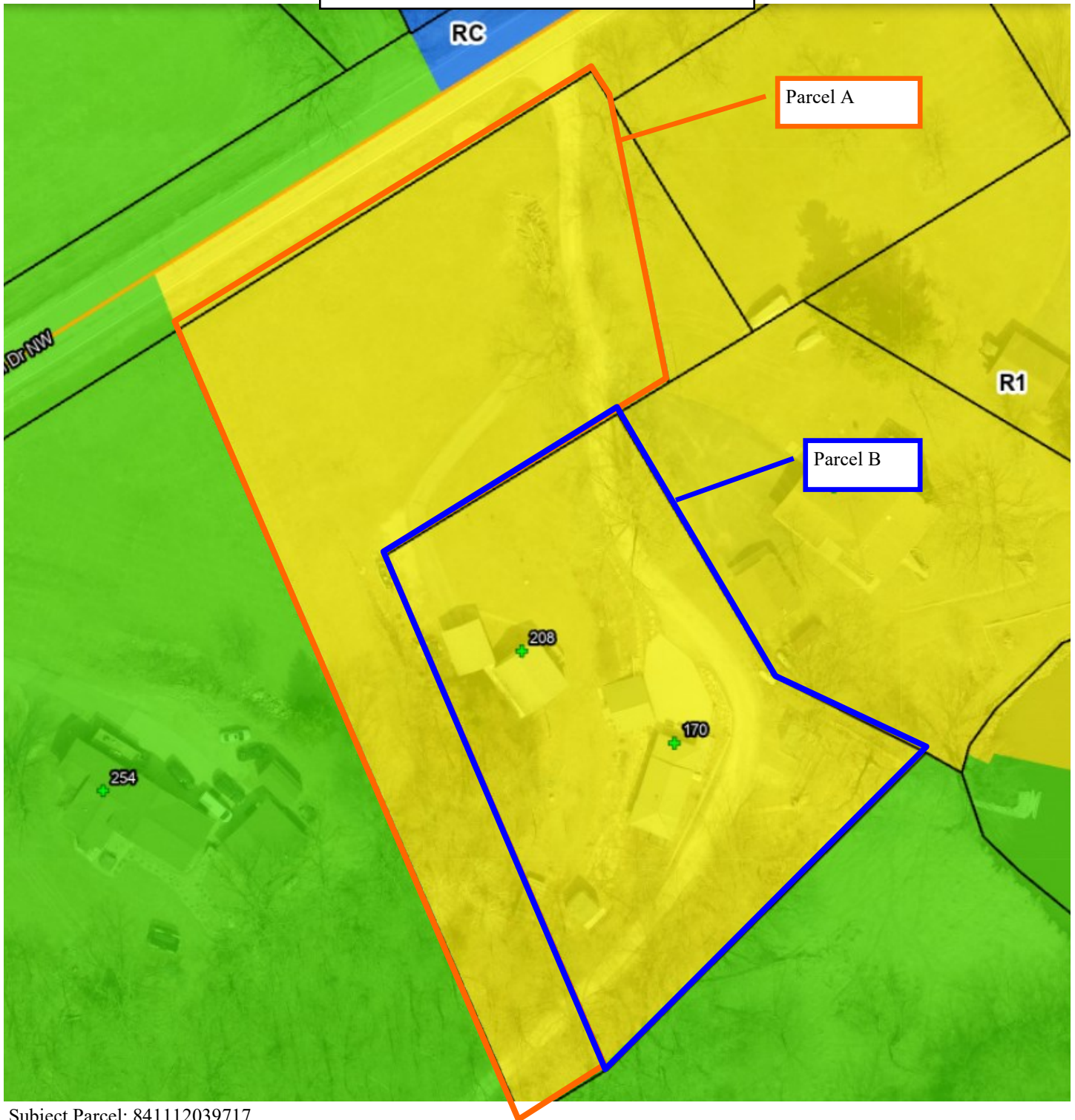


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ZONING MAP



Subject Parcel: 841112039717

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SITE SKETCH

SEPTIC EASEMENT

PARCEL B

LOT LINE SHIFT

PARCEL A
PRIMARY

PARCEL B
PRIMARY

PARCEL A



G³

G-Cubed

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Chatfield, MN 55923

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Fax 507-867-1665
www.ggg.to

CERTIFICATE OF SURVEY

SECTION 11
T. 108 N., R. 14 W.

NW 1/4
NE 1/4

NE 1/4
NE 1/4

SW 1/4
NE 1/4

PARCEL 'A'
1.34 ACRES

PARCEL 'B'
0.97 ACRES

LEGEND

- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- ✦ DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER

0 100'
SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	132.24'	N20°13'36"E
L2	23.18'	N47°27'25"E
L3	72.95'	N08°29'49"W
L4	62.15'	N62°32'23"W
L5	147.95'	N40°29'49"E
L6	89.93'	N12°00'46"W
L7	51.28'	N32°05'01"W
L8	55.77'	S12°00'46"E
L9	29.95'	S57°57'29"W
L10	154.06'	S31°09'51"E
L11	86.00'	S63°38'51"E

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

Geoffrey G. Griffin

Geoffrey G. Griffin

DATE 9/11/2025 REG. NO. 21940

G³

G-Cubed

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SURVEYING
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DATE OF SURVEY: 8/14/2025

Prepared For:

Benjamin Lynde

12953 13th Street NW

Spicer, MN 56288

SHEET 1 OF 2

FILE NO: 25-232

CERTIFICATE OF SURVEY

SECTION 11
T. 108 N., R. 14 W.

LAND DESCRIPTIONS:

PARCEL 'A'

That part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter of Section 11; thence on an assumed bearing of South 00°07'11" East, along the west line of said Northwest Quarter of the Northeast Quarter 1319.85 feet to the southwest corner of said Northwest Quarter of the Northeast Quarter; thence North 89°26'10" East, along the south line of said Northwest Quarter of the Northeast Quarter, 688.15 feet; thence North 23°46'29" West 81.73 feet to the point of beginning; thence North 20°13'36" East 132.24 feet; thence North 47°27'25" East 23.18 feet; thence North 08°29'49" West 72.95 feet; thence North 62°32'23" West 62.15 feet; thence North 40°29'49" East 147.95 feet; thence North 12°00'46" West 89.93 feet; thence North 32°05'01" West 51.28 feet to the centerline of County Road No. 118; thence South 57°46'55" West, along said centerline, 240.94 feet to a line bearing North 23°46'29" West from the point beginning; thence South 23°46'29" East, along said line, 389.03 feet to the point of beginning.

The above described parcel contains 1.34 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL 'B'

That part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter of Section 11; thence on an assumed bearing of South 00°07'11" East, along the west line of said Northwest Quarter of the Northeast Quarter 1319.85 feet to the southwest corner of said Northwest Quarter of the Northeast Quarter; thence North 89°26'10" East, along the south line of said Northwest Quarter of the Northeast Quarter, 688.15 feet to the point of beginning; thence North 23°46'29" West 81.73 feet; thence North 20°13'36" East 132.24 feet; thence North 47°27'25" East 23.18 feet; thence North 08°29'49" West 72.95 feet; thence North 62°32'23" West 62.15 feet; thence North 40°29'49" East 147.95 feet; thence South 12°00'46" East 55.77 feet; thence South 57°57'29" West 29.95 feet; thence South 31°09'51" East 154.06 feet; thence South 63°38'51" East 86.00 feet to the water's edge of the hydro-electric reservoir; thence South 44°23'39" West, along said water's edge, 226.84 feet; thence South 60°14'31" West, along said water's edge, 51.05 feet to the point of beginning.

The above described parcel contains 0.97 acres, more or less, and is subject to any easements, covenants and restrictions of record.

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



Geoffrey G. Griffin

DATE 9/11/2025 REG. NO. 21940

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DATE OF SURVEY: 8/14/2025

Prepared For:

Benjamin Lynde

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SHEET 2 OF 2

FILE NO: 25-232