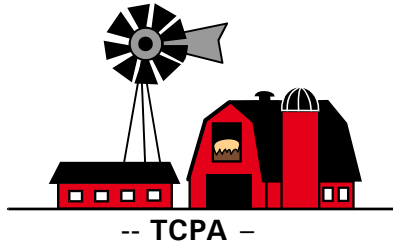


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774



Ethan Kaske, Administrator
Janelle Finck, Administrator

ethan@tcpamn.org
janelle@tcpamn.org

Date: 04/03/2026

To: Linda Sparby
Oronoco Township Board

Re: Metes and Bounds Subdivision - Sections 5 & 8 – Oronoco Township

Permit: OTMB-25-06

Meeting: The Oronoco Township Board will hold a regularly scheduled meeting at the Oronoco City Hall, 115 2nd St NW, Oronoco, MN, on Monday, December 8, 2025 after 5:30 p.m. regarding:

Request: The applicant is requesting approval of a revised parcel configuration in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 5. The proposed parcel area is approximately ten acres. The increase in acreage is intended to incorporate sufficient non-prime soils to meet the ordinance criteria for a buildable non-farm lot designation.

Owner: Timothy Nellis Estate Applicant: Linda Sparby (Owner's Representative)

Location: Parcel IDs: 840534039633, 840534039634, & 840812080525 Zoning: A-2 (Agricultural Protection District)

Attachments: 1. Application
2. Property Exhibits & Documents

Background:

On December 8, 2025, the Oronoco Township Board approved a metes and bounds subdivision (OTMB-25-06) for the Timothy Nellis Estate. The approval authorized several boundary adjustments across Sections 5 and 8, Township 108N, Range 14W, with the purpose of settling the estate.

As part of that approval, a small parcel of approximately five acres located in the north portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 5 was designated non-buildable. This determination was made because the parcel, as configured at that time, did not contain sufficient non-prime agricultural soils with a Crop Equivalent Rating (CER) of 55 or less to qualify as a buildable non-farm lot under Section 5.02(C)(2) of the Oronoco Township Zoning Ordinance. The applicant communicated at that time that the intent was to transfer this parcel to the neighboring property owner to the north.

Following the December 2025 approval, the estate's buyers backed out of the purchase. The applicant is now returning to the board with a revised configuration for that parcel, increasing its area from approximately five acres to approximately ten acres, and requesting that the board review and approve it as a buildable non-farm lot.

Oronoco Township Ordinance:

Current Zoning Districts

Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, of A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

C. Standards for Non-Farm Lots or Dwellings: Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.
2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.
3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.
4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot.

Staff Review and Analysis:

Staff comments in italics

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

There are currently no non-farm sized parcels in the SW ¼ of SE ¼ of section 5. This criterion is met

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

The proposed 10 acre parcel will contain over an acre of 55 cer soil. This criterion is met.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

There is a small area of mapped hydric soil on the far north side of the proposed parcel. There is room to build outside of that area. There are no mapped floodplain on this property. This criterion is met.

4. No non farm dwelling shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non farm lot

There are no feedlots within a 1/4 mile of the proposed property. This criterion is met.

Residual Parcel: *Since this will be the non-farm within the NW 1/4 of the SE 1/4 of section 5 the residual on the east side of 44th street would not be buildable in that quarter-quarter section.*

Access: *The applicant must work with Oronoco Township as the Road Authority to establish access to the new parcel.*

Conclusion: Staff recommends approval of the proposed subdivision(s) based on the following conditions;

1. Owner/applicant provide a certificate of the proposed 10 acre parcel that meets the Oronoco Township Ordinance with regard to lot width, size, access and soils.
2. The applicant work with Oronoco Township as to establish access to the parcel
3. All provisions of the Oronoco Township Zoning Ordinance shall be met.

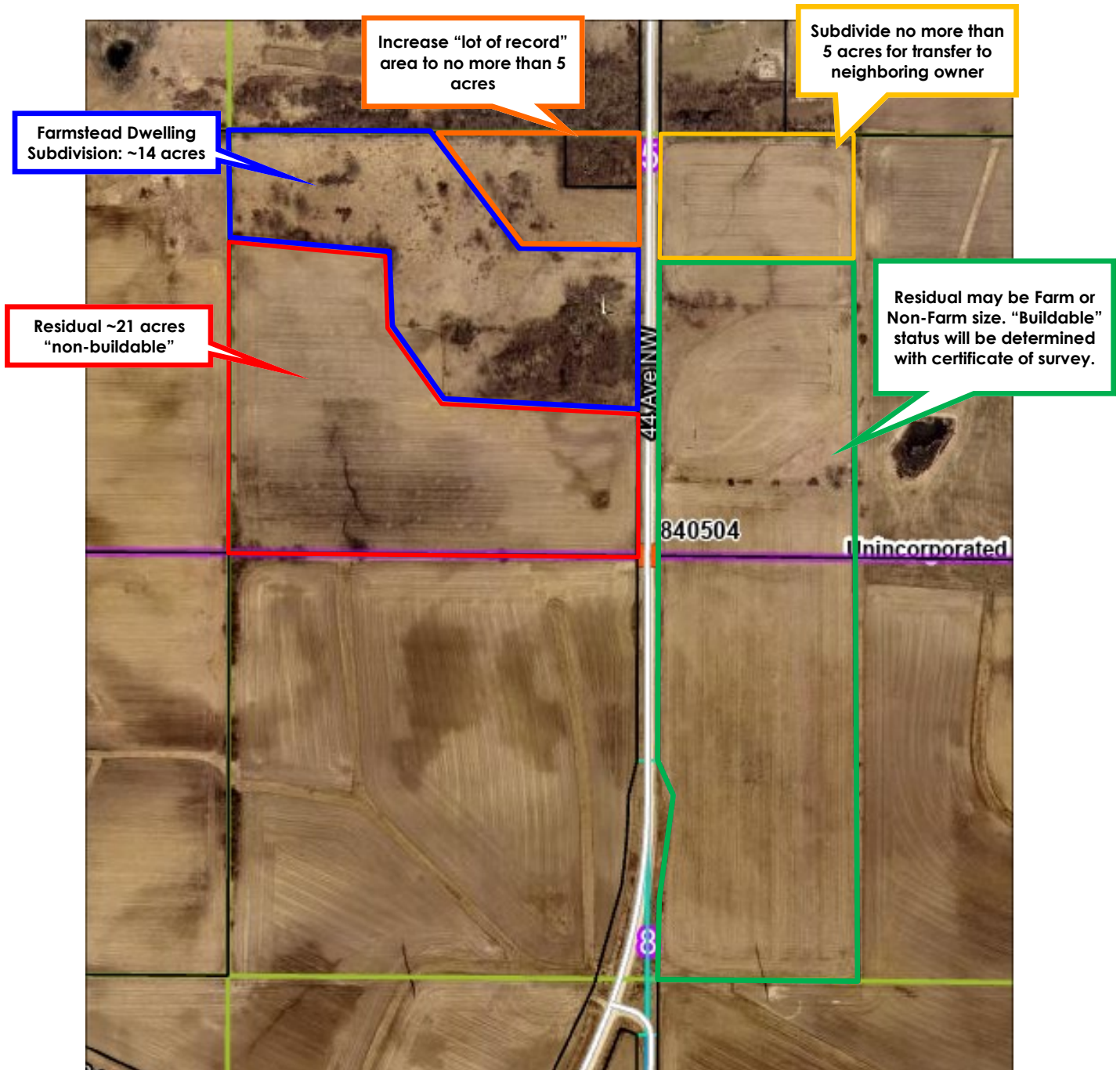
AERIAL MAP



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PREVIOUS AERIAL MAP

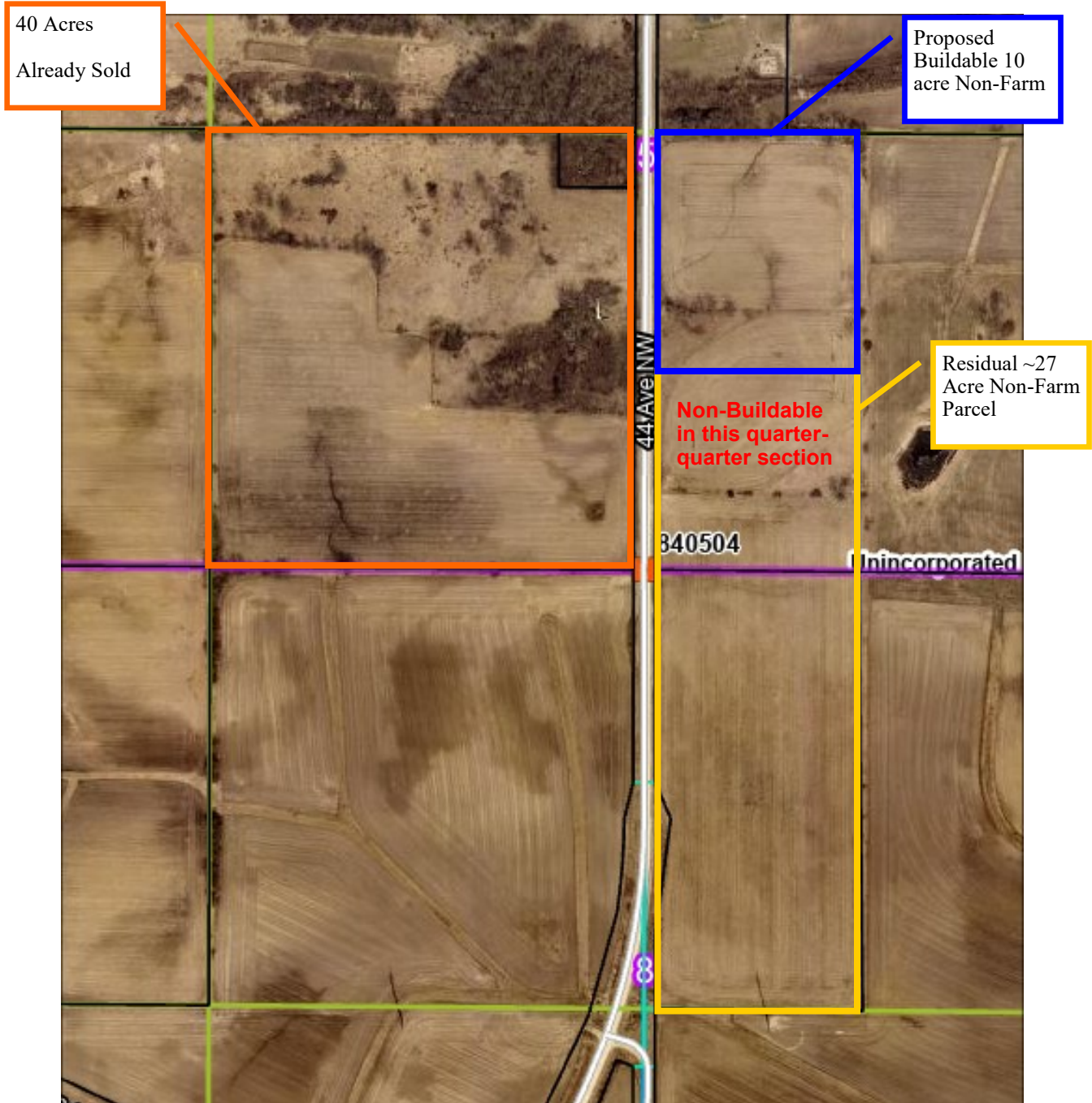
(proposed boundary)



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NEW PROPOSED AERIAL MAP

(proposed boundary)



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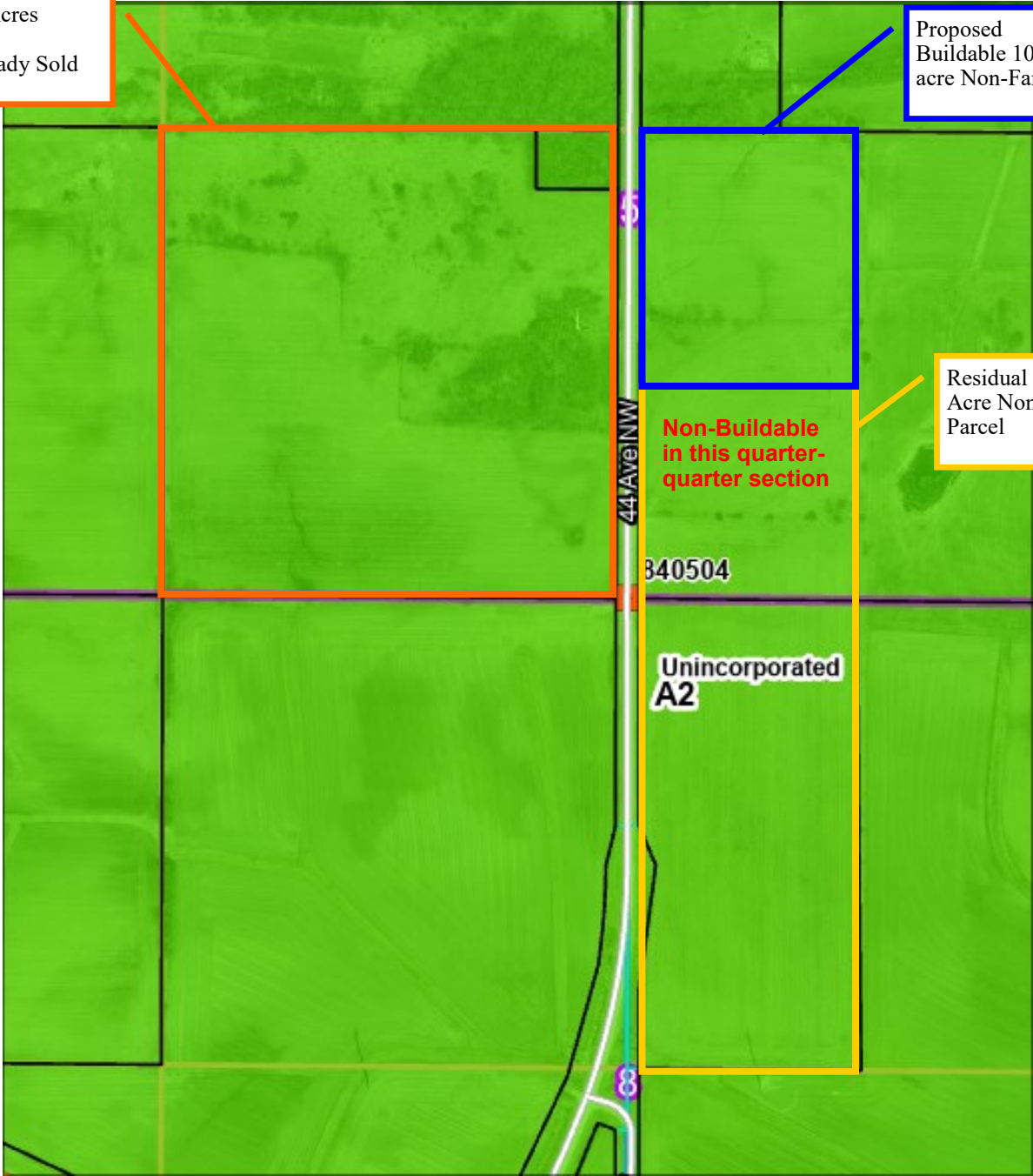
ZONING MAP

(proposed boundary)

40 Acres
Already Sold

Proposed
Buildable 10
acre Non-Farm

Residual ~27
Acre Non-Farm
Parcel



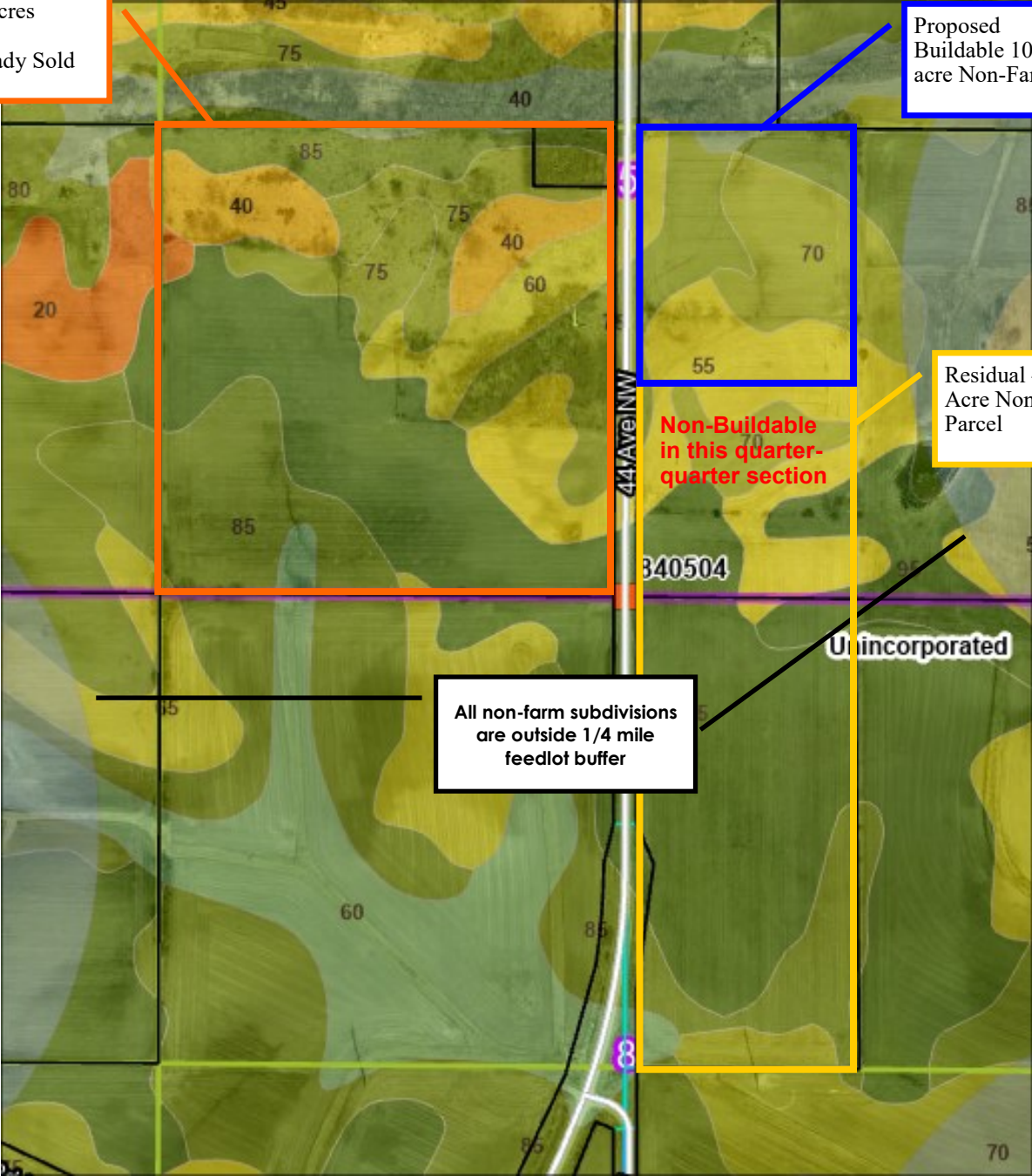
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ENVIRONMENTAL MAP

(proposed boundary)

40 Acres
Already Sold

Proposed
Buildable 10
acre Non-Farm



Residual ~27
Acre Non-Farm
Parcel

Non-Buildable
in this quarter-
quarter section

All non-farm subdivisions
are outside 1/4 mile
feedlot buffer

Unincorporated

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