ORONOCO TOWNSHIP
TOWN BOARD
OLMSTED COUNTY, MINNESOTA

REZONING RESOLUTION
RESOLUTION NO. _____

Resolution approving a rezoning to allow 5.53 acres to be rezoned to R-1, Low Density Residential District, in Section 26 of Oronoco Township, from A-3 Agricultural District.

WHEREAS, William Tointon of WSE Massey (the "Applicant"), on behalf of the property owner, River Ridge Properties LLC (the "Owner"), has submitted an application to rezone approximately 5.53 acres from A-3, Agricultural District to R-1, Low Density Residential District on a property legally described as:

SEE ATTACHED EXHIBIT A

and

WHEREAS, the subject property is zoned A-3 (Agricultural District) under the Oronoco Township Zoning Ordinance and is located within the Suburban Development area of the Oronoco Township General Land Use Plan; and

WHEREAS, Section 4.00 H of the Oronoco Township Zoning Ordinance sets forth the findings required for an amendment to the Zoning Ordinance, including the Official Zoning Map, and Section 6.02 establishes the R-1 Low Density Residential District; and

WHEREAS, Staff reviewed said application and submitted a report dated October 8, 2026, recommending approval; and

WHEREAS, the Oronoco Township Planning Commission held a public hearing on October 19, 2026, at the Oronoco Town Hall, 115 2nd St NW, Oronoco, MN 55960, at which time all interested parties were provided the opportunity to be heard, and recommended approval of the rezoning to the Town Board; and

WHEREAS, the Town Board reviewed the application, the Staff Report, agency referral comments, the record of the public hearing, and the recommendation of the Planning Commission; and

WHEREAS, the Town Board, after consideration of the criteria set forth in Section 4.00 H of the Oronoco Township Zoning Ordinance, made the following Findings of Fact:

FINDINGS OF FACT:
Ordinance in regular type, Town Board findings in italics.

Section 4.00 H – Amendment Findings:

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

   The property is located within the Suburban Development area of the Oronoco Township General Land Use Plan and is bordered on its west and south sides by property zoned R-1. Rezoning the property to a residential district is consistent with the General Land Use Plan. This criterion is met.

2. The amendment is in the public interest;

   On August 12, 2026, the Planning Commission adopted Resolution No. 2026-01 approving the River Ridge Fifth Subdivision Preliminary Plat for one single-family lot and one outlot, subject to conditions. Finding 9 of that resolution states that the A-3 portions of the plat should be rezoned to R-1 so that the entire plat is zoned R-1 at the time of Final Plat approval, and Condition 25 requires the rezoning before the Final Plat is recorded. The rezoning removes split zoning from the plat so that it is administered under one set of standards, allows a plat the Planning Commission has already conditionally approved to proceed, and results in one dwelling with the adjacent open space protected by the deed restrictions required to be recorded under Resolution No. 2026-01. This criterion is met.

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

   The property adjoins developed R-1 subdivisions on its west and south sides, and a public right-of-way dedicated in River Ridge First Subdivision extends to the property. The lot will be served by a private well and septic system, so no extension of public sewer or water is needed. This criterion is met.

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 uses permitted in the R-1 District are the same as those permitted on the adjoining lots in River Ridge First Subdivision and Providentia Hills. One additional dwelling does not introduce a new type of land-use conflict. This criterion is met.

5. The proposal does not result in spot zoning;

   The property is contiguous to existing R-1 zoning on its west and south sides. The rezoning extends the existing R-1 boundary east to the quarter-section line to match the plat. It does not single out an isolated parcel for a use that is inconsistent with its surroundings. This criterion is met.

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

   General Development Plan #98-2 governs the River Ridge development. In Resolution No. 2026-01 (Finding 8), the Planning Commission found that the River Ridge Fifth Preliminary Plat is consistent with the General Development Plan, provided that the deed restriction is recorded. This rezoning does not change the open space designation on Outlot B of River Ridge First Subdivision, and the recording requirements in Conditions 20 through 22 of Resolution No. 2026-01 remain in effect. This criterion is met.

NOW, THEREFORE, BE IT RESOLVED, that the Oronoco Town Board hereby approves the rezoning of the property described in Exhibit A from A-3, Agricultural District to R-1, Low Density Residential District, pursuant to Section 4.00 H of the Oronoco Township Zoning Ordinance, and the Official Zoning Map of Oronoco Township is hereby amended accordingly.

BE IT FURTHER RESOLVED, that this rezoning does not amend or waive Planning Commission Resolution No. 2026-01, and all conditions of that resolution, remain in full force and effect.

BE IT FURTHER RESOLVED, that the Township shall publish a summary of this amendment, as required by law.

CONCLUSION

Supervisor _____ made a motion to approve the rezoning of the property described in Exhibit A from A-3, Agricultural District to R-1, Low Density Residential District, and to adopt this resolution with the Findings of Fact stated herein. The motion was seconded by Supervisor _____. A vote was taken; _____.

ADOPTED by the Oronoco Town Board on this 9th day of November, 2026.

_____
Ken Mergen, Chair
Oronoco Town Board

Attest:

_____
Jody Schroeder, Oronoco Township Clerk

Distribution:
Olmsted County Planning
Olmsted County Recorder
Oronoco Township Clerk
Applicant – William Tointon, WSE Massey
Owner – River Ridge Properties LLC

Drafted by and returned to:
Township Cooperative Planning Association (TCPA)
4111 11th Ave SW, Room 10
Rochester, MN 55902

EXHIBIT A
Legal Description

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Section 26; thence North 00 degrees 21 minutes 15 seconds West, along the east line of said Southwest Quarter, 1116.13 feet to the southeast corner of Lot 2, Block 3, RIVER RIDGE FIRST SUBDIVISION; thence North 61 degrees 08 minutes 59 seconds West, along the southerly line of said Lot 2, a distance of 122.07 feet to the northeast corner of Lot 1 in said Block 3 (the next 4 courses are along the easterly lines of said RIVER RIDGE FIRST SUBDIVISION; thence South 22 degrees 08 minutes 39 seconds West, 378.18 feet; thence South 41 degrees 03 minutes 50 seconds East, 152.04 feet; thence South 48 degrees 56 minutes 10 seconds West, 66.00 feet to the northeast corner of Outlot "B" of said RIVER RIDGE FIRST SUBDIVISION; thence South 03 degrees 45 minutes 15 seconds West, along the east line of said Outlot "B", 667.42 feet to the south line of said Southwest Quarter and the northwest corner of Outlot A, PROVIDENTIA HILLS; thence South 89 degrees 49 minutes 21 seconds East, along the south line of said Southwest Quarter, 250.00 feet to the point of beginning.

Said parcel contains 5.53 acres, more or less.

Parcel Identification Number: 842634057824