



## MAYOR & COUNCIL COMMUNICATION

**DATE: October 6, 2015**  
**REGULAR**  
**ITEM # 10**  
**RESOLUTION 2015-060**

**AGENDA ITEM:** Kleis Farm Minor Subdivision  
**SUBMITTED BY:** Kyle Klatt, Community Development Director  
**THROUGH:** Clark Schroeder, Interim City Administrator  
**REVIEWED BY:** Planning Commission

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### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item .....Community Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** The Planning Commission is recommending that the City Council approve a minor subdivision that will facilitate the creation of two 10-acre parcels from a larger 54.29 acre parcel presently owned by the Kleis Family Trust

**FISCAL IMPACT:** None

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request from Peter Kastler, 9130 55th Street North, for a Minor Subdivision to split property that has historically been called the Kleis farmstead at the same address into three parcels as follows:

- Two 10-acre parcels along the western edge of the larger farmstead property that would each have direct access to 55th Street North.
- The remaining 34.29 acres that would consist of the existing farmstead and related buildings and surrounding land east of the two new lots.

The Planning Commission considered this matter at its September 14, 2015 meeting and recommended approval of the minor subdivision as presented. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Resolution No. 2015-060 approving the Minor Subdivision”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The attached Staff report to the Planning Commission a summary of the proposed minor subdivision along with details concerning the application. The Planning Commission reviewed the application at its September 14, 2015 meeting and asked general questions concerning the surrounding properties and conditions on the site to be subdivided.

The Planning Commission adopted a motion to recommend approval of the minor subdivision consistent with the findings as noted in the attached Resolution No. 2015-060. The vote on the motion was unanimous (5 ayes, 0 nays).

**BACKGROUND INFORMATION (SWOT):**

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|----------------------|---|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The minor subdivision meets all underlying subdivision and zoning requirements.</li></ul>                       |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• None</li></ul>  |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• The minor subdivision will allow the Kleis family to retain ownership of the larger farmstead parcel.</li></ul> |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• None</li></ul>  |

**RECOMMENDATION:** The Planning Commission and Staff are recommending that the City Council approve the Kleis family minor subdivision by adopting Resolution No. 2015-060. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Resolution No. 2015-060 approving the Minor Subdivision”***

**ATTACHMENTS:**

1. Resolution No. 2015-060
2. Planning Commission Staff Report – 9/14/15
3. Application Form
4. Application Narrative
5. Minor Subdivision Survey
6. Proposed Legal Descriptions
7. Septic Report
8. Wetland Delineation Report (Available Upon Request)