

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2015-060

*A RESOLUTION APPROVING A MINOR SUBDIVISION OF
THE KLEIS FAMILY FARMSTEAD*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Peter Kastler, 9130 55th Street North, Lake Elmo, MN, (Applicant) has submitted an application to the City of Lake Elmo (City) for a Minor Subdivision to split the farmstead property located at 9130 55th Street North into three separate parcels in accordance with the certificate of survey dated August 31, 2015 signed by Timothy J. Freeman, P.L.S., License #16989, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Department has reviewed the Minor Subdivision request for consistency with the City of Lake Elmo Zoning and Subdivision Ordinances; and

WHEREAS, the Lake Elmo Planning Commission reviewed the proposed Minor Subdivision at a meeting held on September 14, 2015; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Minor Subdivision as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the October 6, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the Applicant's Minor Subdivision request at a meeting held on October 6, 2015.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That the Minor Subdivision is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the Minor Subdivision complies with the minimum lot frontage and area requirements of the City's RR – Rural Residential Zoning District.
3. That the Minor Subdivision complies with the City's subdivision ordinance and specifically the requirements concerning exceptions to platting.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT that based on the testimony elicited and information received, the City Council of the City of Lake Elmo hereby approves the Minor Subdivision request, provided the following conditions are met:

1. The applicant shall pay a fee in lieu of parkland dedication in the amount of \$3,600 per buildable lot (\$7,200 total) prior to any formal City authorization to split the existing parcel into three lots.
2. The future location of any driveways providing access to the two 10-acre parcels shall be subject to review and approval by the City Engineer.
3. The applicant must obtain any permits, if required, from the Valley Branch Watershed District either in conjunction with the City's approval of a Minor Subdivision or prior to the commencement of any construction activity on each parcel.
4. The minimum low floor elevations for the individual lots must be depicted on any future surveys for building permits on each lot.

Passed and duly adopted this 6th day of October 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk