

RESOLUTION 87- 32

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION PROHIBITING THE TRANSFER OF REAL ESTATE IN LANES
DEMONTREVILLE COUNTRY CLUB WITHOUT CITY APPROVAL

WHEREAS, Lanes DeMontreville Country Club became a recorded plat of record on June 1, 1925; and

WHEREAS, Lanes DeMontreville Country Club, when originally platted consisted of approximately nine-hundred twenty-five (925) twenty (20) foot by one-hundred (100) foot lots, each with its own property identification number; and

WHEREAS, Lanes DeMontreville Country Club is located in the R1 (single family) Zoning District of the City of Lake Elmo, and lots within this zoning district require a minimum lot size of one and one-half acres (Lake Elmo Municipal Code Sections 301.070 D.3.c.(1) and 307.060 1.); and

WHEREAS, Section 301.090 B. of the Lake Elmo Municipal Code states: Contiguous Parcels: If in a group of two or more contiguous lots or parcels of land owned or controlled by the same person, and individual lot or parcel does not meet the full width or area requirements of this Ordinance, such individual lot or parcel cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots or parcels under the same ownership so that the combination of lots or parcels will equal one or more parcels of land each meeting the full lot width and area requirements of this Ordinance; and

WHEREAS, Section 301.090 F of the Lake Elmo Municipal Code states: Reduction of Required Yard or Lot Size Prohibited: No yard or lot shall be reduced in area or dimension so as to make it less than the minimum required by this Ordinance, and if the existing yard or lot is less than the minimum required, it shall not be further reduced. No required yard or lot currently used for a building or dwelling group shall be used to satisfy minimum lot area requirements for any other building; and

WHEREAS, Section 401.030 C. of the Lake Elmo Municipal Code states: Approval Necessary for Acceptance of Subdivision Plats. Before any plat or subdivision shall be recorded or be of any validity, it shall be referred to the City Planning Commission and approved by the City Council of Lake Elmo as having fulfilled the requirements of this Ordinance.

WHEREAS, "Subdivision" as defined in Section 301.040 138. of the Lake Elmo Municipal Code is: "A described tract of land which is to be or has been divided into two (2) or more lots or parcels for the purpose of transfer of ownership, building development, or for tax assessment purposes. The term includes resubdivision and where it is

DRAFTED BY THE CITY OF LAKE ELMO

CERTIFICATION

STATE OF MINNESOTA)
COUNTY OF WASHINGTON)
CITY OF LAKE ELMO)

I hereby certify that Resolution 87-32 is a true and correct copy of a resolution presented to and adopted by the City Council of the City of Lake Elmo at a meeting thereof held in the City of Lake Elmo, Washington County on the 7th day of July, 1987.

Mary Kueffner
Mary Kueffner
Deputy Clerk