

RESOLUTION NO. 91-8

CITY OF LAKE ELMO

WASHINGTON COUNTY, MINNESOTA

A RESOLUTION PROHIBITING THE TRANSFER OF REAL ESTATE WITHIN THE CITY  
OF LAKE ELMO WITHOUT CITY APPROVAL.

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, an 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 of 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.

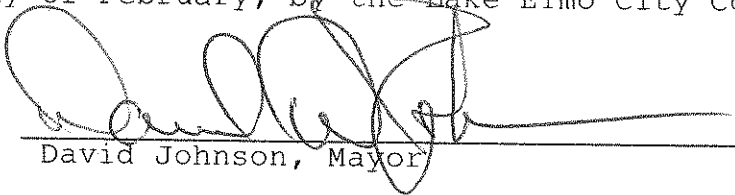
WHEREAS, "Subdivision" as defined in Section 301.040 138. of the Lake Elmo Municipal Code is: "A described tract of land which is to be or has been divided into two (2) or more lots or parcels for the purpose of transfer of ownership, building development, or for tax assessment purposes. The term includes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

WHEREAS, violations of the above referenced ordinances have a great potential for negatively affecting the health, safety and welfare of the residents of the City of Lake Elmo,


NOW, THEREFORE, BE IT RESOLVED, that no subdivision, as defined in the Lake Elmo Municipal Code, may be recorded with the Washington County Recorder without approval of the Lake Elmo City Council.

BE IT FURTHER RESOLVED that said approval shall be in the form of a resolution adopted by the Lake Elmo City Council.

ADOPTED this 21st day of February, by the Lake Elmo City Council.

  
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David Johnson, Mayor

Attest:

  
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Mary Kueffner, City Administrator