

RESOLUTION NO. 93-11

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION GRANTING A MINOR SUBDIVISION  
WITH VARIANCES TO GENE PELTIER  
AT PROPERTY LOCATED AT 220 LAKE ELMO AVENUE N.

WHEREAS, Gene Peltier was granted a rezoning from Rural Residential to Residential Estates on a parcel of land consisting of approximately 22 acres; and

WHEREAS, Gene Peltier made application to the city for a minor subdivision pursuant to Section 401.042 of the Lake Elmo Municipal Code of the following described parcel of land:

That part of the SE 1/4 of the SE 1/4 being the part lying North of NLY R/W of Minnesota Highway 12 excepting therefrom the S. 627.9 feet of the W. 618.00 feet thereof and also excepting therefrom the S. 213.75 feet of the E 222.75 feet thereof subject to easement, Section 35, Township 29, Range 21.

WHEREAS, the Planning Commission considered this request at a regular scheduled meeting on January 11, 1993 and conditionally recommended approval of the requested minor subdivision; and

WHEREAS, the City Council held a public hearing on January 19, 1993 to consider the requested variances for the minor subdivision.

NOW, THEREFORE, BE IT RESOLVED, that a minor subdivision described as follows, is hereby granted to Gene Peltier:

The North 150.00 feet of the East 804.25 feet of the Southeast Quarter of the Southeast Quarter of Section 35, Township 29 North, Range 21 West, Washington County, Minnesota, measured at a right angle to the north and east lines of said Southeast Quarter of the Southeast Quarter; EXCEPT the North 150.00 feet of Parcel 34B as shown on STATE HIGHWAY RIGHT OF WAY PLAT No. 6 of 12, STATE PROJECT 8282 (94=392)902, recorded as Document No. 296888 in the office of the County Recorder, Washington County, Minnesota. The area of this parcel is 2.67 acres, more or less. Subject to a highway easement over the East 50.00 feet thereof for County State Aid Highway 17.

BE IT FURTHER RESOLVED, that a variance to Section 401.042(A)(2) is hereby granted because the following hardship exists:

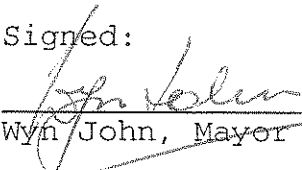
1. The configuration of the remaining parcel needs reasonable access for future development.

BE IT FURTHER RESOLVED, that this minor subdivision is conditioned as follows:

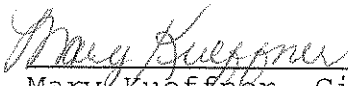
1. Payment of a park dedication fee in the amount of \$700 for the newly created lot.
2. The applicant shall dedicate road right-of-way for Lake Elmo Avenue (CR17) as may be requested by Washington County.
3. The applicant demonstrates by submitting a simple concept sketch that the remaining property could be subdivided to meet the RE development standards.

ADOPTED this 2nd day of March, 1993 by the Lake Elmo City Council.

Signed:

  
Wyn John, Mayor

Attest:

  
Mary Kueffner, City Administrator