

**CITY OF LAKE ELMO**  
Washington County, Minnesota

Resolution No. 99-34

**A RESOLUTION GRANTING A MINOR SUBDIVISION TO  
STEPHEN T. KORHEL, III**

**WHEREAS**, Stephen T. Korhel, III has made application to the City of Lake Elmo for a minor subdivision pursuant to Section 400.07 of the Lake Elmo Municipal Code of the following described parcel of land; to wit:

The south 655.93 feet of the southwest quarter of the northeast quarter (SW ¼ of the NE ¼) of Section three (3), Township twenty-nine (29) north, Range twenty-one (21) west, Washington County, Minnesota, as measured at a right angle to the south line thereof. Also, the south 655.93 feet of the southeast quarter of the northeast quarter (SE ¼ of the NE ¼) of said Section three (3), as measured at a right angle to the south line thereof, subject to a road easement for existing Keats Avenue over the east 33.00 feet thereof and is commonly known as 5540 Keats Avenue N..

**WHEREAS**, the Lake Elmo Planning Commission considered this minor subdivision request at its May 24, 1999 meeting and recommended that the minor subdivision be granted.

**NOW, THEREFORE, BE IT RESOLVED THAT** a minor subdivision is hereby granted by the City Council to Stephen T. Korhel, resulting in the following described parcels:

**PARCEL A:**

The North 357.00 feet of the East 611.00 feet of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 21 West, Washington County, Minnesota

Subject to Keats Avenue North over the East 33.00 feet thereof.

**PARCEL B:**

The South 655.93 feet of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 21 West, Washington County, Minnesota.

Also, that part of the North 357.00 feet of the Southeast Quarter of the Northeast Quarter of said Section 3 lying westerly of the East 611.00 feet thereof. Also, the South 298.93 feet of said Southeast Quarter of the Northeast Quarter.

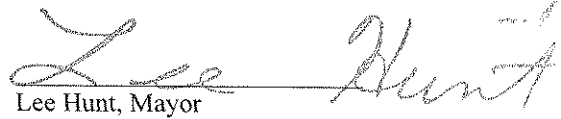
Subject to Keats Avenue North over the East 33.00 feet of the South 298.93 feet of said Southeast Quarter of the Northeast Quarter.

**BE IT FURTHER RESOLVED**, that this minor subdivision is granted subject to the following conditions:

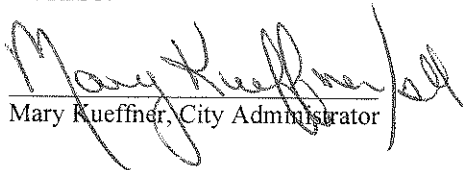
1. Rezoning of the existing parcel from AG to RE.
2. Definition of a separate parcel, 7 feet in width, across the frontage of both Parcels A & B, and deeding of that separate parcel to the City of Lake Elmo.
3. Preparation by the applicant of a covenant, to be approved by the City Attorney and recorded concurrent with the Minor Subdivision, providing for the removal of all accessory structures on Parcel A (5.01 acres) within 1 year of the City Council approval of the Minor Subdivision, if no Certificate of Occupancy has been issued for a principal structure (a home) on Parcel A.

4. Payment of Park Dedication Fee in the amount of \$750.
5. The City Building Official shall certify that the existing cistern on Parcel A is removed or otherwise properly eliminated as a hazard prior to City endorsement of Minor Subdivision documentation.
6. That all requirements for accessory structures are applied with on Parcel A prior to issuance of an occupancy permit.

**ADOPTED** by the Lake Elmo City Council this 1st<sup>h</sup> day of June, 1999.

  
Lee Hunt, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

KorhelMSB