

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

RESOLUTION NO. 2005-09

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF
PARK MEADOWS**

WHEREAS, Joe Bush of J. P. Bush Homes and Barbara Berquist have made application for a Preliminary Plat to create eight residential building lots on one parcel with an area of 28.09 acres. The property is generally located north of Stillwater Lane and southerly of Sunfish Lake Park, and includes the property addressed as 3600 Kelvin Avenue North. The parcel is legally described as follows:

Parcel Legal Description

The Southwest Quarter of the Northwest Quarter of Section 14, Township 29 North, Range 21 West, except the Westerly 33 feet thereof, and except the North 660.00 feet of the East 660.00 feet of the Southwest Quarter of the Northwest Quarter, and also excepting a tract of land for roadway 66 feet in width (North to South), the South line of which is described as follows: Commencing at the intersection of the centerline of Old Minnesota State Trunk Highway 212 (now known-as Meadowlark Lane) and the East line of the Northwest Quarter of the Southwest Quarter of said Section 14, thence North along said East line a distance of 766.9 feet to a point on the East and West Quarter line of said Section, said point being the East termination point of the said South line of said roadway, running thence West on said East and West Quarter Section line 461.2 feet to the West termination point of said South line of said roadway.

WHEREAS, at its July 25, 2005 meeting, the Planning Commission conducted a Public Hearing and on August 22, 2005, the Planning Commission unanimously recommended approval of this application to plat 28.09 acres as a residential development of eight building lots.

WHEREAS, the Preliminary Plat of PARK MEADOWS was presented to the City Council at its September 6, 2005 City Council Meeting where the following Finding was made:


The proposed Preliminary Plat generally complies with Section 300 standards for a Residential Estates Development and the subdivision design standards of Section 400 of the *Lake Elmo Municipal Code*.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve and accept the Preliminary Plat of PARK MEADOWS, per plans that staff dated July 6, 2005 and August 10, 2005, as the same on file with the City Administrator, subject to the following Conditions:

1. Compliance with the recommendations of the City Engineer.
2. Compliance with the recommendations of the City Attorney.

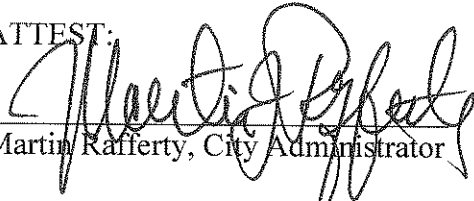
3. Compliance with the recommendations of the Valley Branch Watershed District as found to be practical and reasonable by the City Engineer.
4. Park Dedication shall be fees-in-lieu based on the pre-development appraised value of the sit.

ADOPTED, by the Lake Elmo City Council on the 6th day of September, 2005.



Dean Johnston, Mayor

ATTEST:



Martin Rafferty, City Administrator