

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

RESOLUTION NO. 2010-014

*A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR
EDER'S CENTURY PINES*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Folz, Freeman, Erickson, Inc., 12445 55th Street North, acting on behalf of Joel and Judith Eder; Emilie and Dean Carlson; Delmar and Joan Eder; Richard and Janet Eder; Melvin and Jane Eder; Mary Shervheim; Anne Marie Lundgren; and John Eder (Applicants) has submitted an application to the City of Lake Elmo (City) for a Preliminary and Final Plat for Eder's Century Pines, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the City has accepted and reviewed both the Preliminary and Final Plat for Eder's Century Pines concurrently for the following reasons: there are a small number of new buildable lots that will be created with the subdivision, each new lot is over 10 acres in size, and no new public infrastructure is required to serve the subdivision, and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on April 12, 2010 to consider the Preliminary Plat request and considered and reviewed the Final Plat request at this same meeting; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary and Final Plat as part of a memorandum to the City Council from Planning Director Kyle Klatt for the April 20, 2010 Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary and Final Plat; and

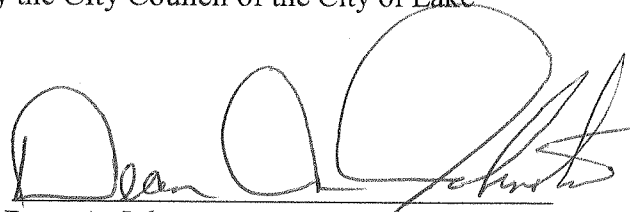
WHEREAS, the City Council reviewed the Preliminary Plat concurrently with the Final Plat at the City Council meeting held in April 20, 2010

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Preliminary and Final Plat for Eder's Century Pines subject to the following conditions:

- 1) The applicants shall provide evidence in a form satisfactory to the City Attorney that warrants they have fee interest in Eder's Century Pines.

- 2) The applicants shall pay a fee in lieu of parkland dedication in the amount of \$3,600 per buildable lot (\$10,800 total) prior to the recording of the final plat.
- 3) The applicants shall enter into an agreement with the City that requires the submission of rate and volume control calculations meeting the Storm Water and Erosion and Sediment Control Ordinance for each buildable lot prior to the issuance of a building permit for each of these lots. This agreement shall be executed prior to the release of the plat for recording by the City.
- 4) The minimum low floor elevations for each lot must be shown on the subdivision plan prior to the recording of the final plat.

Passed and duly adopted this 20th day of April 2010 by the City Council of the City of Lake Elmo, Minnesota.



Dean A. Johnston, Mayor

ATTEST:



Bruce Messelt, City Administrator