

STATE OF MINNESOTA
COUNTY OF WASHINGTON
CITY OF LAKE ELMO

ORDINANCE NO. 8071

AN ORDINANCE RELATING TO EXCEPTIONS TO PLATTING

The Lake Elmo City Council ordains that Section 401.042 and its subdivisions, and Section 401.060(D) are hereby added to the Lake Elmo Municipal Code to read as follows:

401.042. Exceptions to Platting. The City Council may waive all or a portion of the platting requirements for a minor subdivision.

- A. A minor subdivision is a division of property which satisfies the following criteria:
 - 1. The property division results in no more than two parcels; and
 - 2. Each resultant parcel, individually or when combined with an abutting parcel through an approved lot consolidation procedure, equals or exceeds the minimum lot requirements for the zoning district in which the property is located; or
 - 3. Each resultant parcel when combined with an abutting parcel through an approved lot consolidation procedure causes a currently nonconforming lot to become less nonconforming.
- B. Application for Review. Applications for a minor subdivision shall be submitted on forms provided by the zoning administrator which include the following information:
 - 1. Name, address and telephone number of the property owner.
 - 2. A legal description of the parcel which is being subdivided and legal descriptions for each of the resulting parcels.
 - 3. A written description stating the reason for the request.
 - 4. A land survey prepared by and signed by a registered land surveyor describing the minor subdivision and showing all buildings, driveways, easements, setbacks and other pertinent information

and including new legal descriptions for all resulting parcels.

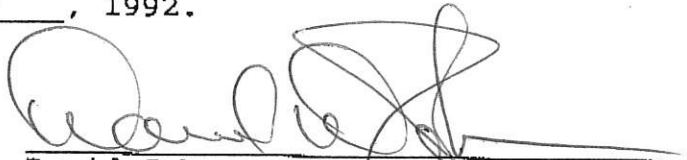
- C. Review. A completed application shall be submitted to the Planning Commission for its review and recommendation to the City Council. Simple lot divisions may be approved by three affirmative votes of the City Council. Council may attach reasonable conditions to its approval and may require dedication of necessary easements.

401.060(D). Has been approved as an exception to platting pursuant to Section 401.042.

The Lake Elmo City Council ordains that Section 401.040 entitled "Exceptions to Platting (Simple Lot Division or Large Lot Division)" and its subdivisions, and Section 401.260 and its subdivisions are hereby repealed.

Effective Date. This ordinance shall be effective the day following its publication.

Adoption Date. Passed by the City Council of the City of Lake Elmo the 16th day of September, 1992.


David Johnson, Mayor

ATTEST:


Mary Kueffner, City Administrator

Publication Date. Published on the 23rd of September, 1992.

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