



RESOLUTION 16-0510-03

**A RESOLUTION APPROVING A MINOR SUBDIVISION TO ALLOW
A LOT LINE REARRANGEMENT FOR THE PROPERTY
LOCATED AT 2810 NELSON ROAD**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a Comprehensive Plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a Zoning and Subdivision Ordinance and other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, Leslie Peterson (the “Applicant/Owner”) has submitted a request for a minor subdivision to allow a lot line rearrangement for the property located at 2810 Nelson Road (PID No. 18-118-24-13-0010); and

WHEREAS, the Property is legally described as:

The south 301 feet of the West Half of the Northeast Quarter of Section 18, Township 118 North, Range 24 West of the 5th Principal Meridian; ALSO the North 426 feet of the South 727 feet of the East 100 feet of the West Half of the Northeast Quarter of said Section 18.; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for Agriculture Property; and

WHEREAS the Planning Commission held a public hearing on April 19, 2016 to review the application for a minor subdivision, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and

has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Leslie Peterson for a minor subdivision to allow lot line rearrangement per the City's subdivision and zoning regulations with the following conditions:

1. The proposed minor subdivision, to allow a lot line rearrangement, meets all applicable criteria and conditions stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning and Subdivision Ordinance.
2. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
3. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

This resolution was adopted by the City Council of the City of Independence on this 10th day of May, 2016, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)