



RESOLUTION 16-0510-05

A RESOLUTION APPROVING A MINOR SUBDIVISION TO ALLOW
A LOT COMBINATION FOR THE PROPERTY LOCATED ON COPELAND ROAD AND
IDENTIFIED BY THE PID NUMBERS 29-118-24-23-0004 AND 29-118-24-23-0005

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, Evan Caruthers (the “Applicant/Owner”) has submitted a request for a minor subdivision to allow a lot combination for the property identified by PID No.s 29-118-24-23-0004 and 29-118-24-23-0005; and

WHEREAS, the Property is legally described as:

Lots 1 and 2, Block 1, Kramers Hunters Run, Hennepin County, Minnesota; 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 Evan Caruthers for a minor subdivision to allow lot combination per the City's subdivision and zoning regulations with the following conditions:

1. The proposed minor subdivision, to allow a lot combination, 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)