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**RESOLUTION NO. 16-0614-02**

**A RESOLUTION APPROVING A MINOR SUBDIVISION  
AS REQUESTED BY JERRY WISE FOR THE PROPERTY  
IDENTIFIED AS PID NO. 11-118-24-22-0003**

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 Ordinance and other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, Jerry Wise (the “Applicant”) has submitted a request for a minor subdivision to subdivide the property into two lots and identified by the PID No. 11-118-24-22-0003 and located on CSAH 11 (the “Property”); and

WHEREAS, the Property is zoned RR-Rural Residential; and

WHEREAS, the Property is legally described as:

*The West half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 118 North, Range 24 West of the 5<sup>th</sup> Principal Meridian.; and*

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for lots in the Rural Residential Zoning District; and

WHEREAS the Planning Commission held a public hearing on May 24, 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 Jerry Wise for a minor subdivision per the City's subdivision and zoning regulations with the following conditions:

1. The proposed Rezoning and Minor Subdivision meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning and Subdivision Ordinance.
2. City Council approval of the Minor Subdivision is subject to the following:
  - a. The Applicant shall address all comments and applicable requirements pertaining to the proposed subdivision.
  - b. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
  - c. The applicant shall provide the City with all requisite drainage and utility easements. If a shared driveway is provided, the applicable easements shall be drafted and recorded as a part of the minor subdivision.
  - d. The applicant shall comply with all applicable Hennepin County transportation review comments and requirements.
  - e. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
3. The Applicant shall pay the park dedication fees in the amount of \$4,250.
4. The Applicant shall pay for all costs associated with the City's review of the rezoning and minor subdivision.
5. The Applicant shall record the minor subdivision within six (6) months from the date of the City Council approval.

This resolution was adopted by the City Council of the City of Independence on this 14<sup>th</sup> day of June, 2016, by a vote of \_\_\_ ayes and \_\_\_ nays.

\_\_\_\_\_  
Marvin Johnson, Mayor

ATTEST:

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Mark Kaltsas, City Administrator