



**LE SUEUR PLANNING COMMISSION
AGENDA**

Thursday, June 2, 2016

**203 South Second Street
6:00 P.M.**

1. Call to Order
2. Consider Application by Bruce Olson 625 Riesdorff For a Lot Combination
3. Comprehensive Plan Update
4. Adjourn



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PLANNING MEMO

TO: Le Sueur City Council
Le Sueur Planning Commission
Jenelle Teppen, City Administrator

FROM: Nate Sparks

DATE: May 13, 2016

RE: Olson Lot Combination – 625 Risedorph St

Background

Bruce Olson has made an application for a lot combination. Mr. Olson owns the parcel at 625 Risedorph Street, which a house is located on, and then the vacant property between this lot and the alley. The combination would permit the construction of a garage in the future. The property is located on Risedorph Street between 6th and 7th Streets. The site is zoned R-3, Medium Density Residential.

Minor Subdivision

The subdivision ordinance requires that all divisions, combinations, and lot line adjustments must be platted unless the City approves a waiver for a minor subdivision. A minor subdivision is defined as “a subdivision of small size situated in a locality where conditions are well defined that may be exempt from the strict regulations of this Chapter in accordance with Section 24-10 (c) of this Chapter.”

Section 24-10 (c) states that a waiver of platting requirements may be granted in cases where:

1. The subdivision of a lot which is a part of a recorded plat or parcel, where the division is to permit the transfer of land from one (1) neighbor to another, and the newly created property line or lines will not cause either lot or lots when transfer is completed to be in violation of the Zoning Ordinance shall be exempt from the terms and conditions of this Chapter, notwithstanding or contrary to any provisions of this Chapter.
2. In the case of a subdivision of unplatted land or a re-subdivision of platted land into five (5) parcels or less, situated in a locality where conditions are well defined, and the subdividing will not be detrimental to the public welfare or injurious to other property in the locality in which the property in question is located and newly created, and property lines will not cause any resulting lot to be in violation of this Chapter or the Zoning Ordinances, the applicant may petition the Planning Commission, to exempt the subdivider from complying with all or part of the regulations of this Chapter.

The proposed minor subdivision is to combine two parcels that comprise portions of Lots 1 and 2 of Smith's 2nd Addition. Therefore, the proposed combination is on previously platted property. The minimum lot size in the R-3 District is 9,000 square feet. Currently, the two parcels are about 5200 and 4100 square feet in size. As combined, the parcel will be in conformance with the Zoning Ordinance. Therefore, it appears acceptable to grant the waiver of platting requirements and allow the property owner to combine the parcels via the minor subdivision process.

Recommendation

City Officials should consider the request to combine the parcels without platting and determine if it is acceptable. Due to the fact that the underlying lots are platted, it would appear to be acceptable to allow for the combination via the minor subdivision process.

Requested Action

The Planning Commission must review the lot combination request and recommend to the City Council if it is acceptable to waive the platting requirements and allow the combination as a minor subdivision.

The City Council should then review the Planning Commission recommendation and then consider the lot combination request. A resolution is provided for consideration.

Attached:

Aerial Photo

Resolution



BeaconTM

Le Sueur County, MN



Legend

- City Limits
- Political Township
- Cadastral Lines**
- Corp Line
- County Line
- Easement Line
- - - Geo Twp Line
- Gov Lot Line
- Lot Line
- Misc Line
- New Split Line
- Parcel Line
- Pol Twp Line
- Quarter Line
- Railroad Centerlin
- Railroad ROW
- Road Centerline
- Road ROW
- Road ROW Vac
- - - Section Line
- - - Sub Line 400
- Unknown Linear
- Parcels

Photo from April 2013

Date created: 5/13/2016



Developed by
The Schneider Corporation