

Hinckley City Council Meeting

April 8, 2025

Findings of Fact

Mille Lacs Corporate Ventures Minor Subdivision Request
(PID 40.0154.007, 40.0154.008, 40.0154.009)

1. Mille Lacs Corporate Ventures (MLCV) is the Applicant for the minor subdivision request of the properties identified by PID numbers 40.0154.007, 40.0154.008, and 40.0154.009 located along the west side of Webber Ave. S.
2. MLCV has requested to subdivide the above-described property into three reconfigured parcels.
3. The proposed subdivision request would create three developable lots.
4. The property is currently zoned General Business District.
5. MLCV has also applied for a zoning change to R-3 Multiple Dwelling District to accommodate multi-family housing plans. The zoning amendment is currently in the review process with a public hearing scheduled for April.
6. The subdivision ordinance allows the City to exempt the subdivider from complying with certain requirements of the ordinance after submission of a Certificate of Survey by a registered land surveyor, and the resulting property lines will not be in violation of the subdivision or zoning ordinances.
7. A Certificate of Survey prepared by a registered Land Surveyor have been submitted for review showing the existing property boundaries and proposed minor subdivision.
8. The parcels resulting from this minor subdivision each meet the current requirements of the zoning ordinance for minimum lot size and area, and each proposed parcel meets the minimum frontage requirement on a public road.
9. The setbacks of existing building (wooden shed) will not be affected if the subdivision request is approved.
10. The City Code allows only one minor subdivision of a property per calendar year.
11. The newly created undeveloped lots shall connect to City sewer and water utilities at the time they are developed.
12. The Hinckley Comprehensive Plan encourages growth on an “inward out” basis and infilling of vacant land within the City and between the City and existing development before encouraging the development of new areas. The proposed subdivision appears to meet the goals and objectives of the Comprehensive Plan.

RECOMMENDATION TO THE CITY COUNCIL

The recommendation to the City Council, based on currently available information, is as follows:

1. Recommend that the City Council approve the minor subdivision of the properties identified by PID 40.0154.007, 40.0154.008, and 40.0154.009, based on the fact that the request appears to meet the goals and objectives of the Comprehensive Plan and City Code with the following conditions:
 1. The Applicant shall be responsible for recording the subdivision with Pine County within one year of approval.
 2. The City shall not approve any additional Minor Subdivision of the property within one year of this approval as stated in the City Code.
 3. The subdivision recorded with Pine County shall be in conformance with the Certificate of Survey by Kroschel Land Surveyors, Inc. and submitted with the Minor Subdivision application reviewed by the City.
 4. The newly created lots (identified as Parcels A, B and C on the Certificate of Survey) shall connect to the City’s water and sewer utilities following adopted City design requirements at the time of development, at the owner’s expense.
 5. Any contractor connecting service utility lines to City main utilities shall be licensed by the City as required by City Ordinance and policies.
2. This recommendation is based on the above stated findings of fact.

Council Action: Motion by: _____ Second by: _____

Motion to:

Voted in Favor: _____ **Voted Against:** _____

Approved: **Denied:** **Tabled:** **No Action:**