



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / November 19, 2024

SUBJECT:

Minor Subdivision Application for a Lot Line Adjustment at 55 and 65 Harrington Drive

Prepared By:

Hannah Rybak, City Planner

Report Date: 11/13/2024

Recommended Planning Commission Action

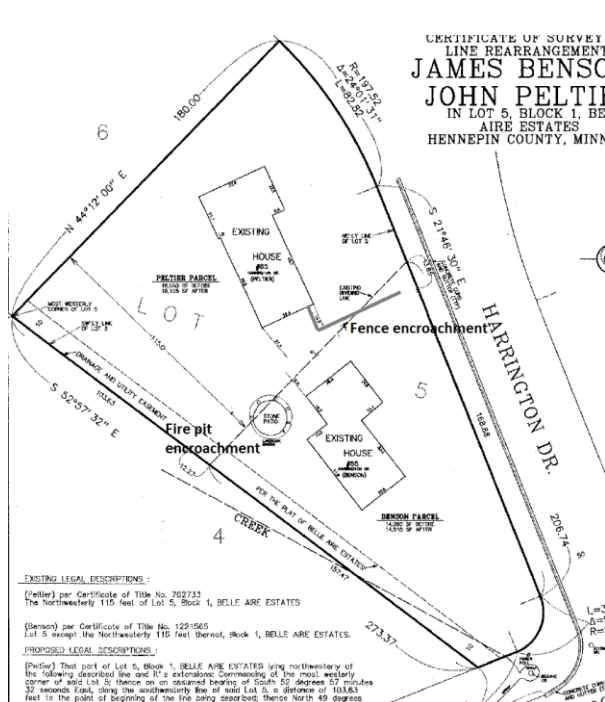
Staff finds that the proposed lot line adjustment between the two subject properties meets all relevant requirements and should be approved. Staff recommends the following:

Motion to recommend that the City Council adopt a Resolution approving the requested lot line adjustment at the properties located at 55 and 65 Harrington Drive.

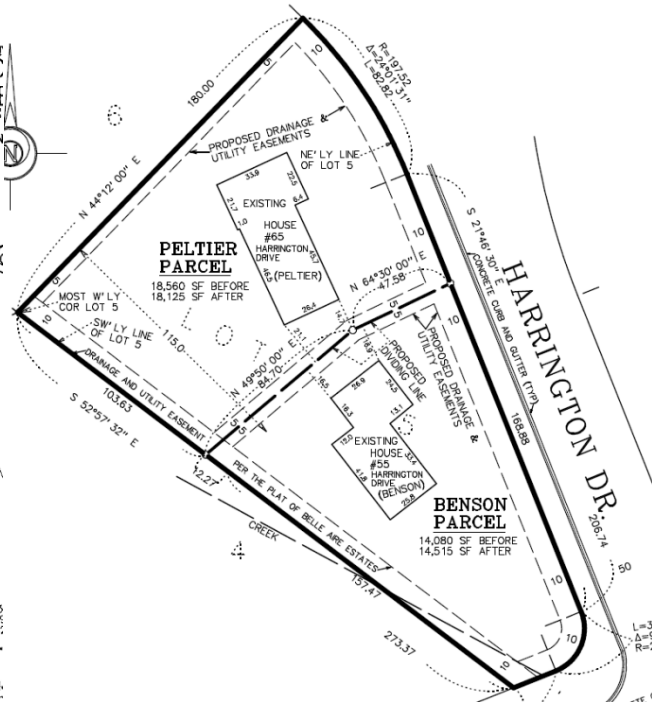
Overview / Background

The owners of both subject properties have jointly applied for a minor subdivision for a lot line adjustment. The properties are oddly shaped with a diagonal side lot line running between them. The existing fence belonging to the Peltier property (65 Harrington Drive) encroaches onto the Benson property (55 Harrington Drive), while the existing fire pit belonging to the Benson property encroaches onto the Peltier property. The property owners have mutually agreed to an adjustment to their mutual property line to correct the encroachments. Following the lot line adjustment, the fence and fire pit will both be located entirely within the correct property.

Existing Conditions



Proposed Conditions



Lot Line Adjustment Evaluation

	Lot Area	Lot Width	Side Setback
R-1 Minimum Requirement	10,000 SF	75 feet	10 feet
55 Harrington Drive - Existing	14,080 SF	169 feet	15 feet
65 Harrington Drive - Existing	18,560 SF	115 feet	16 feet
55 Harrington Drive - Proposed	14,515 SF	169 feet	16.9
65 Harrington Drive - Proposed	18,125 SF	115 feet	14.7 feet

The proposed lot line adjustment will not cause either lot to be in violation of the Zoning Ordinance. The Applicants have provided adequate legal descriptions for each property, reflecting the lot line adjustment.

Easements

The properties are located in the BELLE AIRE ESTATES plat. This plat provided drainage and utility easements along the rear lot line only. There are no existing easements along the front or side property lines. As part of this lot line adjustment, the property owners are required to dedicate standard drainage and utility easements along any lot lines where easements do not exist. The proposed survey shows a new 10-foot drainage and utility easement running along the front property line, and 5-foot drainage and utility easements along the side property lines.

Supporting Information

- Draft Resolution approving the lot line adjustment
- Land Use Application and accompanying exhibits