

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Karmith Cove Final Plat

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: March 17, 2025

Issue: County44, LLC (the “Applicant”) has submitted a final plat application for Karmith Cove. The plat includes 2 single-family lakeshore lots at 3790 County Road 44; R-1: Low-Density Single-Family Residence Zoning District; PID# 26-117-24-31-0010 (the “Property”).

Discussion: Staff has reviewed the final plat application for conformity with the zoning regulations of the city and with the conditions and requirements of the preliminary plat approval. The final plat is consistent with the preliminary plat approval.

<u>Recommended City Council Action:</u> Motion to adopt Res. No. 23-25 Approving the Final Plat of Karmith Cove.

Attachments:

1. Location Map
2. Karmith Cove Final Plat
3. Res. No. 23-25 Approving the Final Plat of Karmith Cove




Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

3790 County Road 44



1 in = 200 Ft

-  City Boundary
-  Address Labels
-  Parcels



Amber Bougie, Registrar of Titles by: _____ Deputy

ADVANCE SURVEYING & ENGINEERING CO.

RESOLUTION NO. 23-25

CITY OF MINNETRISTA

**RESOLUTION GRANTING FINAL APPROVAL OF
THE PLAT OF KARMITH COVE**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance and subdivision regulations, codified in chapter 5 of the city code, in order to promote the orderly, economic and safe development and utilization of land; and

WHEREAS, County44, LLC, Minnesota limited liability company (the “Developer”) is the fee owner of the land being platted as Karmith Cove (the “Property”) and which is legally described in Exhibit A attached hereto; and

WHEREAS, on January 6, 2025, the City adopted Resolution No. 2-25 granting preliminary approval of the plat of Woodland Cove; and

WHEREAS, the Developer has now requested final approval of the plat of Karmith Cove and has submitted the necessary documents related to the final plat; and

WHEREAS, the City has reviewed the Developer’s submission and reviewed it with other elements for their compliance with the terms and conditions of preliminary plat approval and its consistency with all City ordinances and requirements; and

WHEREAS, the final plat of Karmith Cove will create 2 residential lots.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the City makes the following findings of fact regarding the final plat of Woodland Cove 11th Addition:

1. The final plat is consistent with the City’s comprehensive plan and, as conditioned herein, its zoning ordinance, its subdivision regulations and its other official controls.
2. The final plat is consistent with the terms and conditions of preliminary plat approval, including the time for submission of the final plat following preliminary plat approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that final approval is granted to the plat of Karmith Cove, subject to the following terms and conditions:

1. A shared driveway easement and maintenance agreement, in a form satisfactory to the city shall be recorded along with the final plat;

2. The Developer shall provide a turnaround driveway plan for each of the proposed lots to allow for safe ingress and egress for deliveries, construction traffic, emergency services, and other similar vehicles;
3. The Developer shall pay a park dedication fee in the amount of \$50,000 at the time of final plat approval per the direction of the City Council at their December 2, 2024 meeting;
4. The Developer shall construct an emergency warning siren for the subdivision or pay the City a fee of \$128 as a contribution towards a siren to serve the area;
5. The Developer shall pay the City a trunk sanitary sewer area charge fee of \$4,464 at the time of final plat approval;
6. The Applicant shall comply with rules, regulations and permitting requirements of the Minnehaha Creek Watershed District and all other governmental agencies having jurisdiction over the Property;
7. All utilities installed on the Property shall be located underground;
8. Three copies of the final plat, mylars, a certified copy of the final plat, and an electronic digital copy of the final plat must be presented to the City;
9. The Developer must reimburse the City for all fees and costs incurred by the City in review of this application and approval of the subdivision;
10. The Developer shall comply with the city attorney's recommendation regarding title matters and recording procedures;
11. The mayor and city clerk are authorized and directed to execute the final plat on behalf of the City; and
12. The final plat shall be recorded within 180 days of the date the plat of Halstead Hill is executed by the City.

This resolution was adopted by the City Council of the City of Minnetrista on the 17th day of March, 2025 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the land being platted as Karmith Cove

Tract A, Registered Land Survey No. 1589, Hennepin County, Minnesota.

(Torrens Property. Torrens Certificate No.: 1561042)