

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Application from Lance and Desiree Libengood for a conditional use permit to allow for the construction of a guest home over 1,000 square feet at 7655 County Road 15.

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

Meeting Date: December 8, 2025

Overview: Lance and Desiree Libengood (the “Applicants”) have made an application for a conditional use permit to allow for the construction of a guest home over 1,000 square feet at 7655 County Road 15; A: Agriculture Zoning District; PID # 16-117-24-21-0005 (the “Property”).

Background: It is the intent of the city in establishing general and specific criteria for conditional uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant conditional use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city.

Discussion: When acting upon an application for a conditional use permit, the city will consider the effect of the proposed use upon the health, safety, and general welfare of the city. When considering the effect, the city should look at the following:

- (1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**

In regards to nuisances, a guest home should operate in a very similar manner as any other accessory building, which means no discernable nuisances tied to its presence. It also will not present any additional fire or safety concerns. Since the guest home is intended for the Applicants and their family, the traffic conditions should not change and with the size of the Property, there should be ample off-street parking for the use.

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.

(2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.

The proposed guest home has been designed to match the existing primary single-family dwelling unit. It is also a large property and the guest home is far away from any adjacent homes, so there shouldn't be impact to neighboring views. Taking these circumstances into consideration, there should not be a negative impact to the surrounding properties or the character of the neighborhood.

(3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.

The City's comprehensive plan and zoning code allow for a guest home over 1,000 square feet by conditional use permit. The Applicants have appropriately applied for a conditional use permit and, as the Commission will see later in the staff report, the criteria for a guest home are being complied with as proposed and conditioned. As the guest home is intended for family and non-paying guests of the Applicants, the property use will remain single family residential, which is consistent with the future land use map. Therefore, the proposed guest home is consistent with the comprehensive plan. The guest home will also have no negative impacts on governmental facilities and services as there should be no additional traffic as a result of the proposed guest home and the guest home will be served by a private sewer and water system. It is also anticipated that the need for police and fire services will not change with a guest home.

(4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.

The proposed guest home location is out on an island/peninsula located on the Property. The proposed guest home complies with all the required building setbacks, which should minimize the impact on the sensitive environmental features that surround its location.

(5) Any other factors as found relevant by the city.

Based on the request, the information submitted with this land use application, and the lack of neighborhood concerns, there appears to be no other relevant factors to consider.

Where permitted by city code, guest homes shall be subject to the following requirements:

(1) The lot must contain an existing conforming single-family dwelling unit.

There is an existing conforming single-family home on the Property. This requirement will be met.

(2) The guest home must be completely detached from the primary residence.

The proposed primary home is completely detached from the guest home. This requirement will be met.

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- (3) The guest home must conform to accessory structure setbacks, lot coverage and all other requirements set forth by the city code that are applicable to primary residential dwellings in the zoning district in which the property is located.**

The existing home conforms to all the zoning requirements for an accessory structure. This requirement will be met.

- (4) The height of the guest home must not exceed 25 feet.**

The existing home is less than 25” from the average grade to the mean of the highest peak of the roof. This requirement will be met.

- (5) The roof pitch, architectural design, and exterior materials and colors of the guest home shall be consistent with the primary residence, and the appearance of the guest home shall be that of a single-family dwelling unit.**

Based on the information included with the application, the proposed primary guest home is designed to match the existing single-family dwelling unit. This requirement will be met.

- (6) The driveway to the primary residence must be used to access the guest home. No additional driveway or curb cut will be permitted.**

The primary and guest home are proposed to access off of the existing driveway. There are no additional curb cuts being proposed. This requirement will be met.

- (7) A guest home may have an attached garage. The attached garage shall count towards the total allowed square footage of the guest home with the exception for guest homes that are located in agricultural zoning districts.**

There is an attached garage on the guest home, but the Property is also zoned Agriculture. This requirement need not be considered.

- (8) The guest home shall have a separate address from the primary residence.**

The guest home shall be used by the occupants residing in the primary residence on the Property, their nonpaying guests or their domestic service employees that work on the premises. There is no reason at this time to assign a separate address. This requirement will be met.

- (9) The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority.**

This has been included as a condition of approval. As conditioned, this requirement will be met.

- (10) Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home.**

This has been included as a condition of approval. As conditioned, this requirement will be met.

- (11) No guest home shall be sold or conveyed separate from the primary residence.**

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This has been included as a condition of approval. As conditioned, this requirement will be met.

(12) A conditional use permit is required for guest homes that have a gross floor area of more than 1,000 square feet or square footage that is 30 percent or more of the primary residence's footprint, whichever is less.

The Applicants have appropriately applied for a conditional use permit. This requirement is being met.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has not spoken with any neighboring property owners nor received any written comments or concerns regarding this request as a result of sending the public notice.

Planning Commission Recommendation: The Applicants' request was presented to the Planning Commission at their November 24, 2025 meeting. At that meeting, the Planning Commission held the required public hearing. There was no one besides the Applicants present to speak. After holding the required public hearing, hearing no public testimony, and reviewing the request amongst themselves, the Planning Commission made a motion to recommend the City Council approve the request, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent Hussain, Livermore, Taylor, and Rognli.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The proposed guest home over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

Recommended Action: Motion to adopt a resolution approving the requested conditional use permit for a guest home over 1,000 square feet at 7655 County Road 15, based on the findings of fact outlined in the staff report and subject to the following conditions:

1. The guest home is proposed to have an attached deck. The deck cannot exceed 30" above the adjacent grade as it does not meet the setback requirement from the wetland. If the deck is to be built and exceeds 30" above adjacent grade, then a variance must first be approved before a permit can be issued;
2. The guest home shall not be sold or conveyed separate from the primary residence;
3. The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority;
4. No additional driveway or curb cut shall be permitted for the guest home;

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5. Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home;
6. The Property shall be developed in accordance with the plans submitted with this land use application last dated October 23, 2025;
7. The Applicants shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
8. The Applicants are responsible for all fees incurred by the City in the review of this application;
9. This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property; and
10. Any other conditions as required by the City Council.

Attachments:

1. Location Map
2. Applicants' Narrative
3. Property Survey
4. Building Plans
5. Res. No. 108-25 Approve Guest Home Conditional Use Permit at 7655 County Road 15


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7655 County Road 15



1 in = 600 Ft

 City Boundary
Address Labels



N
November 18, 2025
Map Powered By Datafi



Minnetrista CUP Written Statement

B. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);

7655 Co. Rd. No. 15
Minnetrista MN 55364
Zone: Residential
Parcel size: 33.71 acres / 1,468,612 sq ft
PID: 16-117-24-21-0005
WHALE TAIL LAKE ESTATES
Lot: 001 Block: 001

c. A narrative regarding the history of the property (current and past uses) and any pre-application discussions with staff.

The property was used as Agriculture land until current homeowner, Lance Libengood, purchased it in 2021. Lance & Desiree as well as their 5 children, then built a single family residence on the property. The Libengood's are currently looking to build an ADU on the back portion of the property as a residence for Desiree's aging mother and father to be near their grandchildren and also for Lance & Desiree to be close by to offer support. There are no commercial uses proposed for the ADU

d. A specific written description of the proposed use(s). Incorporate information describing how the use will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, and effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project.

Proposed use is to build a new single family home for Desiree's aging parents who have had a recent medical diagnosis which will require them to need additional support. The build site will have little to no impact on the existing open spaces, landscaping, traffic circulation, transitions areas to adjacent properties and all efforts will be made to maintain the beauty of the natural landscape surrounding the build site. There are minimal landscape changes proposed, other than directly around the home so that the perimeter of the building can easily be maintained, i.e. rockbeds roughly 2 ft. around the home with minimal plantings.

e. Address how the proposed use would affect the health, safety, and general welfare of the city—including but not limited to the factors listed below. For all potential adverse effects, please address how the conflict(s) and/or disturbance(s) would be avoided or mitigated.

Noise, glare, odor, electrical interference, vibration, dust, etc.

None

Possible fire and safety hazards;

None

Existing and anticipated traffic conditions;

None

Parking facilities on adjacent streets and land;

None

The effect on surrounding properties including valuation, aesthetics, scenic views, current and possible land uses, character, and integrity of the neighborhood;

The proposed structure will be contained through the privately owned peninsula on the Libengood property and only trees to be removed will be directly on the build site and the approach to the garage. All buffering and perimeter trees on the island will be left as is to maintain the natural buffering of the build site from country road 15. We would anticipate that this structure would have a positive impact on the property valuation of 7655 County Rd. 15 as well as the neighboring properties.

Impact on governmental facilities and services including roads, parks, schools, sanitary sewer system, water facilities & supply, and police & fire protection;

All utilities will be privately held other than electric services. No impact on city sewer and water use.

Effect on sensitive environmental features including lakes, surface and underground water supply, wetlands, slopes, flood plains, and soils; and

SWPPP measures will be in place prior to any work being performed on the property to ensure that there is no negative impact on the surrounding wetlands as well as Whale Tail Lake and these measures will remain in place throughout the build cycle of the proposed structure. Final grading plans for the home will ensure that no excessive amounts of surface water, beyond the current natural flow of surface water, will be directed toward the wetlands and the Contractor is open to additional measures, if needed, to satisfy any Municipality requests. The proposed build site location on the property lends itself to having as little impact on the native surroundings as possible.

Any other factors as found relevant by the city.

None

f. Describe how the proposed use meets the objectives outlined within the Minnetrista Comprehensive Plan;

The proposed use of the structure, single family residential home, meets the objectives outlined in the Minnetrista Comprehensive Plan because the build site will have little to no impact on the

existing open spaces, landscaping, traffic circulation, transitions areas to adjacent properties and all efforts will be made to maintain the beauty of the natural landscape surrounding the build site.

g. Provide a narrative addressing concerns/issues raised by neighboring properties (staff always suggests discussing your proposal with the neighboring land owners to get a sense of what issues may arise as your application is processed);

At this time no neighboring land owners have expressed any issues with the proposed structure.

h. Describe how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

The build site will have little to no impact on the existing open spaces, landscaping, traffic circulation, transitions areas to adjacent properties and all efforts will be made to maintain the beauty of the natural landscape surrounding the build site. There are minimal landscape changes proposed, other than directly around the home so that the perimeter of the building can easily be maintained, i.e. rockbeds roughly 2 ft. around the home with minimal plantings. SWPPP measures will be in place prior to any work being performed on the property to ensure that there is no negative impact on the surrounding wetlands as well as Whale Tail Lake and these measures will remain in place throughout the build cycle of the proposed structure. Final grading plans for the home will ensure that no excessive amounts of surface water, beyond the current natural flow of surface water, will be directed toward the wetlands and the Contractor is open to additional measures, if needed, to satisfy any Municipality requests. The proposed build site location on the property lends itself to having as little impact on the native surroundings as possible.

i. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area; and

The ADU structure will utilize privately held utilities for sewer and water and the two elderly residences that will occupy the home will have little to no impact on any traffic controls on County Rd. 15.

j. Outline a proposed development/operating schedule (when will the use begin, hours of operation, etc). If new construction is proposed, provide a development schedule indicating the approximate date when construction of the project—or stages of the same—can be expected to begin and be completed.

The proposed ADU will have no commercial application or hours of operation as it is a single family residence only. The construction of the project will be dependent on city approval but

would potentially start as soon as the approval is granted, which would likely be the end of 2025 or Q1 of 2026.

(g) Guest homes. Where permitted by this code, guest homes shall be subject to the following requirements:

(1) The lot must contain an existing conforming single-family dwelling unit.

Lot does contain a single-family dwelling unit

(2) The guest home must be completely detached from the primary residence.

Guest home will be detached from primary residence

(3) The guest home must conform to accessory structure setbacks, lot coverage and all other requirements set forth by the city code that are applicable to primary residential dwellings in the zoning district in which the property is located.

We will comply with all city code requirements

(4) The height of the guest home must not exceed 25 feet.

Yes, we are in compliance with this requirement.

(5) The roof pitch, architectural design, and exterior materials and colors of the guest home shall be consistent with the primary residence, and the appearance of the guest home shall be that of a single-family dwelling unit.

The overall architectural details will compliment the main home on the property with similar roof pitches, dormer details and overall color pallet

(6) The driveway to the primary residence must be used to access the guest home. No additional driveway or curb cut will be permitted.

Yes, the new driveway will be a continuation of the primary residence existing driveway

(7) A guest home may have an attached garage. The attached garage shall count towards the total allowed square footage of the guest home with the exception for guest homes that are located in agricultural zoning districts.

Yes, we will comply with this requirement

(8) The guest home shall have a separate address from the primary residence.

Yes, we will comply with this regulations

(9)The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority.

We will comply with this regulation, the home will have private utilities including private well, septic system and propane gas service.

(10)Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home.

The guest home will not have any boat slips and we understand that all riparian rights are with the primary residence

(11)No guest home shall be sold or conveyed separate from the primary residence.

Yes, the home is to stay in the family as it is meant to become a multi generational property.

PROJECT:
2 STORY PRELIM. PLAN

OWNER:

ADDRESS:
7665 COUNTY RD. 15
MINNETRISTA, MN.

CONTRACTOR:
KTF CONTRACTING
CONTACT: SAM LEMKE
PHONE: (612) 961-6630
E-MAIL: Sam@ktfcontracting.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

REVISED BID PLAN

OCTOBER 23, 2025

NOT FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 02/07/2025

DATE: 10/23/2025 DRAWN: DICK S.
JOB NO: 02509 CHECKED: R.J.S.

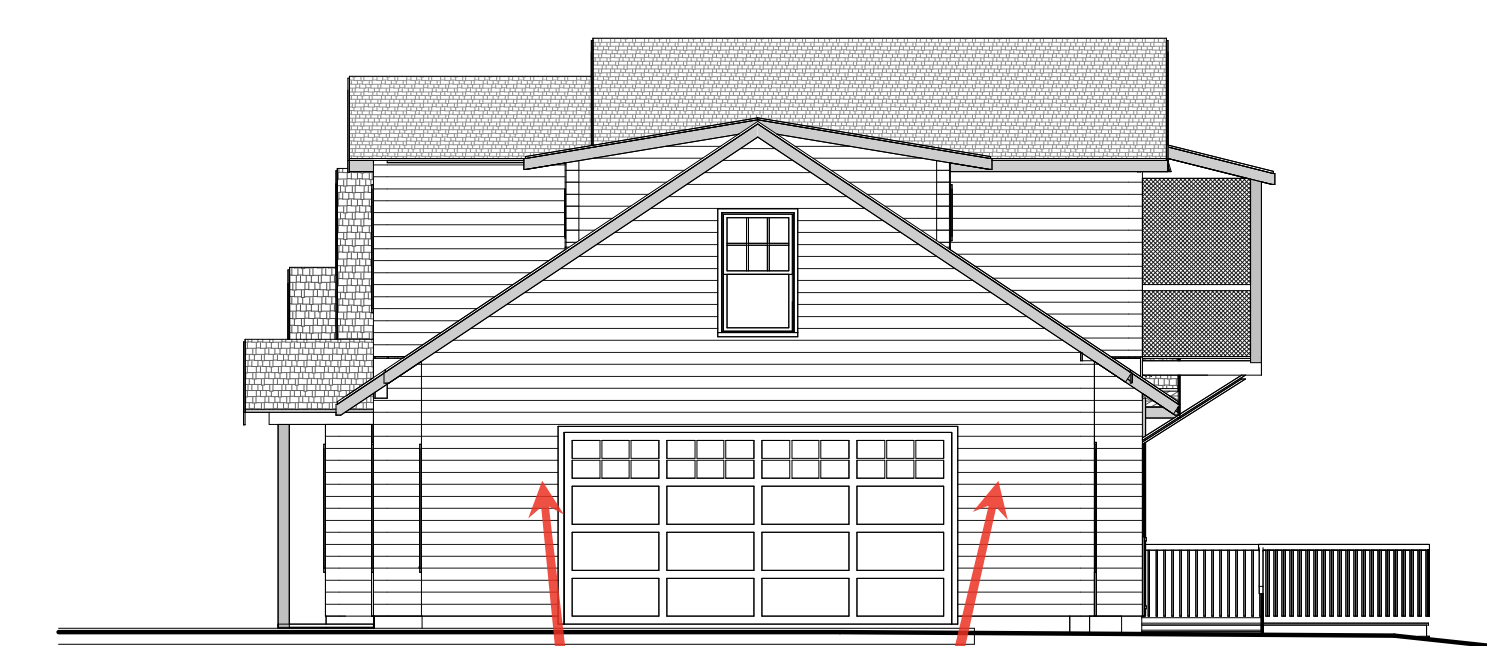
ELEVATIONS

SCALE: As indicated

PAGE NO:
A-1

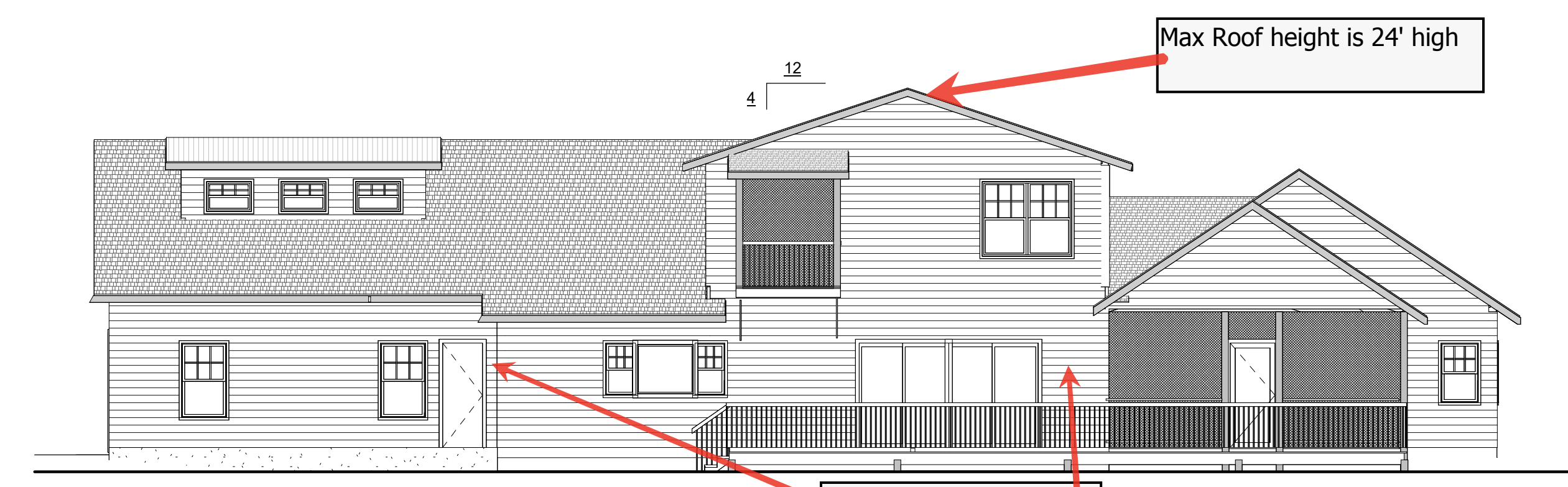


4 NORTH ELEVATION
A-1 1/8" = 1'-0"



Garage carriage lights will be downcast in nature

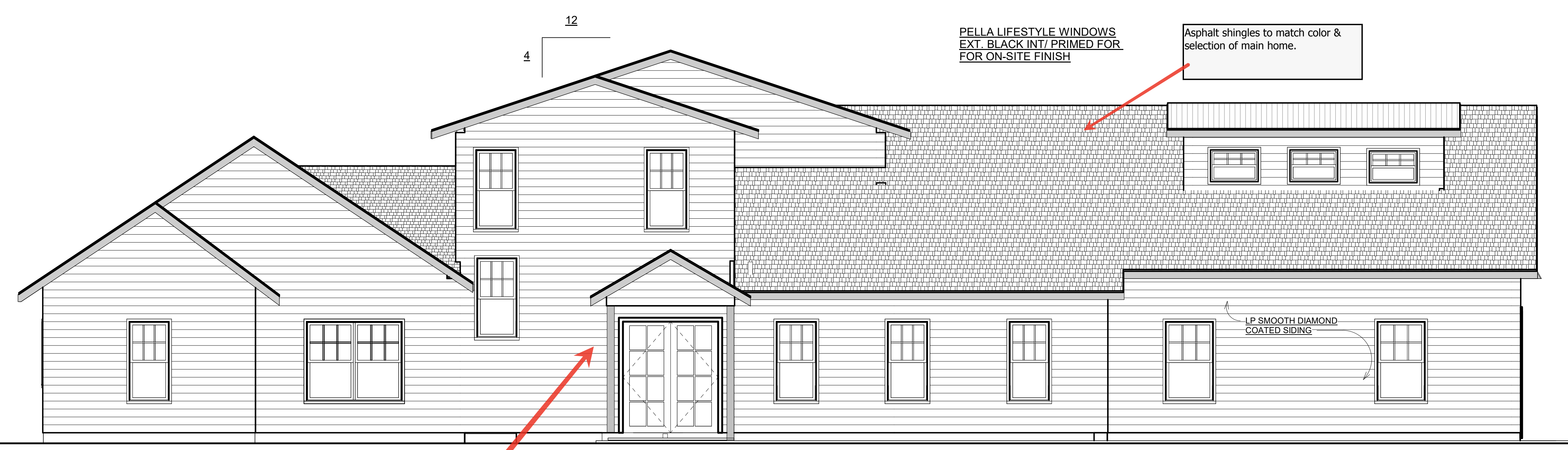
3 SOUTH ELEVATION
A-1 1/8" = 1'-0"



Max Roof height is 24' high

Exterior lights will be downcast in nature

2 EAST ELEVATION
A-1 1/8" = 1'-0"



PELLA LIFESTYLE WINDOWS
EXT. BLACK INT/ PRIMED FOR
FOR ON-SITE FINISH

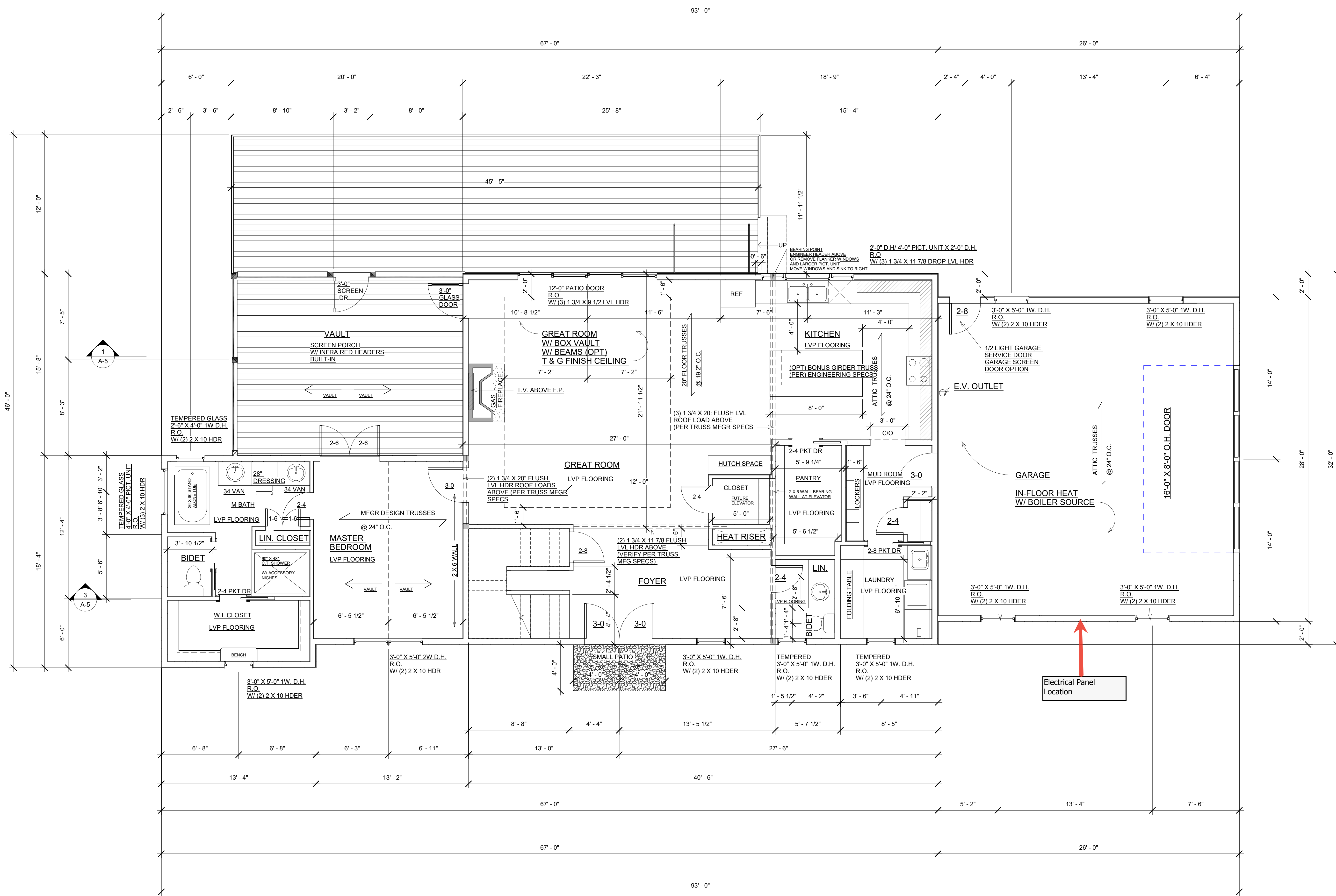
Asphalt shingles to match color & selection of main home.

LP SMOOTH DIAMOND COATED SIDING

Exterior Lights will be down cast in nature

Exterior window color will be black to match main home.

1 WEST ELEVATION
A-1 1/4" = 1'-0"



1 MAIN FLOOR PLAN
A-3 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. INFRA RED HEATERS IN SCREEN PORCH
2. WINDOWS EXT. BLACK, INT PRIMED FOR SITE FINISH (PELLA WINDOWS)
3. RAILING: WHITE OAK AND BLACK BALUSTERS
4. FLOORING: LVP THROUGH ALL MAIN LEVEL (OPT) WHITE OAK ON-SITE FINISH
5. BEDROOMS: TILE FOR BATHS
6. GARAGE : EPOXY FLOOR WITH (OPT.) SCREEN DOOR
7. APPLIANCES - 30" RANGE -(LP GAS) DRAWER MICROWAVE, FRIDGE/FREEZER COLUMNS
8. WATER FILTRATION SYSTEM WITH RO FAUCET.
9. ROOF ASPHALT ROOFS, PAINTED METAL GARAGE BONUS ROOM W/ TRANSOMS
10. SIDING SMOOTH DIAMOND COAT FINISH

MAIN FLOOR PLAN	1756 SQ. FT.
3 SEASON PORCH	313 SQ. FT.
2ND FLOOR PLAN	771 SQ. FT.
BONUS ROOM	640 SQ. FT.
TOTAL SQ. FT	3480 SQ. FT.

DECK 552 SQ. FT.

PROJECT:
2 STORY PRELIM. PLAN

OWNER:

ADDRESS:
7665 COUNTY RD. 15
MINNETRISTA, MN.

CONTRACTOR:
KTF CONTRACTING
CONTACT: SAM LEMKE
PHONE: (612) 961-6630
E-MAIL: Sam@ktfcontracting.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

REVISED BID PLAN

OCTOBER 23, 2025

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SCHWIETERS HOME DESIGN
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SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 02/07/2025

DATE: 10/23/2025 DRAWN: DICK S.
JOB NO: 02509 CHECKED R.J.S.

MAIN FLOOR PLAN
1756 SQ. FT
313 SQ. FT. PORCH
2069 SQ. FT. TOTAL

SCALE: 1/4" = 1'-0"

PAGE NO:

A-3

OWNER:

ADDRESS:
7665 COUNTY RD. 15
MINNETRISTA, MN.

CONTRACTOR:
KTF CONTRACTING
CONTACT: SAM LEMKE
PHONE: (612) 961-6630
E-MAIL: Sam@ktfcontracting.com

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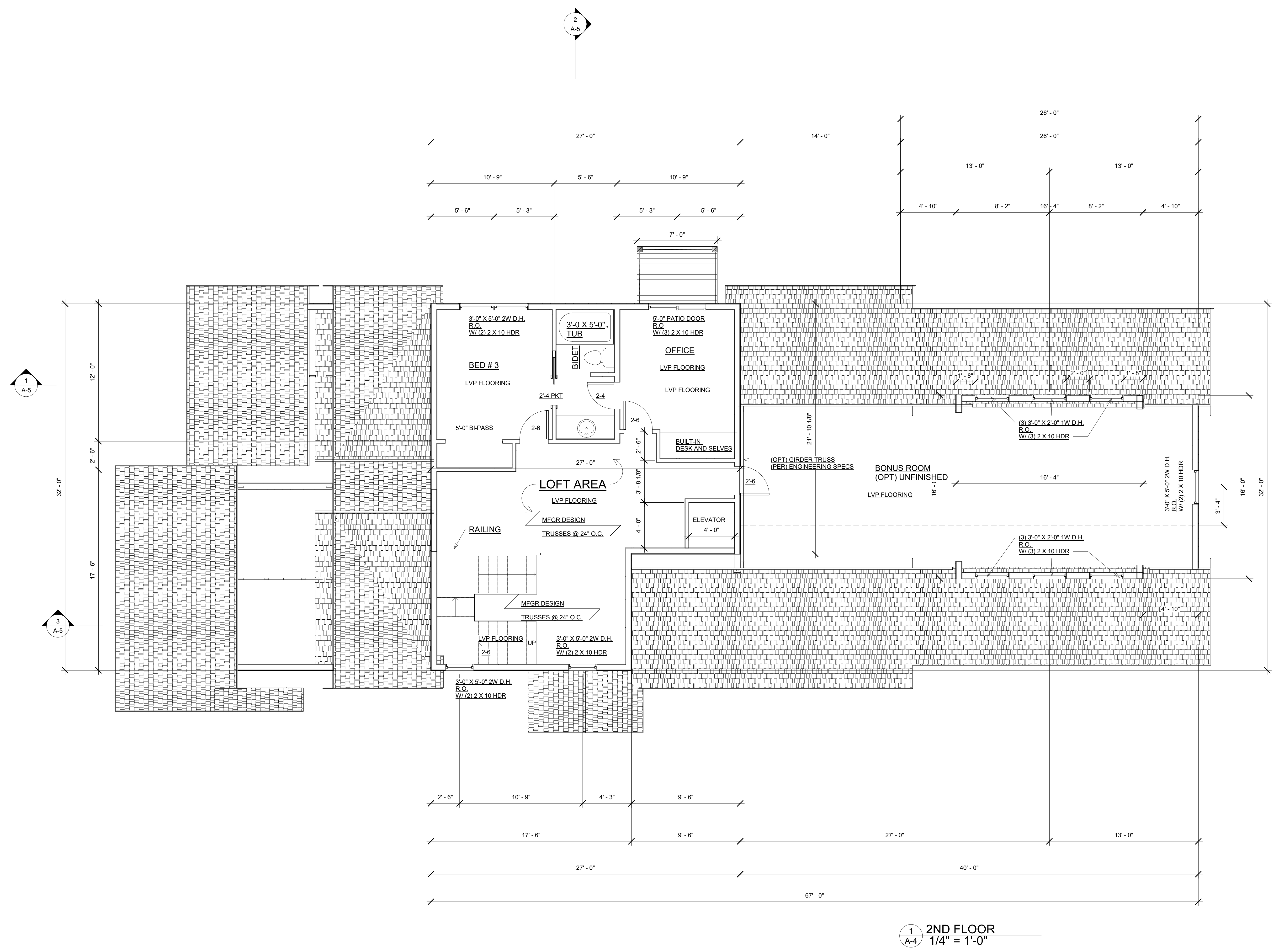
DATE: 02/07/2025

DATE: 10/23/2025 DRAWN: DICK S.
JOB NO: 02509 CHECKED: R.J.S.

2ND FLOOR PLAN
771 SQ. FT.
640 SQ. FT. BONUS
1411 SQ. FT. TOTAL

SCALE: 1/4" = 1'-0"

PAGE NO:
A-4



1
A-4 2ND FLOOR
1/4" = 1'-0"

OWNER:

ADDRESS:
7665 COUNTY RD. 15
MINNETRISTA, MN.

CONTRACTOR:
KTF CONTRACTING
CONTACT: SAM LEMKE
PHONE: (612) 961-6630
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OCTOBER 23, 2025

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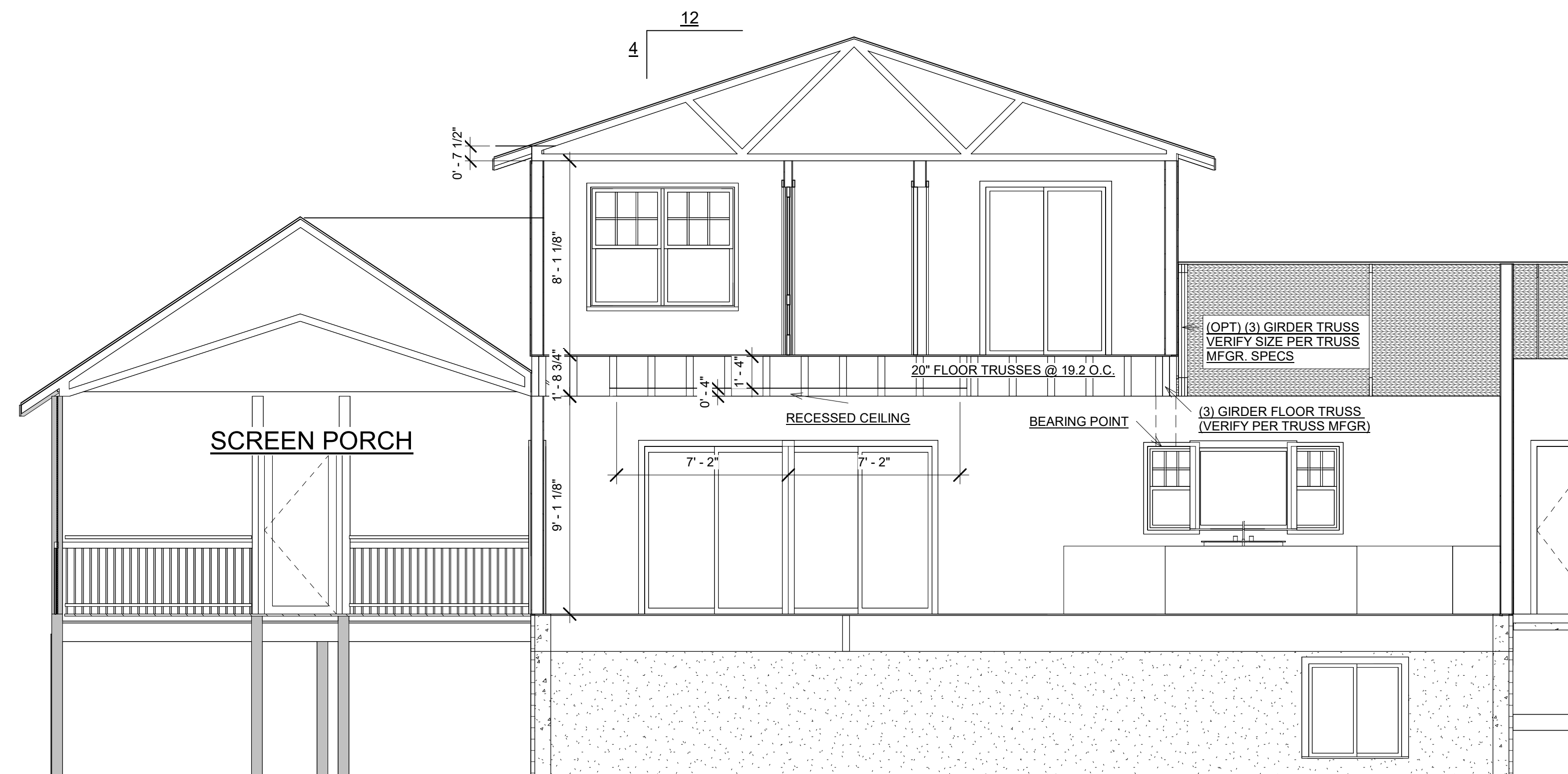
DATE: 10/23/2025 DRAWN: DICK S.
JOB NO: 02509 CHECKED: R.J.S.

SECTIONS

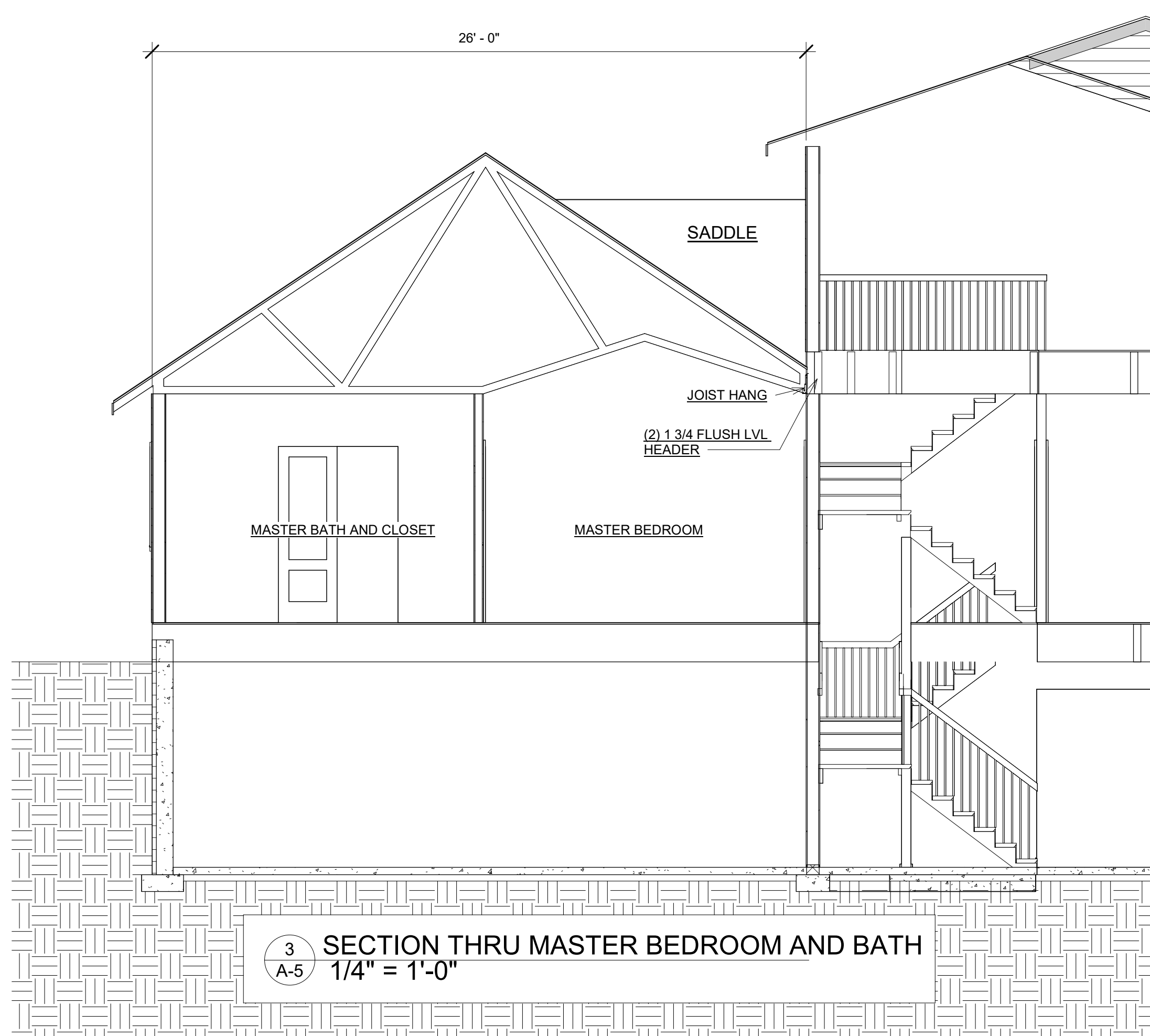
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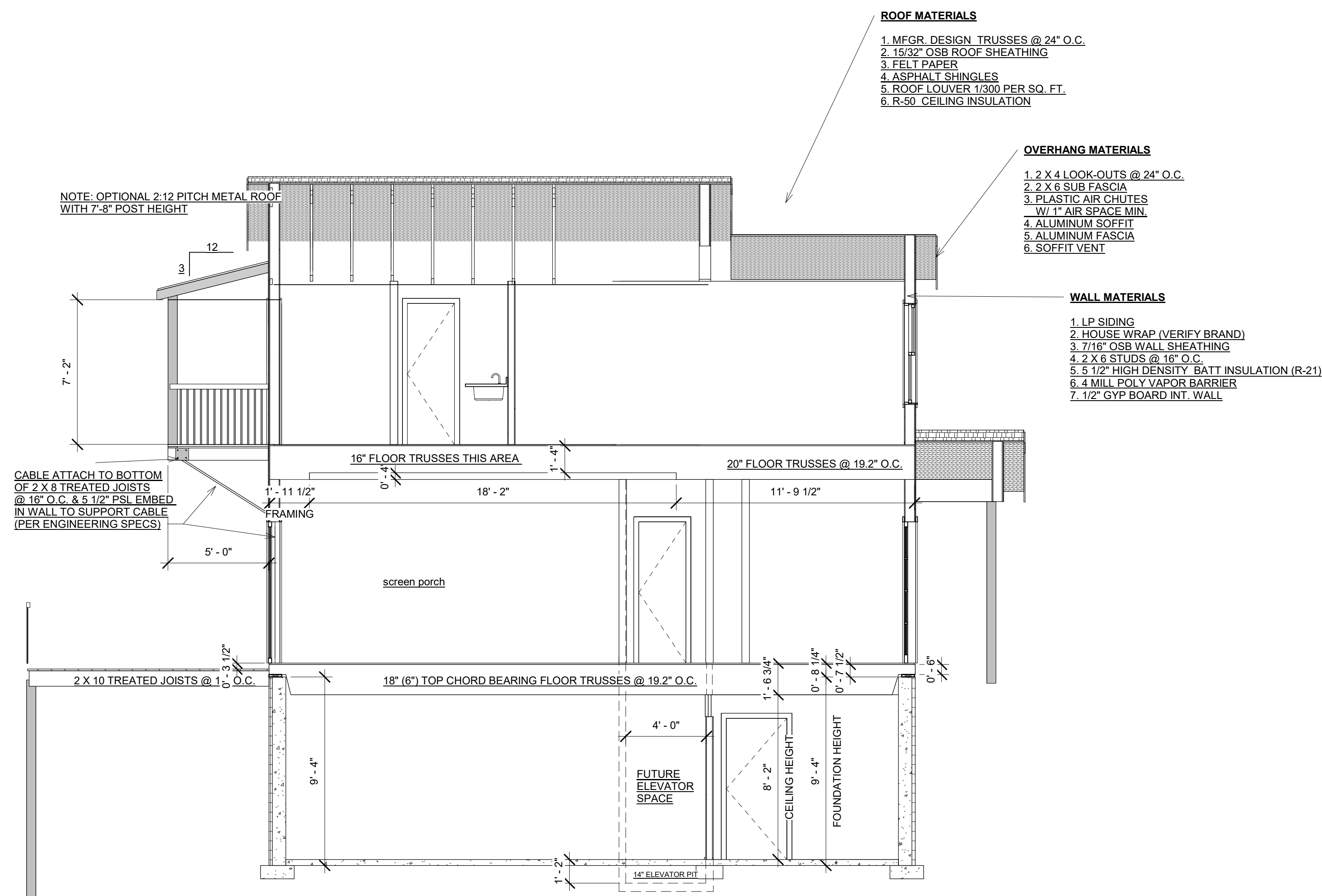
A-5



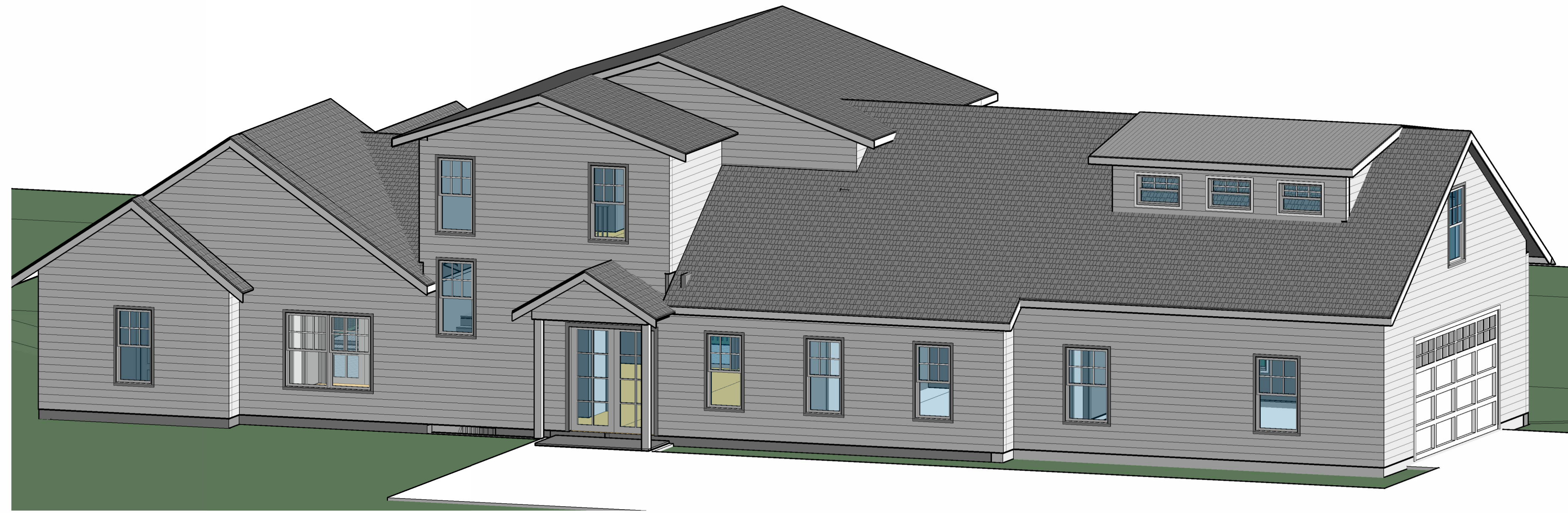
SECTION THRU 2ND FLOOR TRUSSES AND SCREEN PORCH
1
A-5
1/4" = 1'-0"



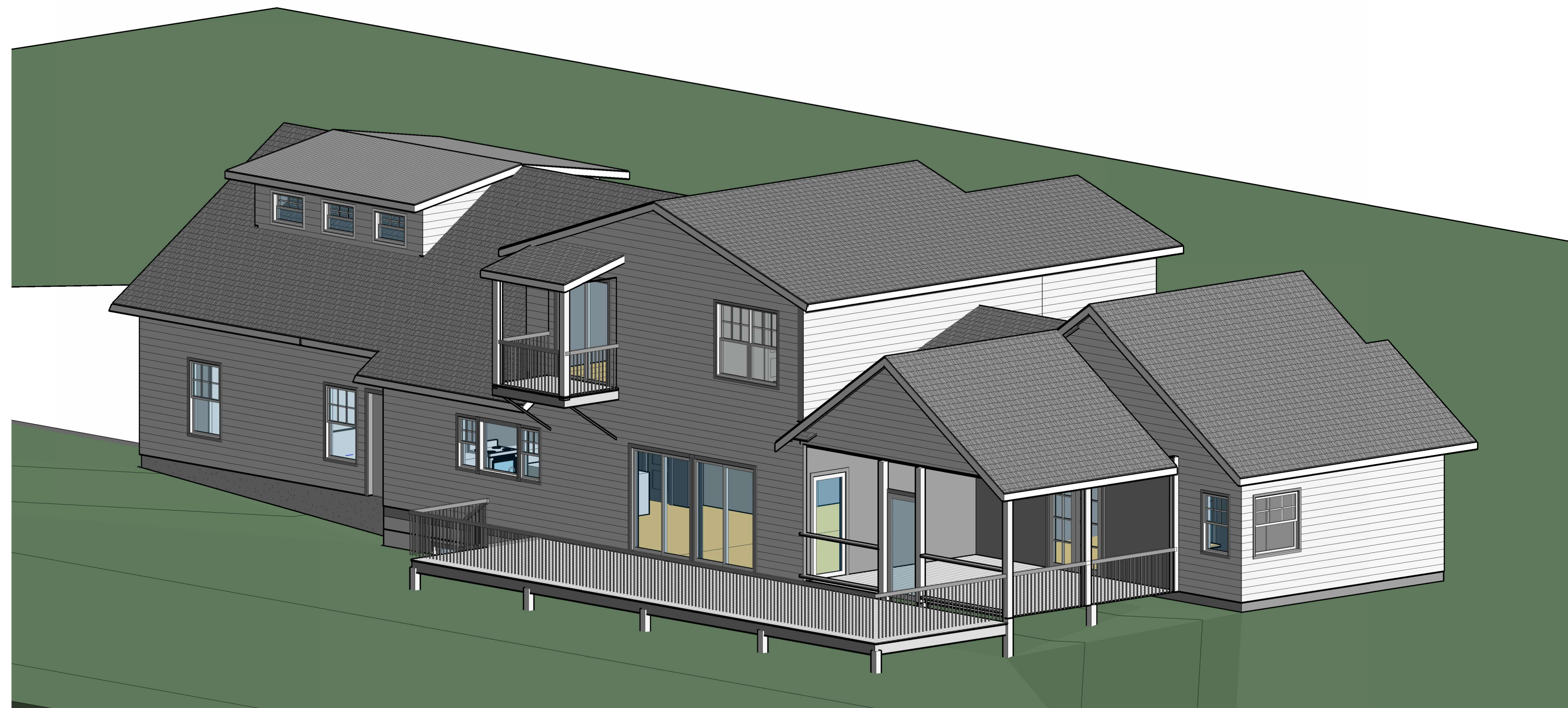
SECTION THRU MASTER BEDROOM AND BATH
3
A-5
1/4" = 1'-0"



SECTION THRU HOUSE WIDTH
2
A-5
1/4" = 1'-0"



2
D-1 3-D PERSPECTIVE SOUTH WEST VIEW



1
D-1 3-D PERSPECTIVE NORTH EAST VIEW

PROJECT:
2 STORY PRELIM. PLAN

OWNER:

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OCTOBER 23, 2025

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DATE: 02/07/2025

DATE: 10/23/2025 DRAWN: DICK S.
JOB NO: 02509 CHECKED: R.J.S.

3-D PERSPECTIVES

SCALE:

PAGE NO: **D-1**

RESOLUTION NO. 108-25

CITY OF MINNETRISTA

**RESOLUTION APPROVING A GUEST HOME CONDITIONAL USE PERMIT FOR
LANCE AND DESIREE LIBENGOOD AT 7655 COUNTY ROAD 15**

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

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Lance and Desiree Libengood (the “Applicants”) have made an application for a guest home conditional use permit at 7655 County Road 15 (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on November 24, 2025, the Minnetrista Planning Commission considered the requested guest home conditional use permit, held a public hearing and, after consideration of the entire record before it, voted 5-0 in favor of recommending approval of the requested conditional use permit; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed guest home over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested guest home conditional use permit at the property generally located at 7655 County Road 15, subject to the following conditions:

1. The guest home is proposed to have an attached deck. The deck cannot exceed 30” above the adjacent grade as it does not meet the setback requirement from the wetland. If the deck is to be built and exceeds 30” above adjacent grade, then a variance must first be approved before a permit can be issued;
2. The guest home shall not be sold or conveyed separate from the primary residence;
3. The guest home must be served by the same electrical, water, and gas meters that serve the primary residence. A separate individual sewage treatment system is permitted if required by the county or other permitting authority;
4. No additional driveway or curb cut shall be permitted for the guest home;

5. Any riparian rights belong to the primary residence on the property. No additional boat slips will be permitted for the guest home;
6. The Property shall be developed in accordance with the plans submitted with this land use application last dated October 23, 2025;
7. The Applicants shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
8. The Applicants are responsible for all fees incurred by the City in the review of this application; and
9. This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property.

This resolution was adopted by the City Council of the City of Minnetrista on the 8th day of December, 2025 by a vote of ___ Ayes and ___ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of 7655 County Road 15:

Lot 1, Block 1, Whale Tail Lake Estates, Hennepin County, Minnesota.