

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2017-02**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT  
10450 DELLWOOD ROAD NORTH**

**WHEREAS**, William David (“Applicant”) and John Moore (“Owner”) have submitted an application for a Minor Subdivision located at 10450 Dellwood Road North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Applicant has provided a survey which identifies an approximately 4.0-acre strip of vacant land located on the Subject Property that would be created as a new parcel; and

**WHEREAS**, the remaining parcel of the Subject Property after the subdivision will contain approximately 10.0 acres and includes the existing Principal Structure; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on January 17, 2017; and

**WHEREAS**, on January 17, 2017 the Planning Commission recommended approval of the application subject to certain conditions; and

**WHEREAS**, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on February 7, 2017.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of William David and John Moore for a Minor Subdivision described in Chapter 30, based upon the following findings pursuant to Section 30-4 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The created Parcel 1 is permitted to obtain an individual PID after subdivision, and is not required to be with PID 1403021340003 because the created lot is non-contiguous due to the existence of the Gateway Trail.
- The minor subdivision and combination will not negatively affect the physical characteristics of the lots or the neighborhood.
- The proposed minor subdivision conforms to the city's comprehensive plan.
- The minor subdivision does not create any new buildable lots, and complies with the density requirements of the A-2 land use designation.
- The minor subdivision will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.

**FURTHER BE IT RESOLVED** that the following conditions of approval of the Minor Subdivision shall be met:

1. Any future subdivision of the David Parcels (PID 1403021340003, 1403021310008 and Proposed Parcel 1) shall be subject to rules and regulations related to the zoning and subdivision ordinances in effect at time of subdivision.
2. The Applicant shall be required to enter into a Development Agreement with the City that shall be recorded against all properties owned by the Applicant, including the created Proposed Parcel 1.
3. The Development Agreement shall stipulate that the minor subdivision process did not evaluate the buildability of the resulting lots in the current configuration, and that the created Parcel 1 is substandard and is not buildable.
4. The Development Agreement shall clearly state that for purposes of zoning and land use review all three PIDs (1403021340003, 1403021310008 and Parcel 1) shall be considered collectively.
5. The City Attorney shall review and stamp the deeds associated with the created parcels.
6. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 7th day of February 2017.

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Jeff Huber, Mayor

State of Minnesota            )  
  ) ss.  
County of Washington        )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on February 7th, 2017 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this 9th day of February, 2017.

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Kim Points  
Clerk  
City of Grant