

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2017-13**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
9694 75TH STREET NORTH**

WHEREAS, David Washburn (“Applicant”) submitted an application for a Minor Subdivision of the property located at 9694 75th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision will create two new lots described as Parcel A and Parcel B on the submitted survey dated November 16, 2016; and

WHEREAS, proposed Parcel A is approximately 27.99 acres and is vacant; and

WHEREAS, proposed Parcel B is approximately 5.51 acres and contains an existing principal structure and five accessory structures; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on June 20, 2017; and

WHEREAS, on June 20, 2017 the Planning Commission unanimously recommended approval of the Minor Subdivision 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 June 29, 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 David Washburn for a Minor Subdivision as 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 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 creates two lots, Parcel A 27.99 acres and Parcel B 5.51 acres, and complies with the density requirements of the guided A-2 land use designation.
- The minor subdivision to create Parcel A and Parcel B creates two lots that comply with the A-2 zoning district.
- 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 development or redevelopment of Parcel A or Parcel B shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
2. The Applicant shall submit a revised Minor Subdivision survey to reflect Washington County's request for an additional 15-foot right-of-way easement on the southerly property line along CSAH 12.
3. The Minor Subdivision survey shall be updated to adjust the westerly property line of Parcel B to remove the jog and create a straight property line.
4. All future structures and improvements, accessory and principal, must comply with the city's wetland buffer setback requirements
5. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
6. The Applicant shall provide a written statement and identify on a corresponding exhibit which buildings will be removed, and which buildings are classified as a "shed" per the City's Ordinance.
7. The Applicant shall submit a schedule and building removal plan that will be reviewed and approved by city staff to ensure Parcel B complied with the A-2 zoning standards.
8. The Applicant shall submit a Letter of Credit, or other financial form acceptable to the City Attorney, to ensure the removal of the accessory buildings is completed and that Parcel B is brought into compliance with the city's ordinances.

9. Any redevelopment of Parcel B with a new, or substantially larger, principal structure may necessitate a new septic system and at such time a septic permit must be obtained from Washington County prior to the City issuing a building permit.
10. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A.
11. If, and when, a new home is proposed on Parcel A the appropriate permits to install a well must be obtained prior the city issuing a building permit.
12. Any new driveway access to Parcel A or Parcel B from CSAH 12 shall be subject to review and approval of Washington County.
13. The City Attorney shall review and stamp the deeds associated with the created parcels.
14. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 29th day of June 2017.

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 _____, 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 ____ day of _____, 2017.

Kim Points
Clerk

City of Grant