

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2018-05**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
6808 117TH STREET NORTH**

WHEREAS, Sandra Wegleitner (“Applicant”) submitted an application for a Minor Subdivision of the property located at 6808 117th 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 January 8, 2018; and

WHEREAS, proposed Parcel A is approximately 10.01 acres and contains an existing principal structure and accessory building; and

WHEREAS, proposed Parcel B is approximately 39.11 acres and is vacant; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on February 20, 2018; and

WHEREAS, on February 20, 2018 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 March 6, 2018.

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 Sandra Wegleitner 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 to create two lots, Parcel A 10.01 acres and Parcel B 39.11 acres, complies with the density requirements of the A-1 land use designation.
- The minor subdivision to create Parcel A and Parcel creates to lots that comply with the A-1 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 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.
2. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A.
3. 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.
4. Any new access to Parcel A or Parcel B shall be subject to review and approval of Washington County.
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 6th day of March 2018.

Jeff Huber, Mayor

County of Washington) ss.
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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 _____, 2018 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 _____, 2018.

Kim Points
Clerk
City of Grant