

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2018-16**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
10361 110TH STREET NORTH**

WHEREAS, David and Barbara Black (“Owner”) submitted an application for a Minor Subdivision of the property located at 10361 110th Street North (“Property”), which is legally described in Exhibit A, 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 June 8, 2018; and

WHEREAS, proposed Parcel A is approximately 20.98 acres and contains an existing principal structure, two accessory structures, four sheds and a silo; and

WHEREAS, proposed Parcel B is approximately 5.01 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 August 21, 2018; and

WHEREAS, on August 21, 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 September 4, 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 David and Barbara Black (“Owner”) 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 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 results in two lots Parcel A 20.98 acres and Parcel B 5.01 acres and complies with the density requirements of the guided A-2 land use designations.
- The minor subdivision creates Parcel A and Parcel B and both resulting lots comply with the A-2 zoning districts.
- 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. The approximately 400-square-foot shed located on Parcel A adjacent to the newly created northerly property line of Parcel B shall be removed or relocated on Parcel A outside of the rear yard setback to comply with the City's ordinances.
2. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
3. Parcel 2 shall be combined with Proposed Parcel A which must be reflected on the deeds prior to recording the subdivision.
4. Any proposed driveway on Parcel B shall be setback a minimum of 5-feet from any septic system, including drainfield and the drainfields shall be protected during construction.
5. A driveway access permit shall be obtained from the City's Building Official if, and when, a new principal structure is proposed on Parcel B.
6. Any proposed accessory buildings on Parcel B shall be subject to the City's requirements for size and quantity as stated in Section 32-313, or successor sections.
7. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel B.
8. If, and when, a new home is proposed on Parcel B the appropriate permits to install a well must be obtained prior to the city issuing a building permit.
9. Any redevelopment of Parcel A 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. The City Attorney shall review and stamp the deeds associated with the created parcels.
11. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 4th day of September 2018.

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 _____, 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