

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2018-22**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION (LOT LINE
REARRANGEMENT) AT
6808 117TH STREET NORTH**

WHEREAS, William and Judy Cournoyer (“Applicant”) and Sandra Wegleitner (“Owner”) submitted an application for a Lot Line Rearrangement – Minor Subdivision of the property located at 6808 117th Street North and the adjacent approximately 40-acre parcel lying easterly (“Property”), which is legally described in Exhibit A, in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision will create two lots described as Parcel A and Parcel B on the submitted survey dated September 6, 2018; and

WHEREAS, proposed Parcel A is approximately 10.01 acres and contains an existing principal structure and one accessory structure; 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 August 21, 2018; and

WHEREAS, on August 21, 2018 the Planning Commission unanimously recommended approval of the Minor Subdivision with recommendations and 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 October 2, 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 William and Judy Cournoyer and 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 lot line rearrangement (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 lot line rearrangement results in two lots Parcel A which is 10.01 acres and Parcel B which is 39.11 acres and complies with the density requirements of the guided A-1 land use designation.
- The lot line rearrangement creates Parcel A and Parcel B and both resulting lots comply with the A-1 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. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
2. If new improvements on Parcel A or Parcel B appear to encroach or are within proximity to the identified wetland or its buffers based on the NWI, then a wetland delineation shall be required prior the City issuing any permit for site work or a building permit.
3. 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.
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 2nd day of October 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