

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2018-26**

**RESOLUTION APPROVING A PRELIMINARY PLAT AND GRANTING A
VARIANCE FROM MAXIMUM LENGTH OF A CUL-DE-SAC FOR
THE GATEWAY**

WHEREAS, The Excelsior Group (“Applicant”), together with Premier Bank (“Owner”), have submitted an application for Preliminary Plat of a major subdivision and a variance from maximum length of a cul-de-sac generally located east of Ideal Avenue North, and south of 75th Street North in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat will subdivide approximately 165-acres of land that contains an existing home, accessory buildings and pasture area; and

WHEREAS, the existing homestead and accessory buildings will be removed as part of the development process; and

WHEREAS, the Preliminary Plat identifies 16 lots, of which 12 lots range in size between approximately 5.0 and 7.6 acres; and four lots range in size between approximately 16 and 29 acres; and

WHEREAS, the 16-lots contained in the Preliminary Plat will be accessed by two new connected cul-de-sacs; and

WHEREAS, the two cul-de-sacs exceed the maximum permitted length per the City’s subdivision ordinance and require a variance from the permitted length to be constructed as shown on the Preliminary Plat; and

WHEREAS, on November 20, 2018 the Planning Commission reviewed the application and unanimously recommends approval of The Gateway Preliminary Plat and the Variance from maximum cul-de-sac length to the City Council with the conditions as presented; and

WHEREAS, the City Council considered the Preliminary Plat, the Variance from maximum cul-de-sac length, and the recommendation of the Planning Commission at their regular meeting on December 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 The Excelsior Group for Preliminary Plat provided that the following conditions of Preliminary Plat are met:

1. An updated Preliminary Plat, if necessary, and revised Grading and Erosion Control Plans depicting any necessary changes and/or modification shall be submitted for review and approval of city staff within 12-months of Preliminary Plat approval.
2. The Applicant shall obtain all necessary stormwater permits from the VBWD and such permits shall be acquired prior to the City granting any Final Plat of the Project.
3. The Applicant shall obtain an approved wetland delineation prior to any Final Plat of the Project being granted.
4. If necessary, a wetland mitigation and replacement plan shall be approved prior to any Final Plat of the Project being granted.
5. A letter from Washington County Environmental Services shall be provided indicating that the proposed primary and secondary septic sites meet their standards and requirements, and that adequate area exists on each lot to accommodate a septic system. Such letter shall be provided prior to granting any Final Plat of the Project.
6. The Applicant will be required to enter into a Development Agreement prior to the City granting any Final Plat of the Project to ensure that the requirements and conditions as set forth herein are complied with, and ensure the installation of the subdivision infrastructure.
7. The Applicant shall obtain all necessary permits for installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.
8. The full public right-of-way of both cul-de-sacs shall be dedicated at time of Phase I Final Plat.
9. The Applicant shall obtain access permits from Washington County prior to the City granting any Final Plat of the Project.
10. The Applicant shall be required to install all necessary improvements to CSAH 12 as agreed to, and conditioned by, Washington County. Such improvements shall be included and addressed within the Development Agreement.
11. Site improvements as described within Section 30-194 shall be agreed to and identified within a Development Agreement.
12. A street name for the proposed cul-de-sac shall be provided prior to granting any Final Plat of the Project.
13. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.
14. The Applicant shall be required to obtain all septic permits, based on actual design of a principal structure, prior to the city issuing a building permit.
15. Review of the cul-de-sac length from the Fire Chief shall be obtained to ensure that there are no issues regarding access to each of the created lots.

16. The Applicant shall pay all fees and delinquent escrow balances.

FURTHER BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of The Excelsior Group to exceed the maximum length of a cul-de-sac with the following findings pursuant to Section 32-59 and 32-60 of the City's Zoning Ordinance which provides that a Variance may be granted if a hardship is demonstrated. The City Council's Findings relating to the standards are as follows:

- The buildable area of the subject property is constrained by natural features including extensive wetlands around the perimeter of the site which limit available access to CSAH 12.
- The site is further constrained by the presence of the Gas Line Easement along the western border of the site which further limits viable access and crossings.
- Washington County's access spacing guidelines do not permit to accesses onto CSAH 12, and there is no other frontage or access to the subject property.
- The site constraints on site are not self-created, are the result of the natural landscape or are associated with a public improvement, or public guideline.
- The cul-de-sac configuration is consistent with the character and design of rural residential subdivisions throughout the City, and granting the variance will not negatively impact the character of the community.

Adopted by the Grant City Council this 4th day of December 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