

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2020-07**

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

**WHEREAS**, Joseph Ingebrand Real Estate, LLC (“Applicant”) on behalf of Reichow Investments, LLC (“Owner”) submitted an application for a Minor Subdivision of the property generally located northwest of the 110<sup>th</sup> Street N and Kelvin Avenue N intersection with property identification number 0203021330004 (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Subject Property is currently vacant and the proposed minor subdivision will create two residential lots; and

**WHEREAS**, the proposed subdivision will create Parcel A which is 10.23 acres and Parcel B which is 10.01 acres;

**WHEREAS**, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on January 19, 2020; and

**WHEREAS**, the Planning Commission unanimously recommended approval of the minor subdivision provided certain conditions were met; and

**WHEREAS**, the City Council has considered the Applicant’s request at their regular City Council meeting on February 4, 2020.

**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 Joseph Ingebrand Real Estate, LLC on behalf of Reichow Investments 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 will create two residential lots, each greater than 10-acres in size.
- The creation of two residential lots is consistent with the City's zoning regulations for properties zoned A1.
- 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. Any proposed driveway on Parcel A or B shall be setback a minimum of 5-feet from any septic system including the drainfield.
3. Once the drainfield location is identified it shall be protected during any grading or construction on site.
4. The potential building pad on Parcel A shall be moved, if needed, to comply with the wetland setback requirements.
5. The potential building pad on Parcel B shall be moved, if needed, to comply with the city's setback requirements.
6. No building permit shall be issued for Parcel A or Parcel B until the wetland delineation is complete and a Notice of Decision has been issued.
7. A driveway access permit shall be obtained from the City's Building Official if, and when, a new principal structure is proposed on Parcel A or B.
8. Any proposed accessory buildings on Parcel A or B shall be subject to the City's requirements for size and quantity as stated in Section 32-313, or successor sections.
9. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A or B.
10. If, and when, a new home is proposed on Parcel A or B the appropriate permits to install a well must be obtained prior to the city issuing a building permit.
11. If, and when, a new home is proposed on Parcel A or B, the septic area shall be protected during any construction of structures or driveways.
12. The City Attorney shall review and stamp the deeds associated with the created parcels.
13. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 4th day of February 2020.

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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 \_\_\_\_\_, 2020 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 \_\_\_\_\_, 2020.

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Kim Points  
Clerk  
City of Grant