

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-41**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
9337 AND 9411 JOLIET AVENUE NORTH**

WHEREAS, Richard and Maureen Bennett (“Applicant”) submitted an application for a Lot Line Rearrangement – Minor Subdivision of the property located at 9337 and 9411 Joliet Avenue North (“Property”), which is legally described in Exhibit A, in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision consolidates three existing parcels into two parcels shown as Parcel A and Parcel B on the submitted survey dated August 11, 2020; and

WHEREAS, proposed Parcel A is approximately 11.09 acres and is developed with a principal structure; and

WHEREAS, proposed Parcel B is approximately 31.95 acres and contains an existing principal structure and one accessory structure; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on September 22, 2020; and

WHEREAS, on September 22, 2020 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 October 6, 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 Richard and Maureen Bennett 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 11.09 acres and Parcel B which is 31.95 acres, and complies with the density requirements of the guided A-2 land use designation.
- The lot line rearrangement creates Parcel A and Parcel B and both resulting lots comply with the A-2 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. All future structures and improvements, accessory and principal, must comply with the city’s and BCWD wetland buffer setback requirements.
2. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
3. The City Attorney shall review and stamp the deeds associated with the created parcels.
4. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 6th day of October 2020.

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.

Kim Points
Clerk
City of Grant