

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-44**

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

WHEREAS, Joseph Ingebrand Real Estate, LLC (“Applicant submitted an application for a lot line rearrangement (Minor Subdivision) of the property generally located northwest of the 110th 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 lot line rearrangement will not create any additional lots; and

WHEREAS, the proposed subdivision will result in Parcel A containing 5.85 acres and Parcel B containing 14.39 acres;

WHEREAS, the City Council held a duly noticed public hearing on October 6, 2020; and

WHEREAS, the City Council has considered the Applicant’s request at their regular City Council meeting 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 of Joseph Ingebrand Real Estate, LLC for a Lot Line Rearrangement 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 rearrangement will not negatively affect the physical characteristics of the lots or the neighborhood.
- The proposed minor subdivision and rearrangement conforms to the city’s comprehensive plan.

- The lot line rearrangement results in two residential lots, each greater than 5-acres in size and meets the City's minimum lot size requirement.
- 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 and shall meet applicable wetland and wetland buffer setback requirements.
3. Once the drainfield location is identified it shall be protected during any grading or construction on site.
4. All future improvements and structures shall be sited outside all wetland and wetland buffer setback areas, including those rules and regulations established by the Browns Creek Watershed District.
5. 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.
6. 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.
7. If a shared access is needed due to the wetland and wetland buffer setback requirements of the BCWD, a shared access agreement shall be provided. Such easement agreement shall be reviewed and approved by the City Attorney prior to the deeds being recorded.
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 Applicant shall obtain all necessary and required permits from the BCWD, or any other regulatory agency having jurisdiction over the proposed lot line rearrangement. Such permits shall be obtained prior to the City issuing any building permit.
13. The City Attorney shall review and stamp the deeds associated with the created parcels.

14. 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