

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2014-10**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION
OF PROPERTY LOCATED WITHIN THE LOGGERS TRAIL SUBDIVISION,
DESCRIBED AS LOT 2 BLOCK 1 FIRST ADDITION AND CREATING LOGGERS
TRAIL SECOND ADDITION
GRANT, MINNESOTA**

WHEREAS, Dan Pohl of Loggers Trail Golf Club (“Applicant”) has submitted an application for a Minor Subdivision for Lot 1 Block 1 of the Loggers Trail plat, located at 11950 Manning Avenue North in the City of Grant, Minnesota; and

WHEREAS, the minor subdivision would result in the creation of one additional lot establishing Loggers Trail Second Additions Lots 1 and 2 Block 2; and

WHEREAS, the minor subdivision process allows for no more than two lots to be created with a five-year period utilizing this method; and

WHEREAS, the City Council for the City of Grant has considered the application at its May 1, 2014, City Council meeting;

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 Dan Pohl for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The minor subdivision will not negatively affect the physical characteristics of the lots located within the Loggers Trail plat or surrounding neighborhood.
- The proposed minor subdivision conforms to the city’s comprehensive plan.

- The lots resulting from the minor subdivision will meet all standards and requirements for lot dimensions, and size as described in Section 32-246.
- The resulting irregular lot line associated with Lot 1 Block 1 Loggers Trail Second Addition is reasonable due to the existing use of the site as a golf course, and existing Logger Trail plat.
- The existing access location on Manning Avenue has been reviewed by the appropriate jurisdiction, and no formal comments or recommendations were provided.
- The rearrangement 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:

- Any proposed structures on the resulting parcels shall be required to meet all setback locations, sited outside of all delineated wetland areas, and shall be subject to the adopted zoning ordinance.
- Any alteration to the clubhouse on Lot 2 Block 1 Loggers Trail Second Addition shall require an amendment to the existing Conditional Use Permit.
- Prior to execution of the deeds all fees and escrow amounts shall be paid in full.
- The Applicant shall submit the deeds for review and approval by the City Attorney.

Adopted by the Grant City Council this 1st day of May, 2014.

Tom Carr, 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 _____, 2014 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 _____, 2014.

Kim Points
Clerk
City of Grant