

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-07**

**RESOLUTION APPROVING THE REQUEST FOR MINOR SUBDIVISION
(LOT SPLIT) AT
11225 JULIANNE AVENUE NORTH, GRANT, MN 55082**

WHEREAS, Michelle and Christopher Bond (“Applicants” and “Owners”) submitted an application for a Minor Subdivision (Lot Split) of the property located at 11225 Julianne Avenue North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the intent of the proposed Minor Subdivision (Lot Split) is to divide the existing property into three (3) separate lots as shown on the Minor Subdivision survey exhibit dated January 14, 2025; and

WHEREAS, the proposed Parcel A and C are vacant and are approximately 10.01-acres 36.24-acres in size, respectively; and

WHEREAS, the proposed Parcel B is approximately 6.02-acres and contains the existing homestead, septic system, and accessory structures; and

WHEREAS, a duly noticed Public Hearing was held on April 1, 2025; and

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 Michelle and Christopher Bond 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 proposed Minor Subdivision (Lot Split) will divide the existing property into three (3) lots that meet or exceed the City’s established minimum lot dimension standards.
- The proposed Minor Subdivision (Lot Split) conforms to the City’s Comprehensive Plan.
- The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City with rural residential/agricultural uses.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Minor Subdivision (Lot Split) shall be met:

- The Applicant must submit a demolition plan to identify the removal of an appropriate number and square footage of accessory buildings to comply with the standards

established in Section 32-313 Accessory Buildings, which permit a maximum combined square footage of 2,500 square feet and no more than 3 buildings.

- The Applicant must include a timeline for demolition of the accessory buildings to bring Parcel B into compliance with the ordinance.
- If the demolition is not planned prior to the recording of the division, then a Letter of Credit (LOC) or other form acceptable to the City, shall be submitted prior to any recording to ensure that the accessory buildings are removed.
- The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated 1/14/2025.
- Any future development or redevelopment of Parcels A, B, or C shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.

Adopted by the Grant City Council this 1st day of April, 2025

Jeff Giefer, 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 _____, 2025 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 _____, 2025.

Kim Points
Clerk
City of Grant