

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2025-067

APPROVAL OF A MINOR SUBDIVISION CREATING
HEADING HOME TOWNHOMES

WHEREAS, Rice County Habitat for Humanity (“Applicant”) has submitted an application for a Minor Subdivision of the land, legally described in Exhibit A, into two lots as shown in Exhibit B (the “Minor Subdivision”); and

WHEREAS, the City Council of the City of Northfield shall consider requests for Minor Subdivision pursuant to Northfield City Code, Chapter 34, Section 8.5.11, through a review procedure as established in Section 8.4.8, Type 5 Review Procedure (Decision by City Council with No Review by Planning Commission), following review by the Development Review Committee; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.11 (C), the following criteria shall be considered in the review of minor subdivisions and lot consolidations: (1) The subdivision or consolidation must be in general compliance with the comprehensive plan; (2) The subdivision or consolidation must meet the purpose and intent of this LDC; (3) Unless prior or concurrent approval of a variance is granted, any such minor subdivision or consolidation shall result in lots that meet the dimensional requirements for the zoning district in which the property is located, or shall not further increase the nonconformity of any lot dimension or structure; (4) The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas; and (5) The subdivider shall comply with the park dedication (See Section 5.2.6, Parks, Trails, and Open Space Dedication), tree preservation (See Section 3.5.6, Tree and Woodland Preservation), and wetland buffer regulations, as required for a major subdivision; and

WHEREAS, the Development Review Committee reviewed the Minor Subdivision on June 17, 2025, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Minor Subdivision for compliance with the City of Northfield Comprehensive Plan, the Land Development Code of the City of Northfield (Northfield City Code, Chapter 34), and applicable statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

The Minor Subdivision of the real property legally described in Exhibit A and depicted in Exhibit B is hereby approved with the following conditions:

1. The Minor Subdivision shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. The Minor Subdivision shall be recorded within 1 year of approval or the City's approval shall be deemed null and void.
3. The Minor Subdivision shall create Heading Home Townhomes.
4. The Applicant shall pay all applicable fees for recording the Minor Subdivision and otherwise related thereto.

PASSED by the City Council of the City of Northfield on this 1st day of July 2025.

ATTEST:

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

EXHIBIT A

Legal Description of Subject Property to be Platted

LOT 1, BLOCK 8, DRAKES ADDITION TO NORTHFIELD RICE CO. MIN. TER., City of Northfield, Rice County, Minnesota.

EXHIBIT B

Plat of HEADING HOME TOWNHOMES

HEADING HOME TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Northfield Housing & Redevelopment Authority, a Minnesota Corporation, owner of the following described property situated in the County of Rice and State of Minnesota, to wit: **LOT 1, BLOCK 8, DRAKES ADDITION TO NORTHFIELD RICE CO. MIN. TER., City of Northfield, Rice County, Minnesota.**

Has caused the same to be surveyed and platted as HEADING HOME TOWNHOMES and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Northfield Housing & Redevelopment Authority, a Minnesota Corporation, has caused these presents to be signed by its proper partner this ____ day of _____, 20____.

By _____ President
Name

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by _____, president of,
Northfield Housing & Redevelopment Authority, a Minnesota Corporation

Signature

Printed Name

Notary Public, _____ County, _____

My Commission Expires on _____

I Thomas J. O'Meara do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20____, by Thomas J. O'Meara.

Signature

Printed Name

Notary Public, _____ County, _____

My Commission Expires on _____

CITY COUNCIL

We do hereby certify that on the ____ day of _____, 20____, the City Council of Northfield, Minnesota approved this plat by resolution and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

Mayor
Rhonda Pownell

Clerk
Lynette Peterson

RICE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

Michael Fangman
Rice County Surveyor

RICE COUNTY PROPERTY TAX & ELECTIONS

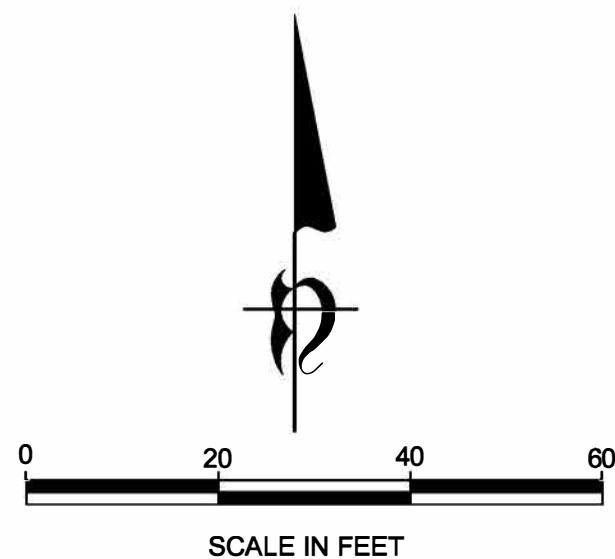
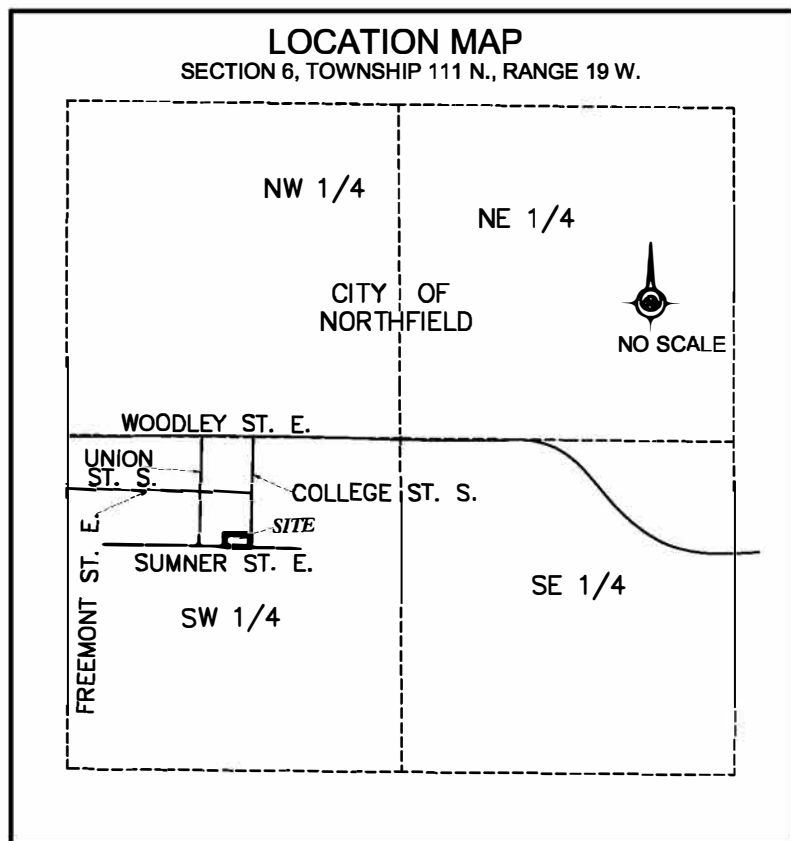
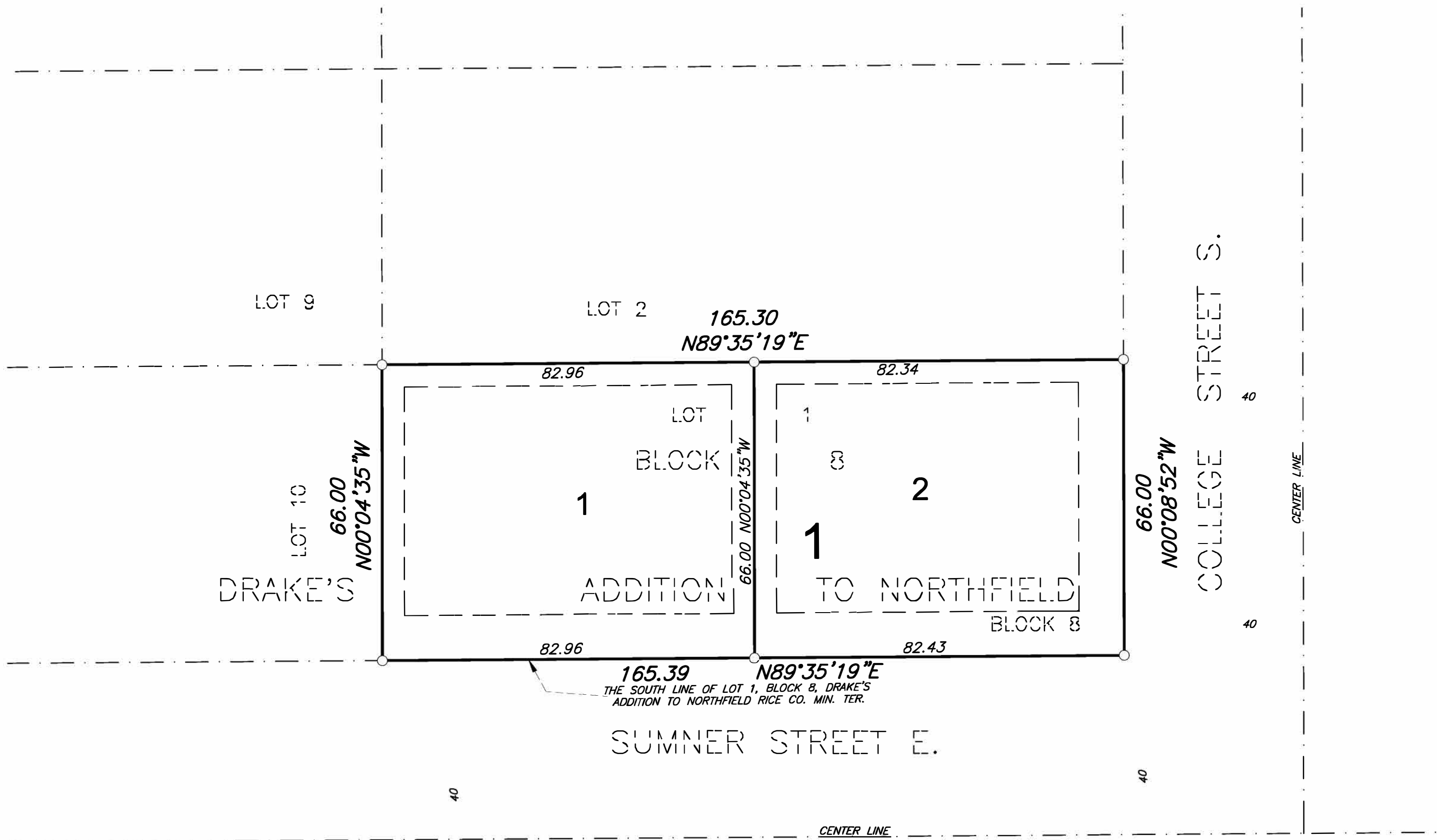
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Denise Anderson
Property Tax & Elections Director

RICE COUNTY RECORDER

County Recorder, County of Rice, State of Minnesota
I hereby certify that this plat of HEADING HOME TOWNHOMES was filed in the office of the County Recorder for public record on this ____ day of _____, 20____ at ____ o'clock __M. and was duly filed as Document Number _____.

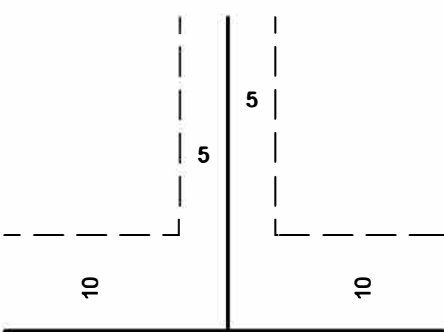
Michael Fangman
Rice County Recorder



THE SOUTH LINE OF LOT 1, BLOCK 8, DRAKE'S ADDITION TO NORTHFIELD RICE CO. MIN. TER., IS ASSUMED TO HAVE A BEARING OF N89°35'19\"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY REGISTRATION NUMBER 46167, UNLESS OTHERWISE SHOWN.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES UNLESS OTHERWISE INDICATED AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND REAR LOT LINES UNLESS OTHERWISE INDICATED.