

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2017-045

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD,
MINNESOTA APPROVING A MINOR SUBDIVISION KNOWN AS THE CANNON RIVER
WEST SECOND ADDITION

WHEREAS, the City of Northfield (the “City”) owns two small parcels of real property located in the City’s C1 Downtown zoning district at 219 South Water Street; and

WHEREAS, the Developer/Applicant, Theologia Pitsavas, doing business as Basil’s Pizza, has submitted a proposal to purchase a portion of the above-referenced property and construct an expansion of the existing restaurant located at 301 South Water Street (the “Redevelopment Project”); and

WHEREAS, the City, at a future date, will consider a purchase and redevelopment agreement with Developer for the Redevelopment Project including the sale of certain City-owned property for the Project (the “Agreement”); and

WHEREAS, the City and the Developer, in order to facilitate the Redevelopment Project as proposed by Developer, now seek the proposed minor subdivision to draw the property final plat Lots 1, 2 and 3 Cannon River West Addition into one parcel as illustrated in Exhibit A, which is attached hereto; and

WHEREAS, City staff and the City Council have reviewed the proposed plat pursuant to Chapter 34, Sec. 8.5.11, and determined that the parcel shown on the attached plat meets the minimum requirements established in and is in compliance with the Land Development Code of the City of Northfield, and statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:
the Minor Subdivision shown in Exhibit A is hereby approved with the following conditions:

1. The plat shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. Prior to the City’s execution of the plat and recording the same, the Applicant must enter into the above-referenced purchase and redevelopment agreement required by the City, in a form acceptable to and approved by the City Council.
3. The requirements and conditions of the approved purchase and redevelopment agreement shall be incorporated as conditions of the City’s execution of the plat.
4. In the event that the above-referenced purchase and redevelopment agreement is not approved by the City Council for any reason, within 90 days of the date of this resolution, the plat approved hereby shall be deemed null and void without further action or obligation of any kind or nature by either the City or the Developer.

PASSED by the City Council of the City of Northfield on this 6th day of June 2017.

ATTEST:

City Clerk

Mayor

VOTE: ___ POWNELL ___ COLBY ___ DELONG ___ NAKASIAN
 ___ NESS ___ PETERSON WHITE ___ ZWEIFEL

EXHIBIT A

Cannon River West 2nd Addition Plat

