

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2024-094
APPROVAL OF A MINOR SUBDIVISION CREATING CANNON COMMERCIAL
CENTER 2ND ADDITION.

WHEREAS, the City of Northfield, (“Applicant” & “Owner”) has submitted an application for a Minor Subdivision of land, which legally described in Exhibit A and 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 to a Type 5 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 August 20, 2024 and recommend 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 Cannon Commercial Center 2nd Addition.
4. A permanent public easement, 20 feet in width, for emergency vehicle access, pedestrian and bike trail, and water drainage will be recorded to accommodate access from Jefferson Parkway.
5. 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 17th day of September, 2024.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ HOLMES ___ NESS ___ PETERSON WHITE
 ___ REISTER ___ SOKUP ___ ZUCCOLOTTO

EXHIBIT A

CANNON COMMERCIAL CENTER 2ND ADDITION

Outlot A, Block 2, Cannon Commercial Center, Northfield, Rice County, Minnesota.

AND

That part of Lot 1, Block 2, Cannon Commercial Center, Northfield, Minnesota, lying northerly of the north line of the South Half of the Southwest Quarter of Section 1, Township 111 North, Range 20 West, Rice County, Minnesota.

AND

That part of Lot 1, Block 2, Cannon Commercial Center, Northfield, Minnesota, lying southerly of the north line of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 1, Township 111 North, Range 20 West, Rice County, Minnesota.

EXHIBIT B

