

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2022-112

APPROVAL OF A LOT CONSOLIDATION OF LOT 2, BLOCK 1, GLEASON THIRD
ADDITION AND LOT 3, BLOCK 1, GLEASON THIRD ADDITION.

WHEREAS, Self Storage Dundas LLC (“Applicant”) has submitted an application for Lot Consolidation of land legally described in Exhibit A and shown in Exhibit B (the “Lot Consolidation”); and

WHEREAS, the City Council of the City of Northfield shall consider requests for Lot Consolidation 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 proposed Lot Consolidation on November 2, 2022, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Lot Consolidation 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 Lot Consolidation of the real property legally described in Exhibit A and depicted in Exhibit B is hereby approved with the following conditions:

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

PASSED by the City Council of the City of Northfield on this 6th day of December, 2022.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ ALLEN ___ GRABAU ___ NESS
 ___ PETERSON WHITE ___ REISTER ___ ZUCCOLOTTO

EXHIBIT A

GLEASON FOURTH ADDITION

Lot 2, Block 1, GLEASON THIRD ADDITION, City of Northfield, Rice County

AND

Lot 3, Block 1, GLEASON THIRD ADDITION, City of Northfield, Rice County.

EXHIBIT B

DEPICTION OF LOT CONSOLIDATION

