

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2024-075

APPROVING A FINAL PLAT FOR CEDAR MEADOWS

WHEREAS, North & Cedar 62, LLP (the “Developer” or “Applicant”) has submitted an application for Final Plat approval for Cedar Meadows, which subject property is legally described in Exhibit A and owned by the Applicant; and

WHEREAS, the above-mentioned final plat is attached hereto as Exhibit B (the “Final Plat”); and

WHEREAS, the City Council of the City of Northfield may hear requests for Final Plat approval pursuant to Northfield City Code, Chapter 34, Sec. 8.5.12, which provides that a Final Plat must conform to the approved Preliminary Plat and any required modifications as determined through the Preliminary Plat process; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12(D)(2), the City Council shall consider the following criteria in the review of a final plat. Criteria (a), (b), and (d) must be met, and (c) shall be considered:

(a) Construction drawings have been submitted to, reviewed and approved by the city engineer; (b) A development agreement must have been prepared and submitted as part of the final plat application; (c) Whether the final plat is in substantial compliance with the approved preliminary plat and any conditions on the preliminary plat approval, and whether any changes of note were reported to the city council; and (d) The final plat must comply with all other applicable standards in this LDC and state law including Minn. Stat., Ch. 505 as applicable; and

WHEREAS, the Planning Commission considered the Applicant’s request for a Preliminary Plat for Cedar Meadows (the “Preliminary Plat”) at a duly noticed Public Hearing, which took place on July 20, 2023; and

WHEREAS, the Planning Commission on July 20, 2023 voted to lay over making a recommendation of the Preliminary Plat request in order to conduct further review at their August 17, 2023 meeting; and

WHEREAS, following further review of the Preliminary Plat at their August 17, 2023 meeting the Planning Commission recommended approval to the City Council by a 4-1 vote; and

WHEREAS, the City Council of the City of Northfield considered and approved the

Preliminary Plat of Cedar Meadows with conditions at its regular City Council meeting held on October 3, 2023, Resolution No. 2023-095, which resolution is incorporated herein by reference; and

WHEREAS, a Development Agreement has been prepared between the City of Northfield and the Applicant, which outlines the responsibilities of the Applicant and the City of Northfield to install certain required street and infrastructure improvements necessary to support the development, and the same will be brought to the City Council for consideration of approval; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Final Plat for compliance with the Land Development Code, the Preliminary Plat and conditions, and the statutes of the State of Minnesota at its duly noticed meeting held July 9, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT, the Final Plat of Cedar Meadows is hereby approved upon the property legally described in Exhibit A and as the Final Plat is depicted in Exhibit B, subject to the following conditions:

1. The Final Plat shall comply with the provisions of all state statutes and standard procedures for platting in Dakota County.
2. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12(D)(4), the Final Plat shall be recorded with the County Recorder or Registrar of Titles and evidence of such recording shall be provided to the City within six months of the date of this Resolution. No changes, erasures, modifications or revisions shall be made in the Final Plat after approval has been given by the City Council and endorsed by the Mayor and City Clerk in writing on the Final Plat. If the Final Plat is not timely recorded with the appropriate county, the City Council shall revoke the Final Plat.
3. Within six months of the date of this Resolution and prior to commencement of any construction on the subject property the Applicant must enter into a Development Agreement with the City for the installation of all required improvements, and the Applicant must provide the security required therein.
4. The Applicant shall be responsible for and pay all fees, including recording fees.

PASSED by the City Council of the City of Northfield on this 9th day of July, 2024.

ATTEST

City Clerk

Mayor

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

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Outlot A, NORTH BOOSTER STATION ADDITION, Dakota County, Minnesota.

CEDAR MEADOWS

