

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2026-076

APPROVING A FINAL PLAT FOR HARVEST HILLS SECOND ADDITION

- WHEREAS, Schrom Construction, Inc (the “Developer” or “Applicant”) has submitted an application for Final Plat approval for Harvest Hills Section Addition, which subject property is legally described in Exhibit A and owned by Schrom Real Estate Holdings, LLC, the Co-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 Harvest Hills Second Addition (the “Preliminary Plat”) at a duly noticed Public Hearing, which took place on April 16, 2026; and
- WHEREAS, the Planning Commission on April 16, 2026 recommended approval to the City Council by a 7-0 vote; and
- WHEREAS, the City Council of the City of Northfield considered and approved the

Preliminary Plat of Harvest Hills Second Addition with conditions at its regular City Council meeting held on May 5, 2026, Resolution No. 2026-050, 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 21, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT, the Final Plat of Harvest Hills Second Addition 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 Rice 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. Execution of the required Development Agreement and documents related thereto are a condition precedent to City execution of the Final Plat
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 21st day of July, 2026.

ATTEST

City Clerk

Mayor

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

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Outlot A, HARVEST HILLS, Rice County, Minnesota.

EXHIBIT B
FINAL PLAT