

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2017-057

APPROVAL OF THE FINAL PLAT OF THE HILLS OF SPRING CREEK 8th ADDITION

WHEREAS, Schmidt Endeavors, Inc., (“Applicant”) has submitted an application for Final Plat approval for the Hills of Spring Creek 8th Addition, located at Jefferson Parkway and Spring Creek Road and legally described as follows: Outlot O Hills of Spring Creek, City of Northfield, Rice County, Minnesota; and

WHEREAS, the City Council of the City of Northfield may hear requests for Final Plat approval pursuant to 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, the Planning Commission considered the Applicant’s request for a Preliminary Plat at a duly noticed Public Hearing, which took place on May 15, 2014, and recommended approval to the City Council with conditions; and

WHEREAS, the City Council of the City of Northfield considered and approved the Preliminary Plat of the Hills of Spring Creek 6th Addition at its regular City Council meeting held on May 6, 2014, Resolution No. 2014-046, which resolution is incorporated herein by reference; and

WHEREAS, a Development Agreement has been prepared between the City of Northfield and Schmidt Endeavors, Inc., which outlines the responsibilities of Schmidt Endeavors, Inc. to install the required street and infrastructure improvements necessary to support development on lots within the Hills of Spring Creek 8th Addition subdivision; and

WHEREAS, the dedication of fee title to Outlot B to the City is included as part of the Final Plat for Hills of Spring Creek 8th Addition; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Final Plat of the Hills of Spring Creek 8th Addition for 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 CITY COUNCIL THAT, the Final Plat of the Hills of Spring Creek 8th Addition is hereby approved.

BE IT FURTHER BE IT RESOLVED THAT, the following conditions of approval of the Final Plat shall be met:

1. The Final 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 Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the "Development Agreement" and the Applicant shall provide the required security.
3. The requirements and conditions of the Development Agreement shall be incorporated as conditions of the City's execution of the Final Plat.
4. The Final Plat shall be recorded within 180 days of approval or the City's approval shall be deemed null and void.
5. The Applicant shall pay all fees.

PASSED by the City Council of the City of Northfield on this 11th day of July, 2017.

ATTEST

City Clerk

Mayor

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