

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2019-070

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA EXTENDING A PRELIMINARY PLAT FOR BLUFF VIEW

WHEREAS, Vernon Koester and Joan Koester (the "Owners"), owners of certain real property upon which a Preliminary Plat, known as Bluff View (the "Preliminary Plat"), which was originally approved by the Northfield City Council on August 21, 2018, have requested that the expiration date of the Preliminary Plat be extended an additional three years from the current one-year expiration date of August 21, 2019 to August 21, 2022; and

WHEREAS, Pursuant to City Code, Chapter 34, section 8.5.12 (B) (4) (a), unless the City Council specifically approves a different time period as part of the preliminary plat approval, the approval of a preliminary plat shall expire one year from the date it was approved, unless the applicant has filed a complete application for approval of a final plat; and

WHEREAS, Pursuant to City Code, section Chapter 34, section 8.5.12 (B) (4) (b), the Applicant/Owners may request an extension of up to three years and the Owners have submitted such a written request containing the following:

- (i) An explanation for why a final plat has not been applied for;
- (ii) An explanation of what, if any, good faith efforts have been made to complete the platting process;
- (iii) The anticipated completion date; and

WHEREAS, The Owners written request is attached hereto as Exhibit A; and

WHEREAS, Pursuant to City Code, Chapter 34, section 8.5.12 (B) (4) (b) (iv), no new requirements have been added to the LDC, City Code, Chapter 34, that the plat is subject to, since the Preliminary Plat was approved; and

WHEREAS, City Staff have reviewed the attached extension request from the Owners and have determined that it meets the requirements of City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT: the City Council hereby approves an extension of the Preliminary Plat for Bluff View to August 21, 2022, subject to the following conditions:

1. All subsequent additions within the Preliminary Plat area will be subject to separate development agreements to be approved at the time of final plat approval.

2. If the first phase of the project is not entirely platted in final form by August 21, 2022, the Preliminary Plat shall become null and void and of no further force or effect from and after such date without further action by the City Council.

PASSED by the City Council of the City of Northfield this 23rd day of July 2019.

ATTEST:

Deb A. Rittle
City Clerk

Thonda Powell
Mayor

VOTE: POWNELL Y DELONG Y GRABAU Y NAKASIAN Y
 NESS Y PETERSON WHITE A ZWEIFEL Y