

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2021-001

APPROVAL OF A LOT CONSOLIDATION CREATING TWO NEW PARCELS (PARCEL A
& PARCEL B)

WHEREAS, St. Olaf College (“Applicant”) has submitted an application for Minor Subdivision Lot Consolidation combining 7 lots on the north side of St. Olaf Ave. and 2 lots on the south side of St. Olaf Ave. to create two new parcels, Parcel A and Parcel B, legally described and shown in Exhibit A (the “Minor Subdivision”); and

WHEREAS, the City Council of the City of Northfield may hear requests for Minor Subdivision approval pursuant to Northfield City Code, Chapter 34, Section 8.5.11 Review Procedures, through a Type 5 Review Procedure upon 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 Minor Subdivision on October 12, 2020, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Minor Subdivision for compliance with the City of Northfield Comprehensive Plan, 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 Minor Subdivision depicted in Exhibit A is hereby approved with the following conditions:

1. The plat will not be signed by the Mayor and City Clerk until the demolition of the existing single-family and accessory structures (through proper permitting) located on the north side of St. Olaf Avenue and in the project area is deemed completed via inspection by Building Division staff. Demolition as described herein shall be completed by the Applicant in accordance with the timeframe required in paragraph 3 below.
2. The Minor Subdivision shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
3. The demolition of the existing structure described in paragraph 1 and recording of the Minor Subdivision depicted and attached hereto as Exhibit A shall be within 180 days of the date of approval hereof, which is July 4, 2021, or the City's approval shall be deemed null and void without further action by the City Council.
4. The Minor Subdivision shall create Parcel A and Parcel B of St. Olaf Addition.
5. The Applicant shall pay all applicable fees.

PASSED by the City Council of the City of Northfield on this 5th day of January, 2021.

ATTEST

City Clerk

Mayor

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