

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2021-047

APPROVING A FINAL PLAT FOR THE HILLCREST VILLAGE ADDITION

WHEREAS, Community Action Center (“Applicant”) has submitted an application for Final Plat approval for the Hillcrest Village Addition, which subject property is legally described in Exhibit A; and the above-mentioned preliminary 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 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 Hillcrest Village Addition (the “Preliminary Plat”) at a duly noticed Public Hearing, which took place on March 18, 2021, 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 Hillcrest Village Addition at its regular City Council meeting held on April 6, 2021, Resolution No. 2021-030, which resolution is incorporated herein by reference; and

WHEREAS, a Development Agreement is being prepared between the City of Northfield and the Applicant, which outlines the responsibilities of the Applicant to install the 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 April 6, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT, the Final Plat of the Hillcrest Village 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 Plats shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. The Final Plat shall comply with provisions required by the State of Minnesota Department of Transportation (MnDOT).
3. Prior to the City's execution of a 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."
4. Sidewalk shall be constructed from the access/sidewalk connection into Hillcrest Village Addition to Fremouw Ave. along the east side of Sheldahl Rd.
5. Sidewalk shall be constructed to create a complete loop around the cul-de-sac of Street A.
6. If temporary stormwater management facilities, as opposed to permanent stormwater facilities, will be located within the development with the understanding that the same will subsequently be relocated and replaced by the Applicant, at the Applicant's expense, either partially or in their entirety, upon land currently owned by MnDOT, but which MnDOT land may be acquired by the City in the future, the Applicant will execute such agreements in the form(s) and as required by the City to facilitate such relocation, including but not limited to permanent and temporary easements, as applicable, and a Declaration of Covenants and Agreement for Maintenance of Stormwater Facilities, as applicable and as required by City Code, and such other arrangements/agreements for said facilities as are necessary or are otherwise required by the City Engineer. Alternatively, in the event that temporary stormwater management facilities cannot be relocated in a timely manner to the MnDOT property for any reason, the Applicant shall modify/amend the Plat to provide long-term stormwater management on-site on an Outlot, and execute such agreements in the form(s) and as required by the City Engineer, including but not limited to permanent easement and/or a Declaration of Covenants and Agreement for Maintenance of Stormwater Facilities, as applicable.
7. 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 1<sup>st</sup> day of June, 2021.

ATTEST

\_\_\_\_\_  
City Clerk \_\_\_\_\_

\_\_\_\_\_  
Mayor \_\_\_\_\_

VOTE:     \_\_\_ POWNELL           \_\_\_ GRABAU           \_\_\_ NAKASIAN     \_\_\_ NESS  
          \_\_\_ PETERSON WHITE   \_\_\_ REISTER       \_\_\_ ZUCCOLOTTO

**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THAT PART OF THE NW1/4 OF THE NW1/4 OF SECTION 31, TOWNSHIP 112, RANGE 19, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA LYING NORTH AND WEST OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLATS NO. 66-32 AND 66-34 AND LYING EASTERLY OF THE EAST LINE OF OUTLOT A, SHELDAHL INDUSTRIAL PARK -RICE, RICE COUNTY, MINNESOTA AND THAT PART OF OUTLOT A, SHELDAHL INDUSTRIAL PARK - RICE, RICE COUNTY, MINNESOTA, LYING NORTH OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT AND 66-34, RICE COUNTY, MINNESOTA.

**EXHIBIT B**  
**FINAL PLAT**