

RESOLUTION NO. 22-087**CITY OF MAPLE GROVE****RESOLUTION GRANTING PRELIMINARY PLAT
AND FINAL PLAT FOR FIDELDY ADDITION**

WHEREAS, the City of Maple Grove (hereinafter referred to as the “City”) is the applicant for preliminary plat and final plat for property with the PID Nos. 25-119-22-34-0002 (hereinafter referred to as the “**Southern Property**”) and 25-119-22-34-0004 (hereinafter referred to as the “**Northern Property**”) and a vacated portion of Trenton Lane (hereinafter referred to as “**Vacated Trenton Lane**”; hereinafter Northern Property, Southern Property, and Vacated Trenton Lane collectively referred to as the “**Property**”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the City Council; and

WHEREAS, the City Council held a public hearing at its April 25, 2022 meeting and recommended approval; and

WHEREAS, the City Council considered the matter at its May 2, 2022 meeting, receiving the City Staff report, the Planning Commission recommendation, and other information.

NOW, THEREFORE, the City Council of the City of Maple Grove makes the following:

FINDINGS

- A. The City has submitted, for the review and approval of the City Council, the preliminary plat of the Property attached hereto as Exhibit A (hereinafter referred to as the “**Preliminary Plat**”) and the final plat of Fideldy Addition, drafted by WSB (hereinafter referred to as the “**Final Plat**”), which Final Plat is attached hereto as Exhibit B.
- B. City staff is working with the owner of the Property with the goal of shortening Trenton Lane and reconfiguring the surrounding properties. Trenton Lane previously continued and connected with 69th Avenue to the west. Sometime between 1989 and 2000, that connection was discontinued and replaced with a park trail.
- C. The Southern Property is adjacent to Eagle Lake and contains an existing house. The Northern Property has no structures and contains wetlands. The vacation of Vacated Trenton Lane is conditioned upon the recording of the Final Plat. The Final Plat will reconfigure Trenton Lane by adding a cul-de-

sac closer to the existing house on the Southern Property. The Vacated Trenton Lane is south and west of this new cul-de-sac. The Final Plat will create a larger buildable lot and an outlot from the Property.

- D. The City and the owner of the Property will be entering into an agreement regarding the vacation of the Vacated Trenton Lane and the Final Plat. Under this agreement, Outlot A of the Final Plat will be conveyed to the City and Lot 1 of the Final Plat will be retained by the Property Owner. The City has agreed to manage the platting process. The above-mentioned agreement hereinafter referred to as the “**Agreement**”.
- E. Minn. Stat. §462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic, and safe development of land within the City.
- F. City Code §30-7 states:

[With exceptions], no conveyance of land shall be filed or recorded if the land is described in the conveyance by metes and bounds, or by reference to an unapproved registered land survey made after April 21, 1961, or if the land is described by reference to an unapproved plat made after February 25, 1954, unless the transaction has been reviewed pursuant to Minn. Stats. § 272.162, if required.
- G. The proposed subdivision of the Property is governed by City Code Chapter 30.
- H. The City, pursuant to City Code Chapter 30, has submitted the Preliminary Plat and Final Plat for the City Council’s review and approval.
- I. The Preliminary Plat and Final Plat meet the City Code requirements provided they are subject to and meet, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, BE IT RESOLVED, based upon the information received and the above Findings, by the City Council of the City of Maple Grove that the Preliminary Plat and Final Plat are conditionally approved and the Mayor and City Clerk are hereby authorized to execute the Final Plat, subject to the conditions set forth below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated:

- 1. The approvals granted by this Resolution are subject to the completion of and compliance with all ministerial matters set forth in City Ordinance

Code and required by the City, including, but not limited to, those of Engineering, Planning, Administrative and Legal Departments, *e.g.*, title examination, execution of Developer's Agreement, filing of letters of credit, and payment of fees. All construction on the Property shall conform and comply with the Plans, this Resolution, previous approvals, and applicable provisions of City Code. City Code §30-21.

2. A platting title commitment is required by Minn. Stat. §505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property. Further, City shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met.
3. Park dedication based on the Final Plat shall be deferred until such time that Lot 1 of the Final Plat is further subdivided. At the time of further subdivision, park dedication on all lots created by the subdivision of Lot 1 of the Final Plat shall be based on the then-current City Council adopted park dedication rate.
4. Prior to any permits being granted for the construction of a new house on Lot 1 of the Final Plat or as a condition of approval for a further subdivision of Lot 1 of the Final Plat, the owner of the Property shall grant to the City a drainage and utility easement over Eagle Lake up to the Ordinary High Water Level of 874.2 feet.
5. The Agreement shall be fully executed by the City and the owner of the Property.
6. Any future applications for construction on Lot 1 of the Final Plat or future subdivision of Lot 1 of the Final Plat are subject to the review and approval of the City for compliance with the version of City Code existing at the time of application and City consideration.

Motion to approve the foregoing findings, conclusions, and decisions was made by _____ and seconded by _____, upon a vote being duly taken thereon, the following voted in favor thereof:

and the following were against:

and the following were absent:

whereupon, the resolution was declared duly passed and adopted the 2nd day of May, 2022.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 22-087 is a true and correct copy of the Resolution as adopted by the City Council on the 2nd day of May, 2022.

City Clerk

EXHIBIT A

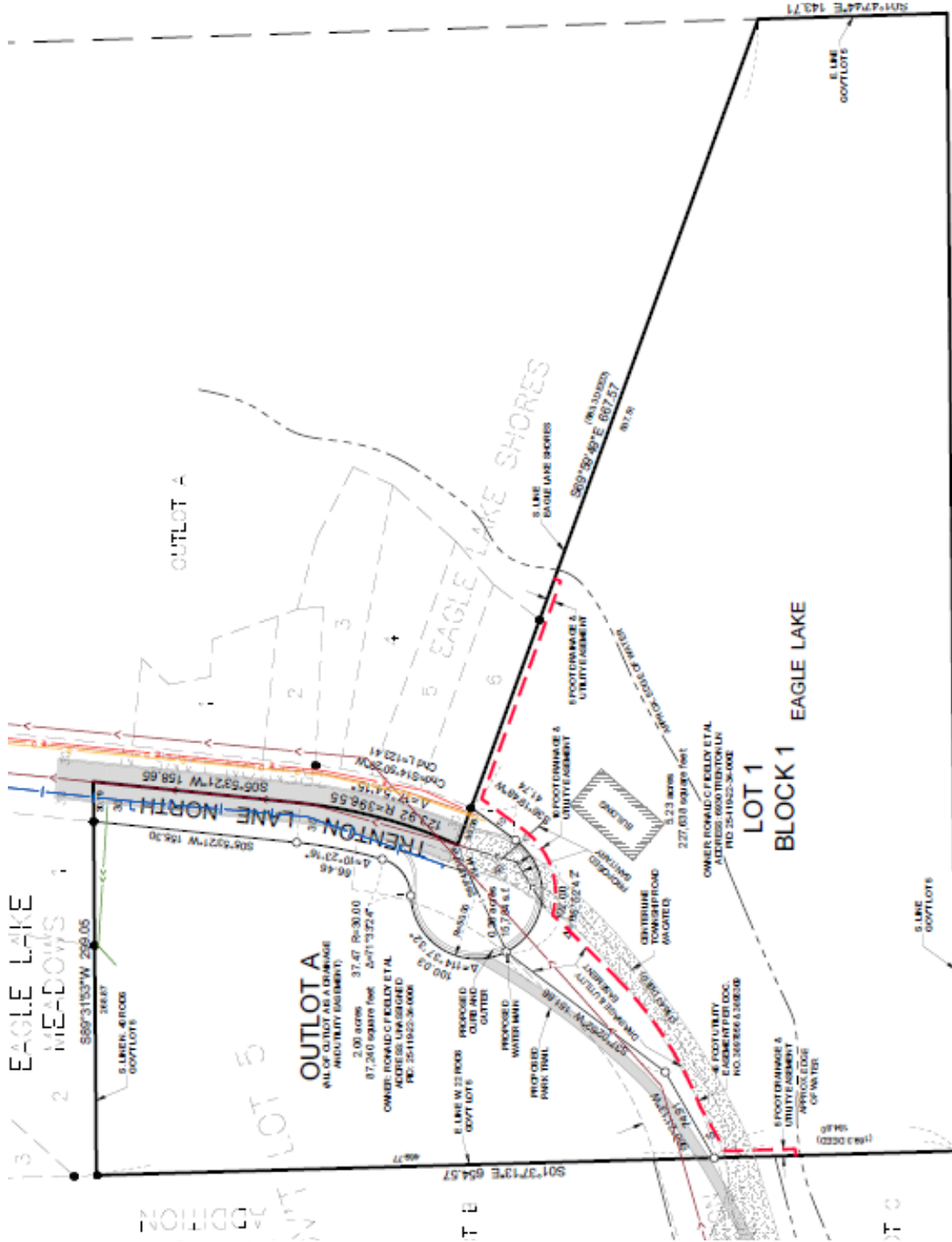


EXHIBIT B

