

CITY OF GRAND MARAIS, MINNESOTA  
CITY COUNCIL RESOLUTION 2017-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND MARAIS,  
MINNESOTA APPROVING THE NORDIC STAR PRELIMINARY PLAT

WHEREAS, One Roof Community Housing, ("Applicant") has submitted an application for Preliminary Plat approval for Nordic Star, located legally described as follows:

The southerly 500 feet, except the westerly 600 feet, of the Southeast Quarter of the Northwest Quarter of Section 20, Township 61 North, Range 1 East of the Fourth Principal Meridian, Cook County, Minnesota.

WHEREAS, the Planning Commission conducted a public hearing on May 2, 2017, and received public testimony regarding the proposed preliminary plat; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, City Staff and the Planning Commission have reviewed the submittal of the Preliminary Plat and have determined that it meets the requirements of the rules and regulations of the City of Grand Marais subdivision ordinance and zoning ordinance, except as provided herein; and

WHEREAS, the City Council of the City of Grand Marais has reviewed the proposed Preliminary Plat of Nordic Star for compliance with the City subdivision ordinance and statutes of the State of Minnesota at its meeting of May 10, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND MARAIS, MINNESOTA, that it adopts the following findings of fact related to the requested Preliminary Plat:

1. Dedicating a public street for access to the proposed lots would create an undue hardship by requiring an investment in road construction greater than the benefit to the property, and larger maintenance and upkeep costs than could be supported by the increased property values.
2. The developer will create covenants and restrictions adequate for ongoing maintenance of the private street.
3. Granting a variance for a private street will not be detrimental to the public welfare.
4. Allowing Lot 11, a corner lot, to be 95' by 110', short of the required 120', is reasonable as it provides a better shape for the reasonable development of the lot.
5. The proposed preliminary plat in all other aspects complies with the requirements City Code chapter 62.

BE IT FURTHER RESOLVED that the Nordic Star Preliminary Plat is hereby approved subject to the following conditions:

1. That One Roof Community Housing prepare a storm water plan that meets all MPCA requirements, mitigates impacts to existing storm water infrastructure, and submit that plan to the City.
2. That One Roof Community Housing provide construction details for the turnaround that meet the requirements of the City Fire Chief.

Passed by the City Council of the City of Grand Marais, Minnesota this 10<sup>th</sup> day of May, 2017.

(SEAL)

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Mayor Jay Arrowsmith DeCoux

ATTEST:

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Michael J. Roth  
City Administrator