

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #21-248**

**RESOLUTION GRANTING PRELIMINARY PLAT  
APPROVAL FOR NORTH BROOK MEADOWS**

**WHEREAS**, Landform, on behalf of Platinum Land, LLC hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

The southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding the south 329 feet of the east 400 feet thereof, excluding roads, subject to easement of record; and the southern 329 feet of the east 400 feet of the southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding roads, subject to easement of record, Anoka County, MN.

(the ‘Subject Properties);

**WHEREAS**, The Subject Properties are owned by Ronald and Judith Hunt and Platinum Land, LLC, respectively, both of whom have signed off on the Application for Preliminary Plat; and

**WHEREAS**, the City reviewed the Sketch Plan for the project on January 7, 2021; and

**WHEREAS**, the City received an Application for Preliminary Plat Approval for North Brook Meadows on July 28, 2021, which includes 77 detached single-family homes; and

**WHEREAS**, The Subject Properties are zoned R-1 MUSA-80 and guided for low density residential on City Utilities in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

**WHEREAS**, the Planning Commission held a Public Hearing and recommended approval of the Preliminary Plat on August 26, 2021; and

**WHEREAS**, the City Council the request on September 28, 2021 and approved the Preliminary Plat with contingencies.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. That the Ramsey City Council hereby grants preliminary plat approval of North Brook Meadows in accordance with relevant City Codes, contingent upon the following conditions:
  - a. Compliance with City Staff Review Letter and ProjectDox comments, and final approval by City Engineer and City Planning Department.
  - b. Addition of trail along Nowthen Blvd and 173<sup>rd</sup> Ave NW, and either a trail or funds for a trail on 175<sup>th</sup> Ave NW, and a sidewalk on one side of each public road.

- c. Written agreement from the owner of the gas easement across the Subject Properties for all site work and plans.
- d. Lower Rum River Watershed Management Organization (WMO) approval.
- e. Approval of the Grading, Landscape, Lighting, Street, Trail, and Utility Plans.
- f. The Developer entering into a Development Agreement with the City.
- g. Review and Approval of Final Legal Form by City Attorney.
- h. Trunk utilities being brought to the Subject Properties.
- i. Finalization of the Infrastructure Study by the City of Ramsey and Bolton and Menk.
- j. Cost share agreement and roadway upgrades to upgrade 173<sup>rd</sup> Ave NW to a full public road at public road standards, complete with a crosswalk if needed on 173<sup>rd</sup> Ave NW.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Mayor

**ATTEST:**

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