

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-048

RESOLUTION APPROVING THE FINAL PLAT FOR EMERALD ESTATES

WHEREAS, Landform Professional Services, LLC, on behalf of their client Joni L. Greenwaldt, hereafter referred to as “Applicant,” properly applied for Final Plat approval of the following described properties located in the City of Ramsey:

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota

-or upon recording of the Emerald Estates final plat-

Lots 1-13, Block 1 Emerald Estates

(the ‘Subject Property’); and

WHEREAS, the Environmental Policy Board reviewed the project and the potential impacts on natural resources on December 16, 2024; and

WHEREAS, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on December 19, 2024, and recommended approval of the project; and

WHEREAS, the City Council approved the Emerald Estates Preliminary Plat on January 14, 2025; and

WHEREAS, the City Council reviewed the Emerald Estates Final Plat on February 25, 2025.

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 approval of the Final Plat for Emerald Estates in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with City Staff review comments.
 - b) Approval of the Stormwater Management Plan by the Lower Rum River Watershed Management Organization.
 - c) Final approval by the City Engineer and City Attorney as to legal form.
 - d) Consideration of clear site lines at each individual driveway.
 - e) Driveways shall conform with any spacing requirements and design standards of Anoka County and/or the Minnesota Department of Transportation.
 - f) Each lot shall only be granted a single driveway (there will not be consideration given to requests for a second driveway).

- g) That the Applicant shall record a private covenant against each lot specifying that each driveway shall be designed and constructed with a turn-around to provide each driver a safer option to turn around rather than backing out onto 181st Avenue.
- h) Entering into a Development Agreement with the City of Ramsey.

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 25th day of February, 2025.

Mayor

ATTEST:

City Clerk