

Councilmember Woestehoff 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

**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. Review and Approval of Final Legal Form by City Attorney.
  - c. Written agreement from the owner of the gas easement across the Subject Properties for all site work and plans.

- d. Signage at edge of gas easement on each property.
- e. All lots having at least 80 feet of width outside of gas easement (if applicable).
- f. Lower Rum River Watershed Management Organization (WMO) approval.
- g. Approval of the Grading, Landscape, Lighting, Street, Trail, and Utility Plans.
- h. The Developer entering into a Development Agreement with the City.
- i. 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.
- j. Trunk utilities being brought to the Subject Properties.
- k. Finalization of the Infrastructure Study by the City of Ramsey and Bolton and Menk.
- l. Approved floodplain designated on plan sheets and individual surveys.
- m. As-builts for each property containing floodplain will be required prior to issuance of certificate of occupancy.
- n. Cost share agreement and roadway upgrades to 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.
- o. Improvements to 173<sup>rd</sup> Avenue and 175<sup>th</sup> Avenue as recommended in the traffic study.
- p. Improvements to Nowthen Boulevard as a shared cost with the adjacent property to the south, currently known Trott Brook Crossing, as recommended in the traffic study.

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

Mayor Kuzma  
Councilmember Woestehoff  
Councilmember Heineman  
Councilmember Musgrove  
Councilmember Riley

and the following voted against the same:

Councilmember Howell  
Councilmember Specht

and the following abstained:

None

and the following were absent:

None

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

  
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Mayor

**ATTEST:**

  
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City Clerk