



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-08, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A PRELIMINARY PLAT ONE YEAR EXTENSION FOR HENNUM MEADOWS 2ND ADDITION, LOCATED AT 10209 JACKSON STREET NE. DANIEL HENNUM (CASE FILE NO. 19-0016/SLK)

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/03/19
City Council (Preliminary Plat Extension)	01/06/20
City Council (Final Plat)	TBD

On June 3, 2019, the applicant received approval of a preliminary plat from the city council for a subdivision known as Hennum Meadows 2nd Addition that includes 0.97 acres and 3 single family lots. The existing home on Lot 1 will remain.

Since June 2019, the developer has not made any progress towards submitting the final plat for this property. The applicant has been working with the Coon Creek Watershed related to ponding issues and anticipates starting the project in summer 2020. At this time the applicant would like to obtain a one year extension on the preliminary plat approval.

The plat extension does not change any conditions of the plat other than updating some of the development fee numbers. The only thing the extension does is allow the property owner more time.

If the extension is approved by the city council the final plat will need to be submitted for city approval prior the expiration of the one year extension.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat

WHEREAS, an application has been filed by Daniel Hennum as subdivision Case File No. 19-0016; and

WHEREAS, said case involves the division of land described as follows:

LOT 1, BLOCK 3, HENNUM MEADOWS, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 14, 2019; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0016 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on June 3, 2019 and January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat extension approval per Section 74-42 of the subdivision regulations is hereby granted for Hennum Meadows 2nd Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the 2 new lots being proposed within the plat. The city's current park dedication rate for single family lots is \$4,449 per unit (2020 rate). A total park dedication fee of \$8,898 would become due prior to final plat mylars being released to the developer for recording at Anoka County.
2. Developer to obtain a permit from Coon Creek Watershed District prior to city plan approval.
3. Written permission to access property must be received from properties affected by construction prior to city plan approval.
4. Homeowners shall be required to maintain infiltration basins.
5. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
6. Demolition permits must be obtained for the removal of the larger existing accessory structure.
7. The accessory buildings located on proposed Lots 2 and 3 will be required to be removed prior to the plat being recorded with Anoka County.
8. The existing circular drive (Lot 1) that accesses Jackson Street/102nd Lane will be required to be modified per city review and approval.
9. The existing driveway off of 102nd Lane that accesses the existing home's garage will need to be constructed on Lot 1 as shown on the grading plan prior to any building permits being issued for the plat.
10. Execution and recording of a Site Improvement Performance Agreement outlining the developer responsibilities for grading and development of the property.
11. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or

administration of Hennum Meadows 2nd Addition.

PASSED by City Council of the City of Blaine this 6th day of January, 2020.