



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 11/4/2021
Statement of Issue:	Consider a recommendation to the City Council regarding the final plat of Hawkinson Commercial Development.	
Background:	<p>The preliminary plat entitled “Hawkinson Commercial Development” was submitted in September by Hawkinson Construction Company, Inc., and developer Mark Hawkinson, Round 2 Development. The property included within the preliminary plat is 22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee’s, and north of 29th Street SE.</p> <p>At a rescheduled meeting on October 18, 2021, the Planning Commission took up consideration of the preliminary plat of Hawkinson Commercial Development, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon the addressing of several recommendations made by the staff review committee.</p> <p>The City Council, at their regular meeting on October 25, 2021, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.</p> <p>The final plat documentation, in complete form, was recently filed with the City, with the required recommendations of the review committee having been addressed. The plat petitioner is now requesting approval of the final plat of Hawkinson Commercial Development.</p>	
Considerations:	The final plat documents are in order and appear to be consistent with the preliminary plat previously approved by the Planning Commission and the City Council.	
Recommendation:	That the Planning Commission reviews the final plat of Hawkinson Commercial Development, and forward a favorable recommendation to the City Council.	
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval of the final plat.</p> <p><u>Example Motion:</u> Motion by _____, second by _____ that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of Hawkinson Commercial Development, contingent upon:</p> <ul style="list-style-type: none"> • The execution of the associated Subdivision Agreement. • In accordance with Minnesota Statute §§505.02, Subdivision 1, the 	

	Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.
Attachments:	<ul style="list-style-type: none">• Final Plat