

RESOLUTION #23-11-06-04

**RESOLUTION OF THE NEW PRAGUE CITY COUNCIL
GRANTING APPROVAL OF THE PRELIMINARY AND FINAL PLAT
OF POND THIRD ADDITION CONSISTING OF 4 LOTS ON 2.43 ACRES,
NEW PRAGUE, MINNESOTA**

WHEREAS, Michael Weinandt, owner of the following real estate in the County of Scott to wit:

Lot 1, Block 1, POND SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

is requesting final plat approval of Pond Third Addition consisting of 4 lots on 2.43 acres, which is located on the above real estate; and,

WHEREAS, the New Prague Planning Commission has completed a review of the Preliminary Plat and Final Plat application with a required public hearing on September 27th, 2023, tabled the request to the regular Planning Commission meeting on 10/25/23 which was cancelled due to a lack of a quorum and rescheduled for 11/1/23 and made a report pertaining to said request, a copy of said report has been presented to the City Council with a recommendation of approval on a 4 to 0 vote subject to conditions and findings contained in said meeting minutes; and,

WHEREAS, the New Prague City Council finds:

1. The plat complies with the purpose and intent of the New Prague Comprehensive Plan and Subdivision Ordinance.
2. The plat conforms to the requirements of the RL-90 Single Family Residential Zoning District in which it is located.

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, MN, that the Preliminary and Final Plat of Pond Third Addition, consisting of 4 lots on 2.43 acres is hereby **approved** with the following conditions:

1. Approval is granted in general accordance with the Preliminary Plat submittal dated 8/16/2023 on file with the New Prague Planning Department.
2. Approval is granted in general accordance with the Final Plat submittal dated 9/11/2023 on file with the New Prague Planning Department.

3. The Final Plat must be recorded within 90 days of the date of the City Council granting approval per Chapter 051 (E) of the Subdivision Ordinance.
4. Approval is granted in general accordance with the grading plan submittal dated 8/14/2023 on file with the New Prague Planning Department.
5. Approval is subject to all recommendations of the City Attorney.
6. Approval is subject to all recommendations of the City Engineer, Public Works Director, Utilities General Manager, Fire Chief and Police Chief.
7. Development fees are required to be collected as follows prior to signing the final plat:
 - a. \$6,513.48 is owed for Park Dedication.
 - b. \$150 is owed for the Sidewalk Fee.
 - c. \$17,531.25 is owed for moving and installing electric utilities to be paid to the New Prague Utilities Commission.
8. The applicant is required to install a 5' wide concrete sidewalk along the east side of proposed lot 4 per the City's standard specification and with city staff inspection.
9. A single row of trees at 30' intervals must be maintained along the south side of the property along 7th Street NE is required per Chapter 65 of the Subdivision Ordinance.
10. Access is only allowed to Lexington Ave. N. and 7th Street NE utilizing existing curb cuts.
11. A shared private access driveway easement/agreement must be filed on the titles of all properties within the plat area concerning private ownership and maintenance of the shared private driveway.
12. The shared private access driveway must be signed as no parking.
13. A shared private utility easement/agreement must be filed on the titles of all properties within the plat area concerning private ownership and maintenance of the shared private water and sewer service lines.
14. The applicant shall reimburse the city for all fees and costs it incurs for processing, reviewing, and acting on the application approved herein, including but necessarily limited to any fees charged by the city's professional consultants in accordance with established rates.
15. The property shall be subject to all requirements of the New Prague City Code and shall otherwise comply with all other applicable federal, state, and local laws, rules, and regulations.
16. All homes are required to be setback at least 6' from the existing conservation easement.
17. All homes are required to provide for driveways at least 22' in length between the garage and private access driveway.
18. Low building elevations must be elevated to at least 996.0'.

This Preliminary and Final Plat shall become effective immediately upon its passage and without publication.

Passed this 6th day of November, 2023.

Duane J. Jirik, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2023.

Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2023.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401