

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2024-14

**A RESOLUTION APPROVING THE FINAL PLAT FOR THE SERENITY AT SEELYE
BROOK SUBDIVISION**

WHEREAS, the applicant, Eric Vickaryous on behalf of C&E Ventures LLC, has requested final plat approval for the Serenity at Seelye Brook subdivision; and

WHEREAS, the property is legally described in Attachment A; and

WHEREAS, the preliminary plat was approved by the City Council on September 5, 2023 via Resolution 2023-48; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the City Council of the City of St. Francis on April 15, 2024, considered the final plat and final plan documentation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the final plat and associated documents for the Serenity at Seelye Brook subdivision based on the following findings of fact:

1. The proposed final plat is consistent with the City's 2040 Comprehensive Plan and conforms to the City subdivision code with conditions.
2. The proposed final plat substantially conforms to the preliminary plat for the Serenity at Seelye Brook subdivision which was approved by Resolution 2023-48.

BE IT FURTHER RESOLVED that the approval of the final plat for the Serenity at Seelye Brook subdivision shall be subject to the following conditions:

1. Applicant shall address all comments from the City Engineer prior to the issuance of any permits.
2. Access dedication along the property shall be satisfied according to the County's comments on March 28, 2024 and August 2, 2023.
3. Applicant shall execute and submit a Development Agreement with terms acceptable to the City Attorney.
4. All necessary permits as may be applicable must be obtained before activity begins and/or before building permits are issued for individual lots.
5. The applicant shall be responsible for all costs associated with the final plat application.
6. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.

7. The applicant shall record the final plat and plans with the County Recorder following the procedure specified in City Code section 11-36-05.

Approved and adopted by the City Council of the City of St. Francis on the 15th day of April, 2024.

Joseph Muehlbauer, Mayor

Attest: Jennifer Wida, City Clerk

Dated

Attachment A
Legal Description

All that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 34, Range 25, Anoka County, Minnesota, lying South of the center line of Seelye Brook, so-called, as the same traverses said land and lying North of the centerline of County Road No. 71, as now laid and traveled.

And

All that part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 34, Range 25, Anoka County, Minnesota, lying North of the centerline of County Road No. 71, as now laid and traveled.