



AGENDA ITEM # 6.3

REPORT TO CITY COUNCIL

Report Prepared by: Dawn Bittner

Date: September 1, 2020

Subject: Final Plat of Heart of the Good Life Development.

Report: Please see attached Council Report

Council Action Requested: Council motion adopting the attached Resolution approving the Final Plat of Heart of the Good Life Development, based on the 6 Findings of Fact.

COUNCIL REPORT

Application: **Final Plat of Heart of the Good Life Development**

Applicant: **City of Pequot Lakes**

Background Information: The applicant is proposing to subdivide property south of Derksen Road into two (2) commercial lots and one (1) outlot. The property is zoned “Patriot Development”. The City Council approved the Preliminary Plat of Heart of the Good Life Development on August 4, 2020. This Final Plat application is the final step in the subdivision process.



Planning Commission Recommendation: The Planning Commission unanimously recommends the City Council approve the Final Plat of Heart of the Good Life Development, based on the following Findings of Fact:

1. The Final Plat agrees with the Preliminary Plat. The design has not changed since Preliminary Plat approval.
2. The City Engineer has reviewed and approved the excavation, grading or other terrain disturbance, and final plans for all infrastructure.
3. *The City Attorney agrees that all parties with an interest in the property are shown as signers of the document.*

4. The subject property is owned by the City of Pequot Lakes and a portion of it will remain in public ownership for public use in the future. A park dedication fee is not required for the proposed development.
 5. Financial security is not required for the proposed development.
 6. *An independent Plat Check has been received from _____, dated August ____ 2020.*
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**CITY OF PEQUOT LAKES
RESOLUTION NO. 20-__**

**RESOLUTION APPROVING THE FINAL PLAT OF
HEART OF THE GOOD LIFE DEVELOPMENT**

WHEREAS, the City of Pequot Lakes is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City of Pequot Lakes, 4638 Main Street, Pequot Lakes, MN (Applicants) has submitted an application to the City of Pequot Lakes (City) for a Final Plat of Heart of the Good Life Development, a copy of which is on file in the City of Pequot Lakes Planning & Zoning Department; and

WHEREAS, the City of Pequot Lakes Planning Commission held a public hearing on July 16, 2020 to consider the Heart of the Good Life Development Preliminary Plat; and

WHEREAS, the Pequot Lakes Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council for the August 4, 2020 City Council Meeting; and

WHEREAS, the Pequot Lakes Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat request at its August 4, 2020 meeting and adopted a motion approving the Preliminary Plat; and

WHEREAS, the Pequot Lakes Planning Commission held a public hearing on August 20, 2020 to consider the Final Plat for Heart of the Good Life consisting of two commercial lots and one outlot; and

WHEREAS, on August 20, 2020 the Pequot Lakes Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Heart of the Good Life Development contingent on review and approval by the city attorney; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Heart of the Good Life Development at a meeting on September 1, 2020; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. The Final Plat agrees with the Preliminary Plat. The design has not changed since Preliminary Plat approval.
2. The City Engineer has reviewed and approved the excavation, grading or other terrain disturbance, and final plans for all infrastructure.
3. *The City Attorney agrees that all parties with an interest in the property are shown as signers of the document.*
4. The subject property is owned by the City of Pequot Lakes and a portion of it will remain in public ownership for public use in the future. A park dedication fee is not required for the proposed development.
5. Financial security is not required for the proposed development.
6. *An independent Plat Check has been received from _____, dated August _____ 2020.*

NOW, THEREFORE, BE IT RESOLVED, the City Council does hereby approve the Final Plat of Heart of the Good Life with no conditions.

Adopted by the City Council of the City of Pequot Lakes this 1st day of September, 2020.

James Tayloe
Mayor

ATTEST:

Angie Duus
City Clerk/Treasurer