



*City Council Memorandum*

**To:** Mayor Fasbender and City Council  
**From:** John Hinzman, Community Development Director  
**Date:** July 17, 2022  
**Item:** Resolution: Ries Addition – Preliminary and Final Plat

**Council Action Requested:**

Consider adoption of the attached resolution granting Preliminary and Final Plat approval of Ries Addition, a two-lot rural subdivision located at the northwest corner of Glendale Road and Spiral Boulevard. A simple majority is necessary for action.

**Background Information:**

On June 26, 2023 the City Council approved the sale of a five-acre parcel to Mr. Ries subject to approval of the plat.

**Financial Impact:**

The plat will allow for the construction two single family homes.

**Advisory Commission Discussion:**

The Planning Commission voted 5-0 to recommend approval of the request at the July 10, 2022 meeting with limited discussion. During the public hearing a couple of residents had questions related to stormwater drainage and future use.

**Attachments:**

- Resolution
- Planning Commission Staff Report – July 10, 2023

**HASTINGS CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
GRANTING PRELIMINARY AND FINAL PLAT APPROVAL OF RIES  
ADDITION**

Council member \_\_\_\_\_ introduced the following Resolution and moved its adoption:

**WHEREAS**, Northern State Services LLC has petitioned for Preliminary and Final Plat approval of RIES ADDITION, containing two lots. The subject property is generally located northwest of Glendale Road and Spiral Blvd and legally described on Attachment A; and

**WHEREAS**, on July 10, 2023, review of the final plat was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

**WHEREAS**, The Planning Commission recommended approval of the Preliminary and Final Plat as presented; and

**WHEREAS**, The City Council has reviewed the request and recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the Preliminary and Final Plat as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the City Council Staff Report dated July 17, 2023
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 3) Payment of \$4,400 to (\$2,200 x 2 lots) satisfy park dedication requirements prior to release of the final plat mylars for recording.

- 4) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director. X-C-02
- 5) Approval of plans by Dakota County.
- 6) Stormwater shall not discharge in greater rate or volume than at present conditions per the Stormwater Ordinance.
- 7) Administrative approval of a minor subdivision\boundary lot line adjustment to move the City's northern lot line of PID 19-03500-84-010 to be on the south side of Spiral Boulevard ("City's Property")
- 8) City to convey City's Property to Northern State Services LLC
- 9) Approval is subject to a one-year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

Council member \_\_\_\_\_ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on July 17, 2023 by the following vote:

Ayes:  
Nays:  
Absent:

ATTEST:

\_\_\_\_\_  
Mary Fasbender, Mayor

\_\_\_\_\_  
Kelly Murtaugh,  
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 17<sup>th</sup> day of July 2023, as disclosed by the records of the City of Hastings on file and of record in the office.

\_\_\_\_\_  
Kelly Murtaugh, City Clerk

(SEAL)

This instrument drafted by:  
City of Hastings (JH)  
101 4th St. E.  
Hastings, MN 55033

ATTACHMENT A

That part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17 lying west of the centerline of County Road No. 91; subject to highway easement;

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, described as BEGINNING at the northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 0 degrees 15 minutes 13 seconds East along the west line of said Southwest Quarter of the Southeast Quarter 578.64 feet; thence northeasterly 535.96 feet along a curve that is concave to the northwest having a radius of 707.00 feet, central angle of 35 degrees 01 minute 17 seconds, chord distance of 425.45 feet, and the chord of said curve bears North 52 degrees 26 minutes 53 seconds East; thence North 34 degrees 56 minutes 16 seconds East, tangent to the last described curve, 104.02 feet; thence northeasterly 253.80 feet along a curve concave to the southeast, having a radius of 260.00 feet, central angle of 55 degrees 55 minutes 45 seconds, chord distance of 243.84 feet, and the chord of said curve bears North 62 degrees 54 minutes 08 seconds East; thence South 89 degrees 58 minutes 45 seconds East, not tangent to the last described curve; 50.00 feet to the centerline of Dakota County Road 91, as now traveled; thence North 0 degrees 01 minute 15 seconds East along said centerline of County Road 91 a distance of 125.04 feet to the north line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 49 minutes 32 seconds West along said north line of the Southwest Quarter 666.55 feet to the point of beginning. Subject to highway easement



***Planning Commission Memorandum***

**To: Planning Commissioners**

**From: John Hinzman, Community Development Director**

**Date: July 10, 2023**

**Item: Ries Addition – Preliminary and Final Plat – NW Corner of Glendale Road and Spiral Blvd**

**Planning Commission Action Requested**

Hold a public hearing and recommend action on the Preliminary and Final Plat request of Richard Ries for Ries Addition, a two lot rural subdivision located at the northwest corner of Glendale Road and Spiral Boulevard.

**BACKGROUND INFORMATION**

**Comprehensive Plan**

The property is currently guided Agriculture within the 2040 Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan.

**Zoning**

The property is currently zoned A - Agriculture. The proposed use and lot size meet the requirements of the A District.

**Existing Condition**

There is a 100 foot elevation rise from the eastern to western boundaries of the property with most of the rise taking place on the western half of the property. The eastern half of the property is fairly flat with areas of trees.

**Adjacent Zoning and Land Use**

The following land uses abut the property:

<b>Direction</b>	<b>Use</b>	<b>Comp Plan District</b>	<b>Zoning District</b>
North	Rural Single Family	Agriculture	A - Agriculture
East	Glendale Road Rural Single Family	Agriculture	A - Agriculture
South	Spiral Blvd Vacant City Owned Land	Agriculture	A - Agriculture

West	Townhomes Glendale Heights	Medium Density	R-3 Medium-High Density
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### **History**

Most of the property was a former gravel mining site last operated by Aggregate Industries. The most southern five is currently owned by the City of Hastings. On June 5, 2023 the City Council authorized sale of the property subject to approval of the plat.

### **Notification of Adjacent Owners**

All property owners within 350 feet of the site were provided notification of the meeting. Staff received two comments from neighbors who had concerns about stormwater drainage discharge onto their property, but did not take issue with the development. The development will need to ensure that there is not an increase in stormwater drainage to adjacent properties as part of the conditions for approval

## **PRELIMINARY AND FINAL PLAT REVIEW**

### **Request**

Preliminary and Final Plat approval of RIES ADDITION, a two-lot rural subdivision.

### **Difference Between Preliminary Plat and Final Plat**

Preliminary Plat approval includes the plan for future subdivision of the entire development including a review of lots, streets, grading, stormwater, utilities, public land dedication, and landscaping. Final Plat approval is the formal subdivision of all or a portion of a Preliminary Plat into lots of record for building construction. The Preliminary Plat establishes the plan for development, while the Final Plat formally puts the plan into effect.

### **Streets**

No new public streets are included as part of this plat. The right-of-way for Spiral Blvd would be platted.

### **Dakota County Review**

The site abuts County Road 91 – Glendale Road. The Dakota Plat Commission met on July 5<sup>th</sup> and will require additional right-of-way dedication along Glendale Road.

### **Park Land Dedication**

Payment of cash in lieu of land in the amount of \$4,400 will be required prior to release of the final plat mylars to satisfy park dedication requirements.

## **RECOMMENDATION**

Approval of the Preliminary and Final Plat is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated July 10, 2023
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 3) Payment of \$4,400 (\$2,200 x 2 lots) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
- 4) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 5) Approval of plans by Dakota County.
- 6) Stormwater shall not discharge in greater rate or volume than at present conditions per the Stormwater Ordinance.
- 7) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

**ATTACHMENTS**

- Site Location Map
- Preliminary and Final Plat
- Application

LOCATION MAP





# RIES ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Northern States Services, LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, that lies westerly of the centerline of County Road 91, also known as Glendale Road. Subject to highway easement.

Together with that part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, described as BEGINNING at the northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 0 degrees 15 minutes 13 Seconds East along the west line of said Southwest Quarter of the Southeast Quarter 578.64 feet; thence northeasterly 535.96 feet along a curve that is concave to the northwest, having a radius of 707.00 feet, central angle of 35 degrees 01 minute 17 seconds, chord distance of 425.45 feet, and the chord of said curve bears North 52 degrees 26 minutes 53 Seconds East; thence North 34 degrees 56 minutes 16 seconds East, tangent to the last described curve, 104.02 feet; thence northeasterly 253.80 feet along a curve concave to the southeast, having a radius of 260.00 feet, central angle of 55 degrees 55 minutes 45 seconds, chord distance of 243.84 feet, and the chord of said curve bears North 62 degrees 54 minutes 08 seconds East; thence South 89 degrees 58 minutes 45 seconds East, not tangent to the last described curve, 50.00 feet to the centerline of Dakota County Road 91, as now traveled; thence North 0 degrees 01 minute 15 seconds East along said centerline of County Road 91 a distance of 125.04 feet to the north line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 49 minutes 32 seconds West along said north line of the Southwest Quarter 666.55 feet to the point of beginning. Subject to highway easement.

Has caused the same to be platted as RIES ADDITION and does hereby dedicate to the public for public use forever the Boulevard, Road, and utility and drainage easements as created by this plat.

In witness whereof said Northern States Services, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: Northern States Services, LLC

\_\_\_\_\_  
President

STATE OF MINNESOTA  
COUNTY OF DAKOTA

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by Richard A. Ries, President of Northern States Services, LLC, a Minnesota Limited Liability Company, on behalf of said company.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission expires \_\_\_\_\_

I, Willis L. Gilliard, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Willis L. Gilliard, Licensed Land Surveyor  
Minnesota License No. 9587

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing surveyor's certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by Willis L. Gilliard, Land Surveyor, Minnesota License No. 9587.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF HASTENS, MINNESOTA

This plat of RIES ADDITION was approved and accepted by the City Council of the City of Hastings, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_ Mary Fasbender, Mayor  
By: \_\_\_\_\_ City Administrator

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dakota County Surveyor

DAKOTA COUNTY BOARD

We do hereby certify that on the 23rd day of May, 2017, the Board of Commissioners of Dakota County, Minnesota, approved this plat of RIES ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: \_\_\_\_\_ Attest \_\_\_\_\_  
Chair, Dakota County Board Dakota County Treasurer - Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

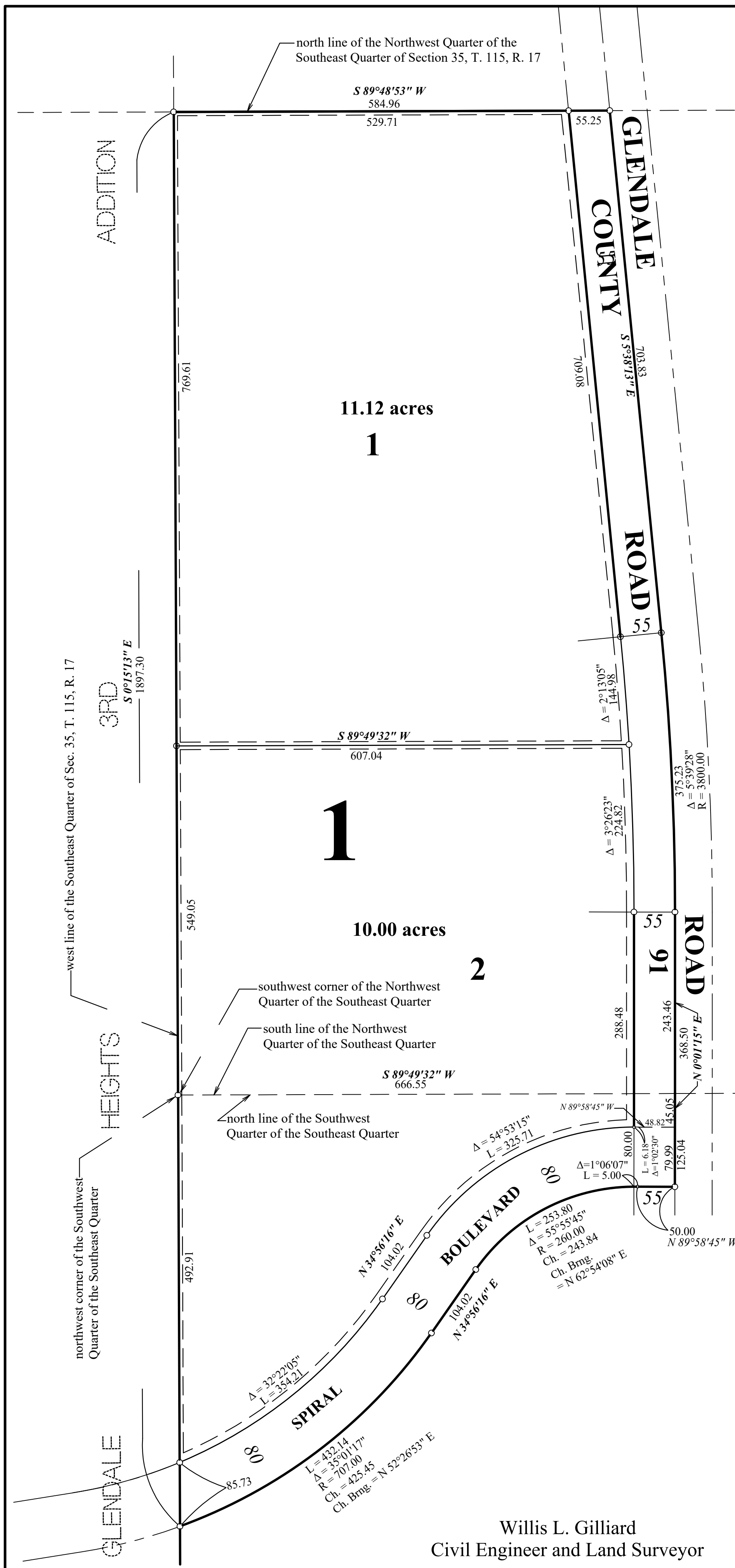
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20\_\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Director Department of Property Taxation and Records

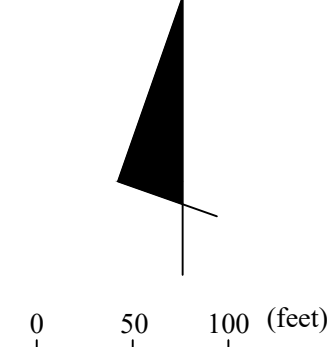
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of RIES ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and was duly filed in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_, as Document Number \_\_\_\_\_ as Document No. \_\_\_\_\_.

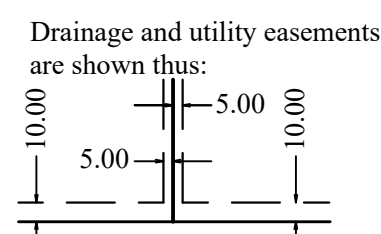
\_\_\_\_\_  
Dakota County Recorder



# June 21, 2023

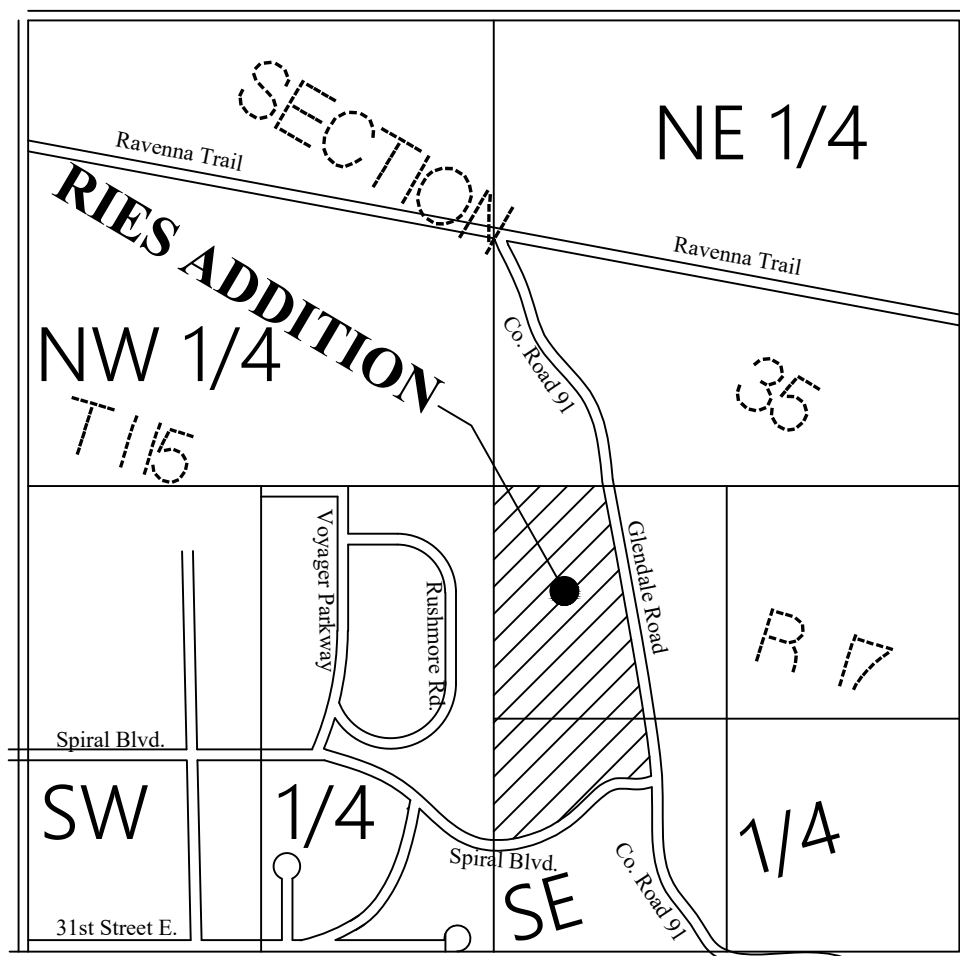


0 50 100 (feet)



Being 5.00 feet in width, unless otherwise indicated, and adjoining lot lines, and 10.00 feet in width and adjoining street lines as shown on the plat.

VICINITY MAP



Willis L. Gilliard  
Civil Engineer and Land Surveyor