



## City Council Memorandum

**To:** Mayor Fasbender & City Councilmembers  
**From:** Justin Fortney, City Planner  
**Date:** September 5, 2023  
**Item:** Minor Subdivision – 1012 Ramsey Street - Adam Greenslade

### **Council Action Requested:**

Review and act on the attached resolution, which will divide the subject parcel into two separate parcels.

A simple majority is required for action.

### **Background Information:**

Adam Greenslade is proposing to subdivide the vacant parcel. He has stated that he intends to construct a twin home over the two properties. A duplex could currently be constructed on the existing parcel but could only have a single owner. A twin home allows each unit and associated property to be sold separately with their own utilities.

### **Financial Impact:**

The new lot requires payment of the following:

Sewer Interceptor: \$485.00

Park Dedication: \$2,700.00

**Advisory Commission Discussion:** The Planning Commission recommended approval of the request at their August 28, 2023 meeting (4-0). Two residents spoke during the public hearing. They stated that the area has a lot of rental properties and on-street parking. Staff explained that these issues are not addressable with the current proposal.

### **Council Committee Discussion:**

N/A

### **Attachments:**

- Resolution
- PC Staff Report - August 28, 2023

HASTINGS CITY COUNCIL

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
APPROVING A MINOR SUBDIVISION OF PROPERTY GENERALLY LOCATED AT 1012 RAMSEY STREET**

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

**WHEREAS**, Adam Greenslade has initiated consideration of a minor subdivision on a 9,970 square foot property addressed as 1012 Ramsey Street, legally described as Lot 2, Block 7 Except the North 9-Ft, along with the North 18-Ft of Lot 3, Block 7, HENRY G BAILLYS Addition, Dakota County Minnesota; and

**WHEREAS**, on August 28, 2023, a public hearing and review of this minor subdivision was held before the Planning Commission of the City of Hastings; and

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

That the request to subdivide the property is hereby approved with the following conditions:

1. Payment of \$485.00 for sewer interceptor fee of one new lot.
2. Payment of \$2,700.00 for park dedication fee of one new lot.

Council member \_\_\_\_\_ moved a second to this resolution, and upon being put to a vote it was unanimously adopted by all Council members present.

Adopted by the Hastings City Council on September 5, 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 the resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on September 5, 2023, as disclosed by the records of the City of Hastings on file and of record in the office.

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Kelly Murtaugh, City Clerk

(SEAL)

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



**Planning Commission Memorandum**

**To: Planning Commission**  
**From: Justin Fortney, City Planner**  
**Date: August 28, 2023**  
**Item: Minor Subdivision – 1012 Ramsey Street, Adam Greenslade**

**Planning Commission Action Requested** Hold a public hearing and recommend action on the minor subdivision request of Adam Greenslade. This action will create two separate parcels.

**Background information:** The former home on this larger lot was demolished in 2020 after severe fire damage. The applicant proposes to split the lot into two lots.

The applicant proposes to subsequently construct a twin home, which is an administrative process. At that time, a Certificate of survey with a grading plan is required to assure no additional drainage will flow to neighboring properties.

The zoning ordinance currently allows the construction of a two unit home as a duplex on the existing lot with payment of WAC & SAC fees. The proposal to split the lot will also require separate utilities along with sewer interceptor and park dedication fees. The lot split will allow the units to be sold separately. The adjacent property to the north is a twin home built in 2001 and another to the west in 2005.

**Notification:** Notification of the request was published and mailed to all property owners within 350 feet. A neighbor called to ask questions and commented that the yard has not been mowed regularly in the past few years.

**Comprehensive Plan Classification:** The 2040 Comprehensive Plan designates the property as Low Density Residential.

**Zoning Classification:** The property is zoned R-2, Medium Density Residence.

**Adjacent Zoning and Land Use**

<b>Direction</b>	<b>Property Use</b>	<b>Zoning</b>	<b>Comp Plan</b>
North	Twin home	R-2	Low Density Residential
East	Single-family home	R-2	Low Density Residential
South	Single-family home	R-2	Low Density Residential
West	Twin home	R-2	Low Density Residential

**Existing Condition:** The site is vacant with trees, grass, and two concrete driveway aprons.

**Minor Subdivision Review** The two proposed parcels meet the minimum lot size (4,850 Sf) and width (33') requirements.

**Recommendation:** Approval of the minor subdivision is recommended.

#### Attachments

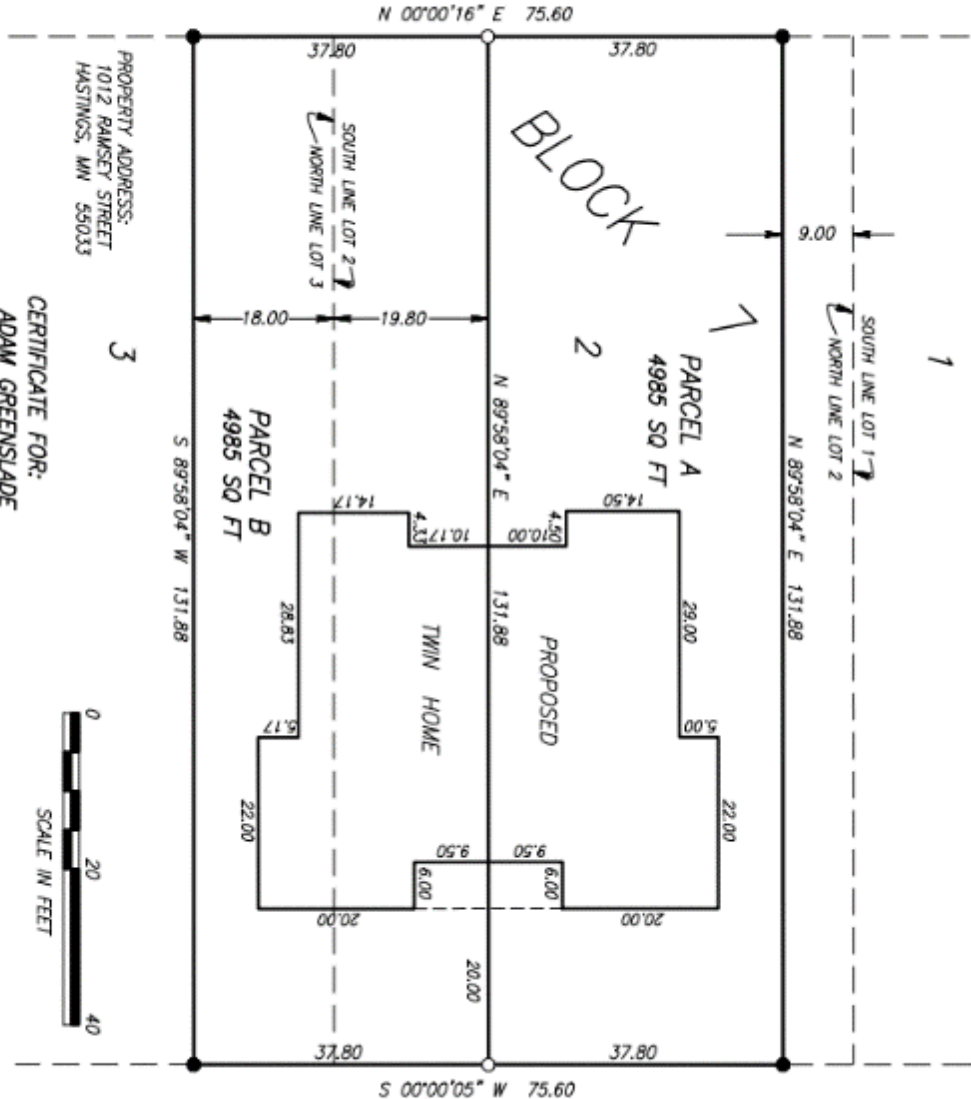
- Aerial photograph
- Site photographs
- Minor subdivision Survey





Looking East (towards Ramsey St) from the property

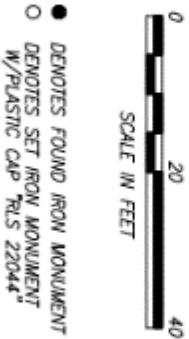




PROPERTY ADDRESS:  
1012 RAMSEY STREET  
HASTINGS, MN 55033

CERTIFICATE FOR:  
ADAM GREENSLADE  
8355 HARNESSE ROAD SOUTH  
COTTAGE GROVE, MN 55016

I hereby certify that the survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
AUGUST 11, 2023  
David G. Rapp  
David G. Rapp  
Minnesota Registration No. 22044



RAMSEY STREET

LEGAL DESCRIPTIONS:

**Parcel A**  
That part of Lot 2, Block 7, Hy G. Bailly's Addition to the Town (now City) of Hastings, according to the recorded plat thereof, Dakota County, Minnesota, lying northerly of the South 19.80 feet of said Lot 2, which lies southerly of the North 9.00 feet of said Lot 2. Containing 4985 square feet, more or less.

**Parcel B**  
The North 18.00 feet of Lot 3, Block 7, and the South 19.80 feet of Lot 2, Block 7, Hy G. Bailly's Addition to the Town (now City) of Hastings, according to the recorded plat thereof, Dakota County, Minnesota. Containing 4985 square feet, more or less.

<b>RAPP LAND SURVEYING, INC.</b>			
45967 HIGHWAY 56 BLVD KENNON, MN 55946 612-532-1263			
DRAWN BY:	DATE:	PROJECT NO.	
DGR	8-11-23	023744	
SCALE:	SHEET:	BOOK/PAGE	
1"=20'	1 of 1 sheet	56/56	