

RESOLUTION NO. R2021-041

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY
AND FINAL PLAT OF HENTGES INDUSTRIAL PARK**

WHEREAS, Cretex Industrial Park, LLC and Gavilon Fertilizer, LLC, property owners, and Cretex Industrial Park, LLC, applicant, have made application for Preliminary and Final Plat of HENTGES INDUSTRIAL PARK; and

WHEREAS, the properties are legally described as:

Exhibit A (attached); and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 3, 2020 and March 4, 2021, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Preliminary Plat be adopted as proposed; and

WHEREAS, the City Council reviewed the Preliminary and Final Plat on March 16, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of HENTGES INDUSTRIAL PARK is hereby approved subject to the following conditions:

- A. Approval of title by the City Attorney.
- B. Park dedication fees and/or dedication of land in the amount required by the City Code and adopted City fee schedule shall be provided at time of recording the Final Plat for Lot 1 and that new area of Lot 2, with the Outlots fees to be addressed at time of Final Plat of those parcels.
- C. The applicant shall comply with conditions addressed in the City Engineering Memorandum dated February 23, 2021, noting conditions to be completed prior to recording and those to be completed prior to approval of a grading permit, a street and utility plan and/or a building permit.
- D. The applicant shall comply with conditions noted in the Shakopee Public Utilities Memorandum dated February 22, 2021.
- E. The Final Plat shall be amended prior to recording to address conditions of the City and Magellan Pipeline concerning easements along the east property line of Lot 1, Block 2, and within the existing Great Lakes Pipeline Easement (Document No. A82233, T4268), which could result in minor adjustments to the final lot lines.
- F. The applicant must provide financial security for tree replacement in accordance with City Code requirements.
- G. Landscaping is required consistent with City Code requirements. Financial security shall be provided in accordance with City Code.

- H. Fire department access shall be provided as required by the Minnesota State Fire Code. Access roads with widths of less than 20-feet shall require special approval.
- I. The Minnesota Valley Transit Authority (MVTA) requests the applicant/developer include pedestrian connections to and from all buildings, as a lack of pedestrian infrastructure would limit potential future transit service.

After the adoption of the Resolution, the City Clerk shall file certified copies hereof with the County Auditor and County Recorder of Scott County.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2021.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk