

RESOLUTION #21-02

**A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND
FINAL PLAT FOR RUM RIVER**

WHEREAS, Rum River Residential Suites, LLC has submitted a Preliminary and Final Plat application for two 49-unit apartment complexes in the R-3 Zoning District; and

WHEREAS, That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

TOGETHER WITH that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

EXCEPT that part lying easterly of the west right of way line of State Highway No. 169, described as all of the following: That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 26 West, shown as Parcel 6 on the plat designated as State Highway Right of Way Plat No. 48-1 on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

WHEREAS, Planning Commission held a public hearing for the Preliminary Plat, Conditional Use Permits, and Variances for this plat and project along with a review of the Final Plat, and Site Plan Review on December 21st, 2020, with conditions that had to be met by City Staff and City Engineer; and

WHEREAS, the City Council has met on January 14th, 2021 and approved the Preliminary and Final Plat of Rum River subject to the following conditions:

1. The cul-de-sac will need to have a right-of-way or easement shown on the final plat and a sewer and water valve for future expansion. This cul-de-sac should have class 5 material or temporary bituminous.
2. Developer submit transformer and electric utility plans to have the Princeton Public Utilities for approval prior to Final Plat approval. Transformers will be located on the apartment sites with an easement to be created.
3. Move the existing street light along First Street and the proposed 19th Avenue South to the west of 19th Avenue South, placing it one foot behind the trail. Two additional street lights will be placed; one by the entrance for the apartment buildings off of 19th Avenue South, and the other at the end of the street where it meets the cul-de-sac. Lights shall be placed one foot behind the trail. Princeton Public Utilities requires standard poles and lights with a long arm so the poles can be placed to the west of the trail and facilitate snowplowing.
4. Mille Lacs County Engineer approve the driveway access for 19th Avenue South and the second access west of the plat with curb cuts existing onto First Street, and pedestrian crossing, additionally a bike path extension to 21st Avenue.
5. Emergency egress road onto First Street be 26' foot wide with signage as exit only and right turn only. Alter curb line to put the radius to the east for right turn only.
6. City Engineer approval of storm water plan.
7. Park dedication fees will be paid in accordance to the proposed amount of 30K per building paid at the time of submittal of the building permit for each building.

NOW, THEREFORE, BE IT RESOLVED that the Princeton City Council does hereby authorize the Mayor, City Clerk/Administrator, and Planning Commission Chairperson to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

ADOPTED by the Princeton City Council this 14th day of January, 2021.

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych, City Clerk

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371