



**City of Greenfield**  
**7738 Commerce Circle**  
**Regular Council Meeting Agenda**  
**September 15, 2020**  
**7:00 p.m.**

*\*Note: Due to COVID-19 Pandemic, the Emergency Management Director declares that it is not safe for the public to attend. Per Statute 13D.021 some members may appear telephonically. The meeting is available to listen to remotely. Dial 1-301-715-8592, when prompted enter meeting ID 6812264370.*

	<b>Page</b>
<b>1. Call Meeting to Order</b>	
<b>2. Pledge of Allegiance</b>	
<b>3. Roll Call - Mayor Johnson, Councilors Erickson, Jeska, Klawitter, Workcuff</b>	
<b>4. Approval of Agenda</b>	
<b>5. Public Comments</b> <i>*During the COVID-19 declared emergency, all posted meetings will be held at scheduled time and date but open to the public at limited capacity. Some members may attend telephonically. Should you have public comment please email <a href="mailto:mwebb@ci.greenfield.mn.us">mwebb@ci.greenfield.mn.us</a> by noon on the scheduled meeting date and your comments will be read at the meeting.</i>	
<b>6. Consent Agenda</b>	
<i>Items listed under Consent Agenda are considered routine in nature and will be enacted by a single roll call vote. There will be no separate discussion on these items unless a Council Member or citizen so requests. In that event, the item will be removed from the Consent Agenda and considered in normal sequence.</i>	
A. Approve payment of claims in the amount of \$62,991.96	2-5
Check #(29566-29602)	
General Fund	\$ 56,696.97
Industrial Park Water	\$ 6,123.53
Stormwater Management	\$ 28.96
Developer Escrows	\$ 142.50
B. Approve minutes of the September 1, 2020 City Council Workshop Meeting	6
C. Approve minutes of the September 1, 2020 City Council Meeting	7-8
<b>7. Public Hearings – None</b>	
<b>8. Discussion/Action Items</b>	
A. Thousand Hearts Crow River Serve Day Update	9-11
B. Adopt Stormwater CIP	12-17
C. Approve Resolution No. 20-32; Preliminary and Final Plat for Fisher Estates	18-32
D. Approve Resolution No. 20-33: Hennepin County Recycle Grant Extension	33-56
E. Adopt Resolution No. 20-34: A Resolution Certifying Preliminary Property Tax Levy Collectible 2021, Proposed 2021 General Fund Budget, and Setting Public Meeting Date, Time and Location	57-67
F. Internet Task Force Update	68
<b>9. Information/Miscellaneous</b>	
A. Comments/reports from Mayor	
B. Comments/reports from Councilors	
C. Comments/reports from City Administrator/Staff	
<b>10. Adjourn</b>	

CITY OF GREENFIELD

09/10/20 1:58 PM

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\*Check Detail Register©

September 2020

		Check Amt	Invoice	Comment
<b>10100 Bank West</b>				
Paid Chk#	029566	9/9/2020	<b>POSTMASTER</b>	
E 100-410-1325-43220	Postage	\$83.70	20-09/09	Internet Survey 2 - 55357 Rt 1
<b>Total POSTMASTER</b>		\$83.70		
Paid Chk#	029567	9/9/2020	<b>POSTMASTER</b>	
E 100-410-1325-43220	Postage	\$90.82	20-09/08	Internet Survey 2 - Rt 2 55357
<b>Total POSTMASTER</b>		\$90.82		
Paid Chk#	029568	9/9/2020	<b>POSTMASTER</b>	
E 100-410-1325-43220	Postage	\$89.10	20-09/10	Internet Survey 2 - Rt 1 55373
<b>Total POSTMASTER</b>		\$89.10		
Paid Chk#	029569	9/15/2020	<b>ACE HARDWARE</b>	
G 100-20200	Accounts Payable	\$11.17	20-08/31	Drill Bits and Composite Shims
G 100-20200	Accounts Payable	\$1.92	20-08/31	Fasteners
G 100-20200	Accounts Payable	\$22.99	20-08/31	Weed Whip Refill
G 604-20200	Accounts Payable	\$15.98	20-08/31	Concrete Mix for Storm Drain Repair
G 604-20200	Accounts Payable	\$12.98	20-08/31	Tools for Storm Drain Repair
<b>Total ACE HARDWARE</b>		\$65.04		
Paid Chk#	029570	9/15/2020	<b>ADAMS PEST CONTROL INC</b>	
G 100-20200	Accounts Payable	\$64.61	20-09/02	Quarterly Spray
<b>Total ADAMS PEST CONTROL INC</b>		\$64.61		
Paid Chk#	029571	9/15/2020	<b>AFFORDABLE SANITATION</b>	
G 100-20200	Accounts Payable	\$157.50	4366	Monthly Service(Handicap)
<b>Total AFFORDABLE SANITATION</b>		\$157.50		
Paid Chk#	029572	9/15/2020	<b>AMAZON CAPITAL SERVICES</b>	
G 100-20200	Accounts Payable	\$59.99	1Q1C-JQKQ-1	Case of Paper Towels for Disinfecting
G 100-20200	Accounts Payable	\$255.95	1Q1C-JQKQ-1	Curb Side Voting Tent for Elections
G 100-20200	Accounts Payable	\$129.95	1Q1C-JQKQ-1	Face Masks for City Hall
G 100-20200	Accounts Payable	\$14.99	1Q1C-JQKQ-1	Face Shields for City Hall
G 100-20200	Accounts Payable	\$48.88	1Q1C-JQKQ-1	Shipping
G 100-20200	Accounts Payable	\$239.97	1Q1C-JQKQ-1	3 Rugs for Elections
G 100-20200	Accounts Payable	(\$79.99)	1WP4-PVWF-	Refund of 1 Rug that Was Not Shipped
<b>Total AMAZON CAPITAL SERVICES</b>		\$669.74		
Paid Chk#	029573	9/15/2020	<b>AMERIPRIDE SERVICES INC</b>	
G 100-20200	Accounts Payable	\$9.92	1004849941	Towels
G 100-20200	Accounts Payable	\$8.86	1004849941	Kris M
G 100-20200	Accounts Payable	\$6.13	1004849941	Kris B
G 100-20200	Accounts Payable	\$6.10	1004849941	Sean P
G 100-20200	Accounts Payable	\$10.40	1004849941	Mats
G 100-20200	Accounts Payable	\$7.89	1004849941	Service Charge
G 100-20200	Accounts Payable	\$10.40	1004855251	Mats
G 100-20200	Accounts Payable	\$9.92	1004855251	Towels
G 100-20200	Accounts Payable	\$7.89	1004855251	Service Charge
G 100-20200	Accounts Payable	\$8.86	1004855251	Kris M
G 100-20200	Accounts Payable	\$6.13	1004855251	Kris B
G 100-20200	Accounts Payable	\$6.10	1004855251	Sean P
G 100-20200	Accounts Payable	\$6.13	1004860526	Kris B
G 100-20200	Accounts Payable	\$8.86	1004860526	Kris M
G 100-20200	Accounts Payable	\$6.10	1004860526	Sean P

**\*Check Detail Register©**

September 2020

			Check Amt	Invoice	Comment
G 100-20200	Accounts Payable		\$9.92	1004860526	Towels
G 100-20200	Accounts Payable		\$10.40	1004860526	Mats
G 100-20200	Accounts Payable		\$7.89	1004860526	Service Charge
<b>Total AMERIPRIDE SERVICES INC</b>			\$147.90		
<hr/>					
Paid Chk# 029574	9/15/2020	<b>B MCNAMARA INC</b>			
G 100-20200	Accounts Payable		\$34,160.00	33106616	Custom Crushing of Class 5
<b>Total B MCNAMARA INC</b>			\$34,160.00		
<hr/>					
Paid Chk# 029575	9/15/2020	<b>BARBARA JEAN SAXTON</b>			
G 601-20200	Accounts Payable		\$33.48	20-09/04	Refund of Credit Balance
<b>Total BARBARA JEAN SAXTON</b>			\$33.48		
<hr/>					
Paid Chk# 029576	9/15/2020	<b>CARSON, CLELLAND &amp; SCHREDER</b>			
G 820-20200	Accounts Payable		\$142.50	20-08/28	Corr w. Zoning Admin/Review Plat & Approval/Review & Revise Driveway Agreement Exhibits
G 100-20200	Accounts Payable		\$183.01	20-08/28	Criminal
G 100-20200	Accounts Payable		\$71.25	20-08/28	Research CARES Act Expenditures Issue & Correspondence w. League of MN Cities Rep
G 100-20200	Accounts Payable		\$748.15	20-08/28	Review City Authority Issue on Code Compliance/Research Statutory Exemptions/Conference Regarding Re
<b>Total CARSON, CLELLAND &amp; SCHREDER</b>			\$1,144.91		
<hr/>					
Paid Chk# 029577	9/15/2020	<b>CENTURYLINK</b>			
G 100-20200	Accounts Payable		\$372.12	20-08/28	Phone service
<b>Total CENTURYLINK</b>			\$372.12		
<hr/>					
Paid Chk# 029578	9/15/2020	<b>DAVIS EQUIPMENTCORP/TURFWERKS</b>			
G 100-20200	Accounts Payable		\$313.52	12548	WAM Rear Wheel and Rim Repair
<b>Total DAVIS EQUIPMENTCORP/TURFWERKS</b>			\$313.52		
<hr/>					
Paid Chk# 029579	9/15/2020	<b>EMBEDDED SYSTEMS, INC.</b>			
G 100-20200	Accounts Payable		\$288.00	344102	New Battery for City Siren #1
<b>Total EMBEDDED SYSTEMS, INC.</b>			\$288.00		
<hr/>					
Paid Chk# 029580	9/15/2020	<b>FOBBE, CHRISTINA D</b>			
G 100-20200	Accounts Payable		\$100.00	20-09/03	Cleaning City Hall
G 100-20200	Accounts Payable		\$100.00	20-09/10	Cleaning City Hall
<b>Total FOBBE, CHRISTINA D</b>			\$200.00		
<hr/>					
Paid Chk# 029581	9/15/2020	<b>HENNEPIN CO TREASURER (RADIOS)</b>			
G 100-20200	Accounts Payable		\$91.96	1000153861	Radio Admin Fee (4)
<b>Total HENNEPIN CO TREASURER (RADIOS)</b>			\$91.96		
<hr/>					
Paid Chk# 029582	9/15/2020	<b>HOLLYWOOD AUTO LLC</b>			
G 100-20200	Accounts Payable		\$98.57	6600	Repair WAM Right Rear Tire
<b>Total HOLLYWOOD AUTO LLC</b>			\$98.57		
<hr/>					
Paid Chk# 029583	9/15/2020	<b>INNOVATIVE OFFICE SOLUTIONS LL</b>			
G 100-20200	Accounts Payable		\$74.11	3089164	2021 Daily Planners, Glue Sticks
<b>Total INNOVATIVE OFFICE SOLUTIONS LL</b>			\$74.11		
<hr/>					
Paid Chk# 029584	9/15/2020	<b>KATIE DRIVER</b>			
G 601-20200	Accounts Payable		\$111.55	20-09/04	Refund of Credit Balance
<b>Total KATIE DRIVER</b>			\$111.55		

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		Check Amt	Invoice	Comment
<b>Paid Chk# 029585 9/15/2020 KONICA MINOLTA BUSINESS SOLUTI</b>				
G 100-20200	Accounts Payable	\$1.23	268057128	B & W Copy Coverage
G 100-20200	Accounts Payable	\$97.90	268057128	Color Copy Coverage
G 100-20200	Accounts Payable	\$28.50	268057128	Base Monthly Rate
<b>Total KONICA MINOLTA BUSINESS SOLUTI</b>		\$127.63		
<b>Paid Chk# 029586 9/15/2020 KRISTA A BAILEY</b>				
G 601-20200	Accounts Payable	\$62.57	20-09/04	Refund of Credit Balance
<b>Total KRISTA A BAILEY</b>		\$62.57		
<b>Paid Chk# 029587 9/15/2020 LEAGUE OF MN CITIES</b>				
G 100-20200	Accounts Payable	\$1,108.68	326570	Sept - December 2020
<b>Total LEAGUE OF MN CITIES</b>		\$1,108.68		
<b>Paid Chk# 029588 9/15/2020 LEONHARDT, TORI</b>				
G 100-20200	Accounts Payable	\$161.26	20-09.08	Jan-Aug 2020 Mileage Reimbursement
<b>Total LEONHARDT, TORI</b>		\$161.26		
<b>Paid Chk# 029589 9/15/2020 MEINYS DIGGERS INC</b>				
G 601-20200	Accounts Payable	\$5,845.00	10163	Watermain Break at Holiday
<b>Total MEINYS DIGGERS INC</b>		\$5,845.00		
<b>Paid Chk# 029590 9/15/2020 MELINDA &amp; KENNETH WEDIN</b>				
G 601-20200	Accounts Payable	\$70.93	20-09/04	Refund of Credit Balance
<b>Total MELINDA &amp; KENNETH WEDIN</b>		\$70.93		
<b>Paid Chk# 029591 9/15/2020 METRO WEST INSPECTIONS INC</b>				
G 100-20200	Accounts Payable	\$3,328.01	2558	Inspections
G 100-20200	Accounts Payable	\$1,170.59	2558	Prior year Insp.
<b>Total METRO WEST INSPECTIONS INC</b>		\$4,498.60		
<b>Paid Chk# 029592 9/15/2020 MN MAYORS ASSOCIATION</b>				
G 100-20200	Accounts Payable	\$30.00	20-09/01	2021 Annual Dues
<b>Total MN MAYORS ASSOCIATION</b>		\$30.00		
<b>Paid Chk# 029593 9/15/2020 NORTHERN TOOL &amp; EQUIPMENT</b>				
G 100-20200	Accounts Payable	\$57.97	192056281	Wrench Set, Pro Grip Set, Organizer
G 100-20200	Accounts Payable	\$62.98	192056281	Disinfecting Spray, Packing Film for Plexiglass Dividers
<b>Total NORTHERN TOOL &amp; EQUIPMENT</b>		\$120.95		
<b>Paid Chk# 029594 9/15/2020 OMANN CONTRACTING COMPANIES</b>				
G 100-20200	Accounts Payable	\$164.00	14752	Asphalt Patches
<b>Total OMANN CONTRACTING COMPANIES</b>		\$164.00		
<b>Paid Chk# 029595 9/15/2020 OWEN G DUNN CO</b>				
G 100-20200	Accounts Payable	\$186.91	22968	Handicap Ramp for Elections
<b>Total OWEN G DUNN CO</b>		\$186.91		
<b>Paid Chk# 029596 9/15/2020 PREMIUM WATERS INC</b>				
G 100-20200	Accounts Payable	\$49.74	6032750820	Monthly Water
<b>Total PREMIUM WATERS INC</b>		\$49.74		
<b>Paid Chk# 029597 9/15/2020 QUALITY PROPANE OF MN</b>				
G 100-20200	Accounts Payable	\$7,271.88	26440	Dust Control 2nd Coat
<b>Total QUALITY PROPANE OF MN</b>		\$7,271.88		

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September 2020

		Check Amt	Invoice	Comment
<b>Paid Chk# 029598 9/15/2020 RANDYS ENVIRONMENTAL SERVICES</b>				
G 100-20200	Accounts Payable	\$59.83	20-08/19	90 Gallon (2) Refuse-Cen. Park
G 100-20200	Accounts Payable	\$43.08	20-08/19	90 Gallon Refuse-Lk Sarah Land
G 100-20200	Accounts Payable	\$3,723.20	20-08/19	Recycling Contract (monthly)
G 100-20200	Accounts Payable	\$48.26	20-08/19	2YD Refuse Service
<b>otal RANDYS ENVIRONMENTAL SERVICES</b>		<b>\$3,874.37</b>		
<b>Paid Chk# 029599 9/15/2020 ROGERS PRINTING &amp; PROMOTIONAL</b>				
G 100-20200	Accounts Payable	\$41.00	58198	Paper for Internet Surveys
<b>Total ROGERS PRINTING &amp; PROMOTIONAL</b>		<b>\$41.00</b>		
<b>Paid Chk# 029600 9/15/2020 TOWMASTER</b>				
G 100-20200	Accounts Payable	\$926.57	431007	Snow Wheel Kit
<b>Total TOWMASTER</b>		<b>\$926.57</b>		
<b>Paid Chk# 029601 9/15/2020 TRACTOR SUPPLY CREDIT PLAN</b>				
G 100-20200	Accounts Payable	\$81.97	20-09/04	Storage Containers for Elections
G 100-20200	Accounts Payable	\$3.99	20-09/04	Trim Line Weed Whip
G 100-20200	Accounts Payable	\$21.99	20-09/04	Pre-Mixed Fuel
<b>Total TRACTOR SUPPLY CREDIT PLAN</b>		<b>\$107.95</b>		
<b>Paid Chk# 029602 9/15/2020 XCEL ENERGY</b>				
G 100-20200	Accounts Payable	\$11.32	697282718	51-0603154-3 - Park Usage
G 100-20200	Accounts Payable	\$75.97	699389343	51-5652764-9 - Streetlight OTH
<b>Total XCEL ENERGY</b>		<b>\$87.29</b>		
<b>10100 Bank West</b>		<b>\$62,991.96</b>		

**Fund Summary**

<b>10100 Bank West</b>	
100 General Fund	\$56,696.97
601 Industrial Park Water	\$6,123.53
604 Stormwater Management	\$28.96
820 Developer Escrows-2014 to Curr	\$142.50
	<b>\$62,991.96</b>

**GREENFIELD CITY COUNCIL WORKSHOP  
MINUTES  
September 01, 2020**

The City Council of the City of Greenfield, Hennepin County, Minnesota, met in workshop session, on Tuesday, September 01, 2020 at 6:30 p.m. at City Hall, 7738 Commerce Circle.

**1. Call meeting to order**

Mayor Johnson called the meeting to order at 6:30 p.m.

**2. Roll Call**

Members present: Mayor Johnson, Council Members Mike Erickson, Kyal Klawitter, Steve Jeska, Mark Workcuff

Staff present: City Administrator-Clerk Margaret Webb

**3. 2021 Budget Discussion**

Staff noted changes from the previous meetings. Klawitter, Workcuff and Johnson was comfortable with the preliminary budget at presented. Jeska said the preliminary budget presented appears consistent from year to year. Erickson thanked Staff for their hard work to get the budget at an acceptable number. Council was comfortable with the changes and the budget as presented, noting that the budget numbers can go down before the final budget is adopted but can't go up.

**6. Adjourn**

MOTION by Klawitter, seconded by Workcuff to adjourn at 6:46 p.m. All voted in favor 5-0. Motion carried.

\_\_\_\_\_  
Mayor Brad Johnson

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk

**CITY OF GREENFIELD  
REGULAR CITY COUNCIL MEETING MINUTES  
September 1, 2020**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, September 1, 2020, at 7:00 p.m. in the Council Chambers at 7738 Commerce Circle.

**1. Call Meeting to Order**

Mayor Johnson called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

Members present: Mayor Johnson, Council Members Mark Workcuff, Steve Jeska, Kyal Klawitter, Mike Erickson

Staff present: City Administrator Margaret Webb

**4. Approval of Agenda**

MOTION by Jeska, seconded by Erickson to approve the agenda. All voted in favor. Motion carried 5-0.

**5. Public Comment.** *\*During the COVID-19 declared emergency, all posted meetings will be held by telephonic means pursuant to Minnesota Statutes Section 13D.021. Should you have public comment please email [mwebb@ci.greenfield.mn.us](mailto:mwebb@ci.greenfield.mn.us) by noon on the scheduled meeting date and your comments will be read at the meeting*

**6. Consent Agenda** *Items listed under Consent Agenda are considered routine in nature and will be enacted by a single roll call vote. There will be no separate discussion on these items unless a Council Member or citizen so requests. In that event, the item will be removed from the Consent Agenda and considered in normal sequence.*

**A. Approve payment of claims in the amount of \$54,780.85**

Check #(29540-29565)

General Fund	\$ 36,014.88
Park Dedication	\$ 5,864.98
Industrial Park Water	\$ 4,202.96
Lake Sarah Sewer	\$ 1,612.19
Industrial Park Sewer	\$ 6,009.74
Stormwater Management	\$ 470.29
Developer Escrows	\$ 605.81

**B. Approve minutes of the August 18, 2020 City Council Workshop Meeting**

**C. Approve minutes of the August 18, 2020 City Council Meeting**

MOTION by Klawitter, seconded by Erickson to approve the consent agenda. All voted in favor. Motion carried 5-0.

**7. Public Hearings - None**

**8. Discussion/Action Items**

**A. Approve Comprehensive Plan Amendment Removing Agriculture Preserve and send to Neighboring Cities for Comments**

MOTION by Erickson, seconded by Workcuff to approved amendment. All voted in favor. Motion carried 5-0.

**B. Authorize Broadband Committee to Mail Postcard Survey.** Draft of second survey is provided for review due to the committee needing more details to map internet speed to actual homes. The map will be the story of how the city is served. Klawitter said this map will allow more detail to

provide to providers to prove our lack of service concerns. This could potentially show the providers the revenue potential for their company. Intent is to complete the map with details and have the residents redo their speed test.

Johnson is doing some of the legwork reaching out to providers who are not aware of the potential. Klawitter stated personal information is being asked including emails. This would be just in case the task force had follow-up questions. Workcuff asked who will be sending the follow up emails. Johnson stated name and address is public information. It was noted that follow up emails would come from one of the council members on the task force. Webb noted that there would be data practices language added to the survey. Council asked to modify survey card bullet point #4 to remove CenturyLink and change to 'current providers'.

MOTION by Klawitter, seconded by Erickson to authorize staff to mail postcards as amended to all residents and approve the survey adding legal wording regarding data practices. All voted in favor 5-0.

#### 9. Information/Miscellaneous

A. Comments/reports from Mayor. Johnson stated the Broadband committee is a good group and is really digging in.

B. Comments/reports from Councilors. Erickson none. Jeska is really impressed with the broadband committee. Workcuff none. Klawitter explained the broadband committee is still meeting weekly. Also, wanted to give Staff a head's up that they were discussing scheduling public hearings to get the public's input. They would like to invite Senator Osmeck and have serious dialog with him and providers. Erickson suggested we wait until November election is over. Johnson said we can keep things moving as long as providers are willing to attend the public hearings.

C. Comments/reports from Zoning Administrator/Staff. Staff stated Hennepin County has lowered the selling price on the old Shell station and will be reviewing offers if any on 9.08.2020. CRF total spent is \$45,336.83.

D. Hennepin County Sheriff Report through July.

#### 10. Adjourn

MOTION by Klawitter, seconded by Workcuff to adjourn the meeting at 7:35 p.m. All voted in favor. Motion carried 5-0.

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Mayor Brad Johnson

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Attest: Margaret Webb, City Administrator



*Sharing love and faith by gathering and serving in our communities to address Health, Habitation and Hunger.*

Mayor Johnson and Greenfield City Council Members, Thousand Hearts will be serving the Greenfield Community by beautifying the areas surrounding the two new Greenfield signs on Hwy 55 on Saturday, September 26. Wright Hennepin Electric will be sending 8 volunteers to complete the project. Please help us thank these great volunteers!

All volunteers will be required to sign 2 waivers; waivers are included in your information. Annette Tryon will be working with Margaret Webb and Public Works in preparing the sites, ordering materials and having the sites ready for planting.

You are all cordially invited to join us for coffee and donuts before we head out to projects. Please see below to participate or to let us know you are joining us for coffee and donuts.

Please join us on Saturday, September 26th starting at 8:30 am at Riverside Park, Rockford, for free donuts and coffee. (Masks and social distancing will be required throughout the morning).

We will head out to projects at 9:00am and wrap up before 1:00pm. Limited sign up slots are available! If your favorite project is full, please check out other opportunities and remember that we will return in May, 2021 with even more choices!

Click [HERE](#) for easy sign up.

\*Remember, no need to create an account. Just sign up!

#goodtimeforsharingkindness #didsomeonesayfreedonuts?

Thousand Hearts is a program of RiverWorks Community Development





The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. As a result, federal, state, and local governments and agencies recommend social distancing and have, in many locations, prohibited the congregation of groups of people. We are doing everything we can to be compliant with all regulations and ensure your safety. We have put in place preventative measures to reduce the spread of COVID-19, but we cannot guarantee that you or family members will not become infected with COVID-19.

By participating in programs, services, and activities of Thousand Hearts Crow River Serve Day and/or Thousand Hearts 365 you agree to the following:

On behalf yourself and your children, you hereby release, covenant not to sue, discharge, and hold harmless **Thousand Hearts Event, and/or RiverWorks Community Development**, its employees, agents, and representatives, of and from all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating to your participation in our programs, services or activities. You understand and agree that this release includes any claims based on the actions, omissions, or negligence of this organization, its employees, agents, and representatives, whether a COVID-19 infection occurs before, during, or after participation in any such program, service or activity.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Names of Minor Family Members (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thousand Hearts is a program of RiverWorks Community Development.





**THOUSAND HEARTS LIABILITY WAIVER**

*This waiver must be completed and submitted prior to participation in Thousand Hearts Crow River Serve Day or any day designated as a Thousand Hearts Project Day. ONE WAIVER PER FAMILY (if all members are serving at the same site).*

**Participant Information:** (please print) 1) \_\_\_\_\_ (circle one) Minor? Yes / No  
 Date \_\_\_\_\_ 2) \_\_\_\_\_ Minor? Yes / No  
 Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ 3) \_\_\_\_\_ Minor? Yes / No  
 Street Address \_\_\_\_\_ 4) \_\_\_\_\_ Minor? Yes / No  
 City, State, Zip \_\_\_\_\_ 5) \_\_\_\_\_ Minor? Yes / No  
 Email address (please print) \_\_\_\_\_

**Parent/ Guardian Information (for minors):**

Mother's name \_\_\_\_\_ Phone (h) \_\_\_\_\_ (cell) \_\_\_\_\_  
 Father's name \_\_\_\_\_ Phone (h) \_\_\_\_\_ (cell) \_\_\_\_\_

**Other person to be notified in case of emergency:**

Name \_\_\_\_\_ Relationship \_\_\_\_\_  
 Phone (h) \_\_\_\_\_ (cell) \_\_\_\_\_

**Special medical conditions, dietary restrictions, allergies:**

\_\_\_\_\_  
 \_\_\_\_\_

**Release Statement:**

In the event medical treatment is required, I understand every effort will be made to contact parent/guardian or the alternate listed above by telephone. I (we) hereby give permission to a physician to hospitalize, secure proper treatment for, and to inject, administer anesthesia or perform surgery for the student listed on this form. This medical treatment authorization is applicable to all events associated with Thousand Hearts Crow River Serve Day or Thousand Hearts 365. I (we) agree to indemnify and hold the Thousand Hearts Event and RiverWorks Community Development, all partner organizations and their staff, and associated private and public property owners harmless for personal injuries to said participant or others or property damage which result from my own or (our) son/daughter's participation during the course of all events of Thousand Hearts Crow River Serve Day.

I authorize Thousand Hearts Crow River Serve Day to utilize pictures of all participants listed above for promotional purposes.

**Adult Participant Signatures** 1) \_\_\_\_\_ 2) \_\_\_\_\_ Date \_\_\_\_\_  
**Parent's or Guardian's Signature (for minors)** \_\_\_\_\_ Date \_\_\_\_\_

## MEMORANDUM

**TO: Margaret Webb, City Administrator**

**FROM: Ronald J. Wagner, P.E., Greenfield City Engineer**

**DATE: September 10, 2020**

**RE: Greenfield Storm Water Management Capital Improvement Plan**

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As required by state statute, the city needs to include a CIP in its surface water management plan indicating how it will invest in efforts to address water quality concerns. Because the surface water management plan is part of the comprehensive plan, the recent comprehensive plan approval was contingent on the city finishing its CIP. We have completed an analysis of the number, size and estimated cost to remove sediment from Greenfields storm ponds. A comprehensive spread sheet has been developed by City staff and Hakanson Anderson.

The City of Greenfield has approximately 80 storm ponds throughout the City. So far, 2 of these were cleaned in 2018 and 2019. The estimated total number of acres (normal surface water elevation) of these ponds is 56. To clean these ponds the estimated cost is nearly \$2 million dollars, based off costs from the 1<sup>st</sup> two ponds.

The City of Greenfield collects a Storm Water Utility Fee which generates approximately \$110,000 per year. Nearly \$34,000 is used to pay the annual watershed fee. Preparing plans and specifications and administrating the projects has cost \$3,000 per year and approximately \$15,000 per year is used by Public Works to replace culverts and clean ditches. This leaves \$58,000 for the City to clean ponds. At \$58,000 per year it is estimated it would take 34 years to clean all the storm ponds. Although this is a significant time frame, it actually closely matches the expected time for a storm pond to need cleaning. Therefore, as long as funding increases with the cost of inflation we do not see a need to change the funding mechanism.

There are two ways to effectively clean ponds; excavate the smaller ponds during the winter or use a vacuum pontoon with a large filter bag during the summer months. Both methods have been used in the City of Greenfield, thus providing us with basis for future costs.

We have set an arbitrary size of 10,000 square feet as the smallest pond a pontoon vacuum system would work. All ponds smaller than this are projected to be excavated. Within the 5-year CIP we have developed, we try to match the yearly funding available. We also would complete either a vacuum style project or an excavation type project in any given year to simplify the specifications and the number or type of contractors.

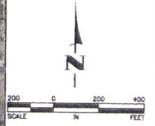
Attached is a CIP Storm Pond map and a 5-year CIP spreadsheet covering 2021 through 2025. The Comprehensive Storm Pond spreadsheet is available but is still a bit of a work in progress as well as the City of Greenfield Comprehensive Storm Pond Map.



**Greenfield S Pond Cleaning  
5 Year CIP  
2021-2025**

Pond ID	Estimated Year	Development	PID	Address	Surface Size Square Feet	Vacuum Type Cleaning	Excavate	Estimated Construction Cost	Projected Year Cleaned	Projected Fund Balance
7	1993	Loeffler Farms	01-119-24-32-0005	10350 Pioneer Trail	20235	\$ 17,199.75				
8	1994	Pioneer Hills 2nd Addn	14-119-24-12-0004	9151 Xenia Court	14000	\$ 11,900.00				
9	1994	Pioneer Hills 2nd Addn	14-119-24-12-0011	9194 Xenia Street	24000	\$ 20,400.00				
10	1994	Salem Woods 2nd	24-119-24-12-0004	5089 Salem Lane	22700	\$ 19,295.00				
11	1994	Salem Woods 2nd	24-119-24-12-0005	5065 Salem Lane	50900	\$ 43,265.00			2021	\$ 63,315.25
12	1994	Salem Woods 2nd	24-19-24-12-0007	8290 Pioneer Trail	24750	\$ 21,037.50		\$ 207,684.75		
13	1994	Salem Woods 3rd	24-119-24-11-0007	8220 Fern Lane	18000	\$ 15,300.00				
14	1994	Salem Woods 3rd	24-119-24-13-0004	65 Address Unassigned	37000	\$ 31,450.00				
18	1996	Adeline Woods	11-119-24-13-0003	5614 94th Avenue N	14250	\$ 12,112.50				
19	1996	Adeline Woods	11-119-24-13-0006	5606 94th Avenue N	18500	\$ 15,725.00				
17	1996	Meadow View Addition	16-119-24-14-0008	7385 Woodland Trail	205000	\$ 174,250.00		\$ 174,250.00	2024	\$ 63,065.25
20	1996	Adeline Woods	11-119-24-42-0008	5668 94th Avenue N	9650		\$ 12,931.00			
21	1996	Double M Addition		5280 Salem Lane	3725		\$ 4,991.50			
24	1996	Greenfields	35-119-24-24-0012	5290 Yvette Street	6800		\$ 9,112.00			
31	1997	Kara Marie Emerald Pines		8555 Grace Lane	7000		\$ 9,380.00	\$ 56,514.50	2025	\$ 64,550.75
37	1999	Sunset Pines	10-119-24-34-0006	9540 Scott Street	9000		\$ 12,060.00			
43	2002	Old Farm Estates	36-119-24-41-0004	5124 Country Circle	6000		\$ 8,040.00			
								\$ 438,449.25		

 2021 POND CLEANING



DATE	REVISION	DRAWN BY
		BML
		BML
		RJW

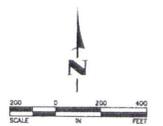
**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 North Ave., Suite 1000, Minneapolis, MN 55412  
 763-427-1800 FAX 763-427-4800  
 www.ha-ll.com

**Greenfield**  
 LIVE • WORK • PLAY

2021 POND CLEANING CIP  
 CITY OF GREENFIELD  
 DATE: 9/16/2020 FILE NO: GF404-2020

SHEET 1 OF 1

 2024 POND CLEANING

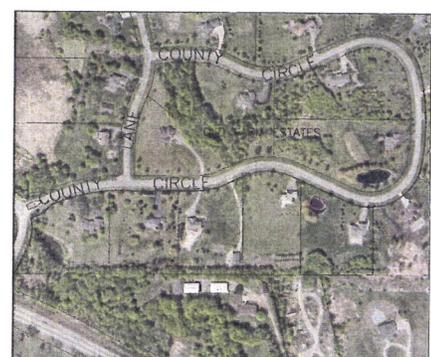
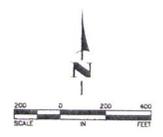


DATE	REVISION	BY	DATE	PROJECT	SHEET
		BML		2024 POND CLEANING CIP	1
		BML		CITY OF GREENFIELD	1
		R/JW			1

**Hakanson Anderson**  
Civil Engineers and Land Surveyors  
5881 Rutland Ave., P.O. Box 1000  
Rutland, Vermont 05701  
763-427-5880 Fax 763-427-5520  
www.hakanson.com

**Greenfield**  
HUB • WORK • PLAY  
DATE: 9/10/2020 FILE NO: GF404-2020 SHEET:

2025 POND CLEANING



DATE	REVISION	ISSUE BY
		BML
		BML
		RJW

**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3651 Northline Ave., Suite 1000 West 35.50  
 763-437-5880 FAX 763-437-0000  
 www.hakanson.com

**Greenfield**  
 LIVE & WORK & PLAY

2025 POND CLEANING CIP  
 CITY OF GREENFIELD  
 DATE: 9/10/2020 | TITLE NO: GF404-2020

SHEET  
 1  
 OF  
 1

# MEMORANDUM

Hoisington Koegler Group Inc.



**To:** Greenfield City Council  
**From:** Brad Scheib, AICP, Consulting City Planner  
**Subject:** Preliminary and Final Plat Application – Fisher Estates  
**Date:** 09 September 2020

Attached to this memo is a planning staff report providing background and findings for the Preliminary and Final Plat request from Bill Fisher for property located at 8270 Pioneer Trail.

The parcel currently has two primary structures on it and a number of accessory structures. With the proposed preliminary and final plat application the property would be split into two separate parcels, thus eliminating the non-conforming principal structure, and lessening the number of non-conforming accessory structures.

#### Planning Commission Discussion

A public hearing was properly noticed including mailed notice to adjacent and nearby property owners and publication in the official newspaper. The hearing was held at the September 8 planning commission meeting. Staff received no comments from the public and there were no residents in attendance to comment at the public hearing.

The Planning Commission discussed the following points that resulted in revisions to the staff report recommendations:

1. The existing partially collapsed barn structure was noted as being in the process of being removed. PC members suggest this be added as a condition of approval to make sure the site is cleaned up and the barn is removed. A condition of approval is added to this affect.
2. PC members discussed the appropriateness for park dedication fees to be paid for the creation of one new residential lot. This is consistent with the subdivision code requirements and should be applied. A condition was added to require park dedication for one new lot.

The Planning Commission unanimously recommended approval of the preliminary plat with the conditions outlined in the staff report dated 09/01/2020 and with the above two conditions added.

With the noted points above, staff finds the final plat is in substantial conformance with the comprehensive plan, subdivision and zoning codes and recommends approval of the preliminary and final plat per the attached draft resolution.

#### Attachments:

PC Staff Report – Fisher Estates  
Draft Resolution

123 North Third Street, Suite 100, Minneapolis, MN 55401-1659  
Ph (612) 338-0800 Fx (612) 338-6838 www.hkgi.com  
Direct (612) 252-7122 Email Brad@hkgi.com



## PLANNING REPORT

**TO:** Planning Commission  
**FROM:** Brad Scheib, Consulting City Planner  
**DATE:** September 1, 2020  
**PLANNING CASE NO.** 019-10E  
**SUBJECT:** Preliminary *and* Final Plat – Fisher Estates  
**APPLICANT:** Bill Fisher  
**LOCATION:** 8270 Pioneer Trail  
**MEETING DATE:** September 8, 2020  
**COMPREHENSIVE PLAN:** Rural Residential  
**ZONING:** RR – Rural Residential

---

### BACKGROUND

The applicant, Bill Fisher, is requesting approval of a preliminary and final plat to subdivide an approximately 9.62 acre parcel located at 8270 Pioneer Trail into two lots each approximately 4.8 acres in size. The property was originally platted as Lot 5 Block 1 of Salem Woods addition. The proposed lots are intended for single family homes each having access on to Pioneer Trail.

### REVIEW PROCEDURE AND 120 DAY REVIEW PROCESS

Chapter 151 of the City Code governs the subdivision of land and requires consideration of preliminary plats by the Planning Commission and City Council and final plat approval by the City Council. According to Minnesota Statutes, the City has 120 days following receipt of a completed application to approve or deny a plat. The application has been deemed complete on September 1, 2020. The 120 day review process expires on December 31, 2020.

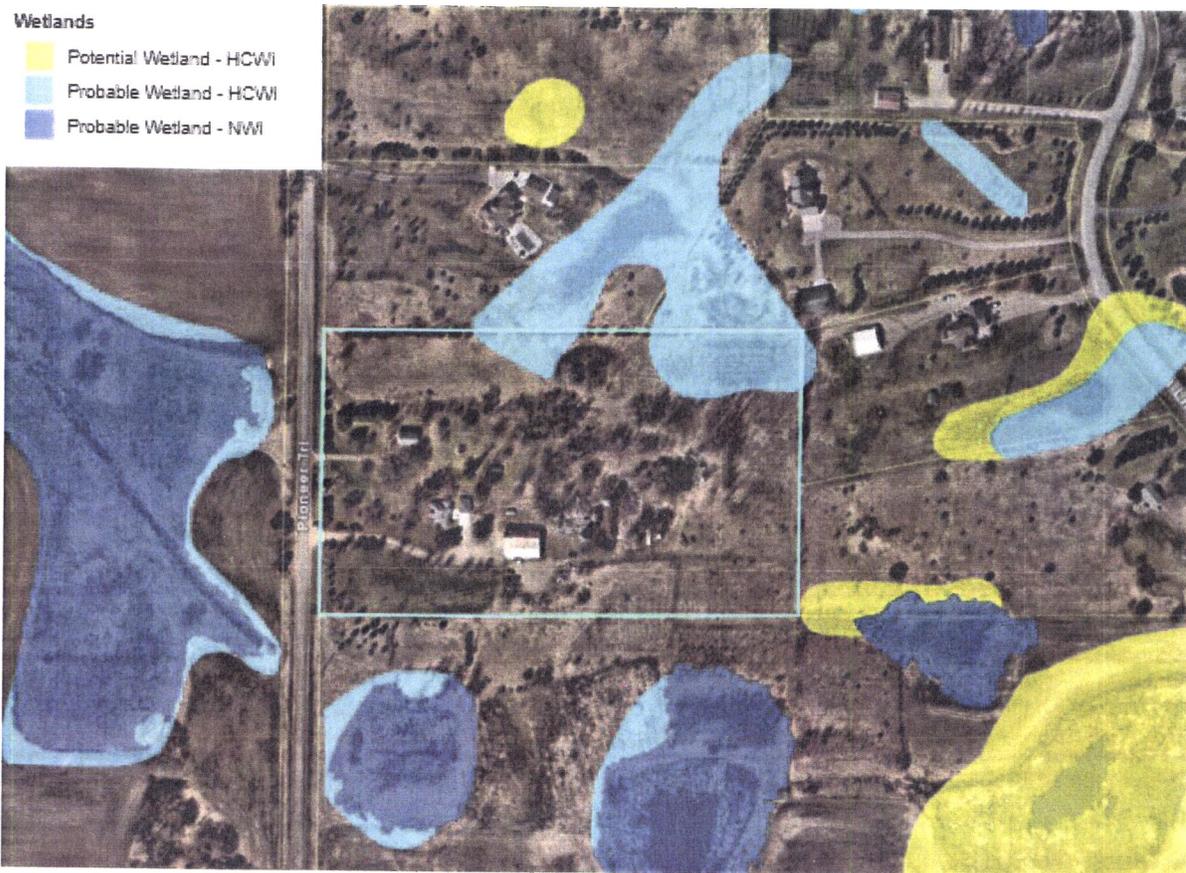
### SITE INFORMATION

The specific property address is 8270 Pioneer Trail (east side of Pioneer Trail approximately 945 feet north of Schendel Lake Drive. The parcel is approximately 9.62 acres, contains probable wetlands, and generally has a rolling topography with an area of woods to the northeast corner of the parcel. The property currently has two principal structures (homes) and a number of accessory structures (various farm buildings including 3 sheds, two silos, and a detached garage). The accessory structures shown on the existing conditions diagram includes a barn structure that has fallen and has been partially removed. The applicant has indicated that this structure is being fully removed. Due to the condition of this structure I do not count it as an existing accessory

structure. Code allows for one primary structure, one detached garage, and two detached accessory buildings. The existing site is thus non-conforming. Exhibit 2 represents an existing conditions diagram illustrating the site features.

Adjacent land uses for the property are a mix of agriculture row crop uses to the south and west and existing residential homes sites to the east and north. Future uses of a similar nature to the subject property are anticipated as the area continues to develop.

The following graphic shows “probable” wetlands as determined by the Hennepin County Natural Resources inventory.



## COMPREHENSIVE PLAN ANALYSIS

### LAND USE

The site sits in an area guided for rural residential land uses. The main goal with regards to land use in the Comprehensive Plan is to “preserve the community’s open character while protecting the long-term ability for the City of Greenfield to emerge as a strong, thriving community on the urban/rural fringe.”

For direction regarding land guided with a rural residential classification, the Comprehensive Plan states: "Rural Residential [areas] are intended to provide single-family residential development while affording a rural lifestyle. Clustering of development is encouraged to preserve existing natural resources, i.e., wetlands, prairie, woodlands, and wildlife corridors. Residential development shall not exceed a maximum of one unit per five acres." The submitted preliminary plat is consistent with a rural lifestyle. The average density of the proposed plat is consistent with the comprehensive plan when evaluated in conjunction with surrounding land uses.

*PARKS, TRAILS, AND OPEN SPACE*

There are no park, trails, or open space areas planned for this area. In addition, there are no new housing units being established. Park dedication is thus not applicable in this unique circumstance.

**PLANNING & ZONING ANALYSIS**

Existing zoning on the property (and adjacent parcels) is Rural Residential.

*DIMENSIONS & DENSITY*

The minimum lot size, as per 152.060(F)(3)(a), is no less than 2.5 acres, exclusive of road right-of-way, and 1.5 acres of buildable land. Both proposed lots meet code requirements.

The maximum density for subdivisions in the rural residential zoning district is an average of one lot per five acres, gross area. In this case, the land being subdivided is 9.62 acres; however, when taken into consideration with surrounding parcels, the overall average density of one per five is met. The following table provides a summary of each lot's dimensions relative to the zoning code's dimensional standards:

BLOCK	LOT	GROSS AREA (AC)	FRONTAGE (Linear FT)	Buildable Area
	<i>Required Standard</i>	<i>Minimum of 2.5 acres</i>	<i>Minimum of 200 feet</i>	<i>Minimum of 1.5</i>
Block 1	Lot 1	4.82	245	3.23
Block 1	Lot 2	4.8	256	3.87

Accessory structures on Lot 2 Block 1 will exceed the allowed number of 2 with the existing shed and 2 silos. Staff finds this condition as an existing non-conforming condition that the lot split will make better. Both silos are reported by the applicant to be in sound condition and the applicant does not intend to remove either.

*SEPTIC LAYOUT*

Both homes are currently connected to the same septic system on the site. Upon approval of the lot split, the applicant intends to provide a separate septic system to serve each site. The Preliminary Plat shows the proposed septic sites for each lot. The City Code requires septic sites to be at least 50 feet setback from a delineated wetland. All septic sites as shown on the

preliminary plat meet setbacks. A copy of the application and supporting materials has been submitted to Hennepin County Human Services and Public Health Department for Individual Sewage Treatment Systems. Approval of the proposed sites from the County will be a condition of approval.

#### **WETLAND DELINATION**

The application includes no new public infrastructure, no site grading, and no significant new development. Staff did not require a wetland delineation for this reason. In lieu of a wetland delineation, drainage and utility easements have been established over the sites identified by Hennepin County as "probable" wetlands on the site.

#### **ENGINEERING ANALYSIS**

There are no public improvements associated with this application and therefore project review thresholds are undetermined until time of individual site building or grading permits.

#### **PUBLIC NOTICE AND HEARING**

Preliminary Plats require a public hearing. Public notices were distributed per the zoning code and the hearing was properly noticed. Staff has not received any contact from adjacent property owners.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the preliminary plat and final plat (lot split) with the following conditions:

1. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
2. The shed located on Lot 1 Block 1's south property line shall be removed prior to recording the final plat. As it exists, the shed would be located in a new drainage and utility easement.
3. Approval from Hennepin County Public Health indicating that both Lots will meet basic state and county rules to permit proper septic sites shall be provided prior to releasing the final plat for recording.
4. The applicant shall provide the plat and all required information to the City within ninety (90) days after the date of the City Council approval, otherwise the approval of the final plat shall be considered void. An extension to the ninety (90) day limit may be granted at the discretion of the City Council in response to a written request from the applicant. The applicant shall record the final plat with the County Recorder within 30 days after the date the plat is signed by the City Administrator-Clerk and the Mayor.

In recommending Staff approval, if all the above conditions are met, the following findings of fact are offered.

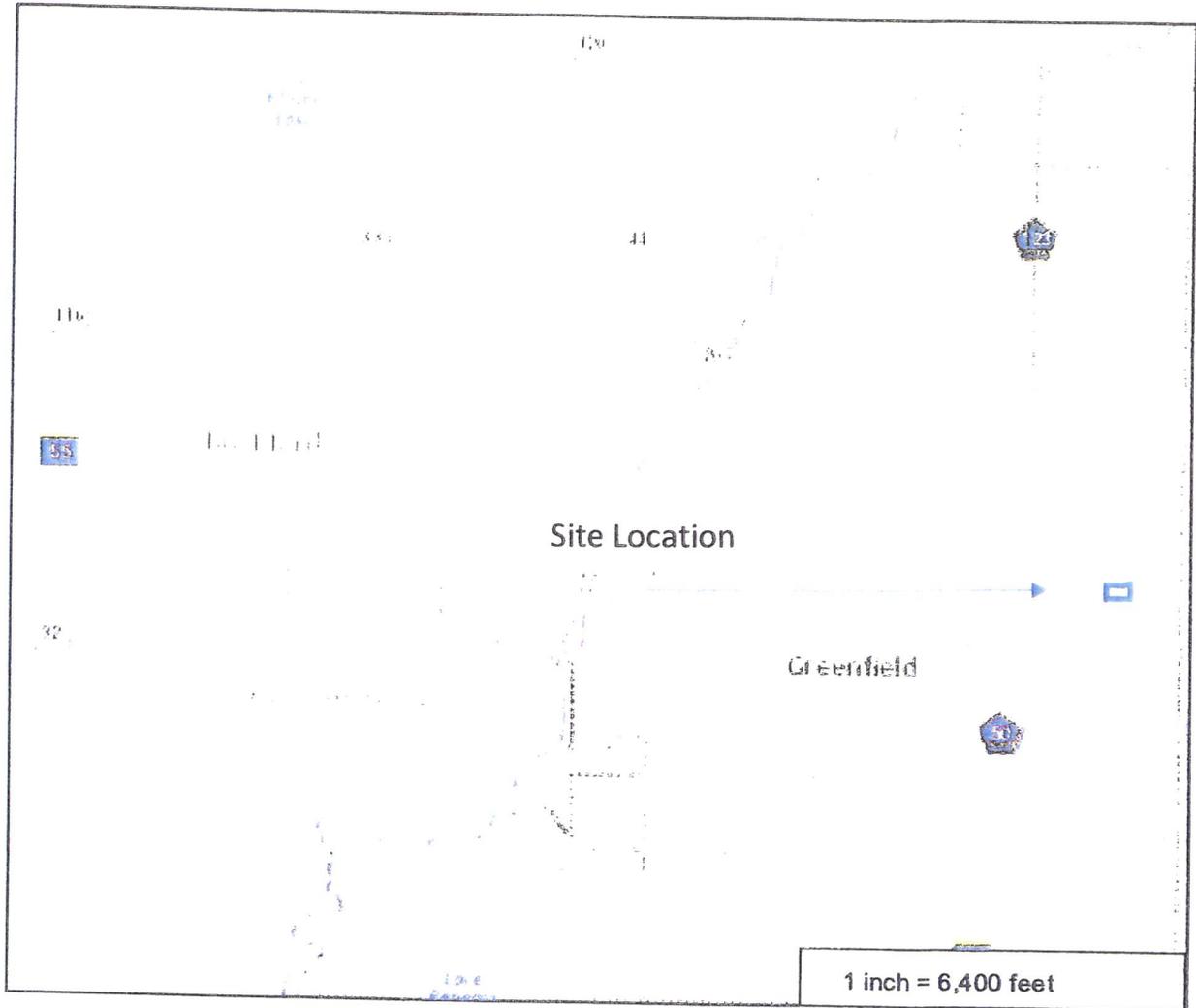
1. The criteria for Preliminary Plats included in City Code Section 151.06 are met.
2. The criteria for Final Plats included in City Code Section 151.07 are met.
3. The proposed subdivision meets the standards of the RR Rural Residential Zoning District, as seen in City Code Section 152.062.
4. The proposed subdivision complies with the City's Comprehensive Plan.
5. The development of the proposed subdivision will not alter the character of the area.

#### **CITY COUNCIL REVIEW**

In the event a recommendation is received from the Planning Commission, it will be forwarded to the City Council for action at an upcoming meeting. At this time, a possible meeting date is Tuesday, September 15, 2020.

#### **EXHIBITS**

- Exhibit 1. Site Location
- Exhibit 2. Existing Conditions Site Survey
- Exhibit 3. Preliminary Plat – Fisher Estates
- Exhibit 4. Final Plat – Fisher Estates



PARCEL ID: 2411924130002

OWNER NAME: William T Fisher

PARCEL ADDRESS: 8270 Pioneer Tr, Greenfield MN 55357

PARCEL AREA: 9.62 acres, 419,140 sq ft

**Comments:**

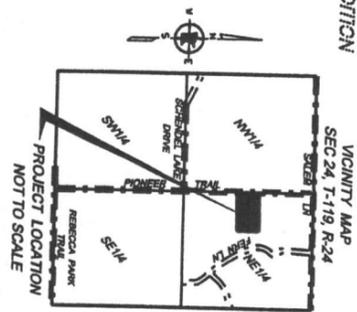
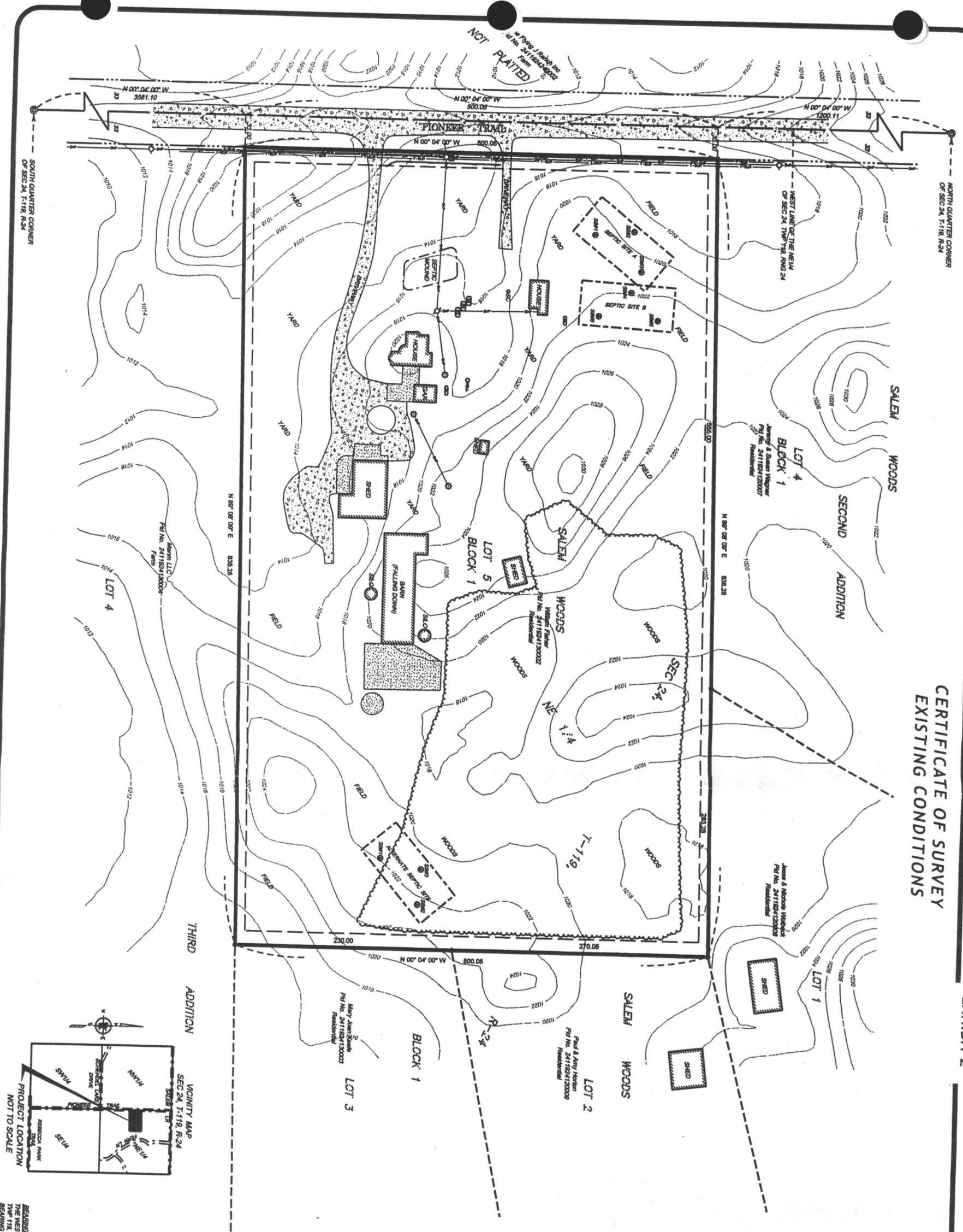
8270 Pioneer Trail

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

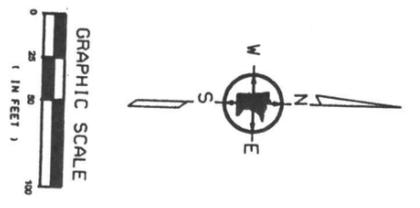
COPYRIGHT © HENNEPIN COUNTY 2020

# CERTIFICATE OF SURVEY EXISTING CONDITIONS

EXHIBIT 2



**BEARING ORIENTATION:**  
THE WEST LINE OF THE NE 1/4 OF SECTION 24,  
T-119, R-24 IS ASSUMED TO HAVE A  
BEARING OF N 00° 00' 00" W



- LEGEND**
- Set 1/2 inch by 1 1/4 inch iron pipe with Plastic Cap Inset with License No. 43008
  - Found Monumentation
  - Government Section Corner
  - Solid Berthing
  - Septic Tank
  - LP Tank
  - Light Pole
  - Electric Pole
  - Utility Federal
  - Overhead Power Line
  - Buried Electric Line
  - Buried Telephone Line
  - Gravel Surface
  - Concrete Surface

**Surveyor's Notes**

1. The undersigned Surveyor prepared this survey without the benefit of a current abstract or title work. We reserve the right to review the survey upon receipt of a current title commitment or title plan.
2. The undersigned Surveyor was not contacted to locate the line, location, or distance of any/all easements, rights-of-way, boundary lines, encroachments or other similar matters.
3. The undersigned Surveyor was not contacted to locate any utility lines or other utility lines.
4. The undersigned Surveyor was not contacted to locate any other utility lines or other utility lines.

**EXTENDING LEGAL DESCRIPTION:**  
Lot 5, Block 1 of SALEM WOODS, according to the plat thereof on file and of record in the Hennepin County Recorder's Office is and for Benjamin Clancy, Minnesota.

Containing 588 Acres more or less.  
Subject to all recorded and unrecorded encumbrances.  
Subject to any and all applicable restrictive covenants.

**GENERAL NOTES:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.  
Dated: July 21, 2019  
Dennis H. Hill - In the State of Minnesota

**Surveyed Description**

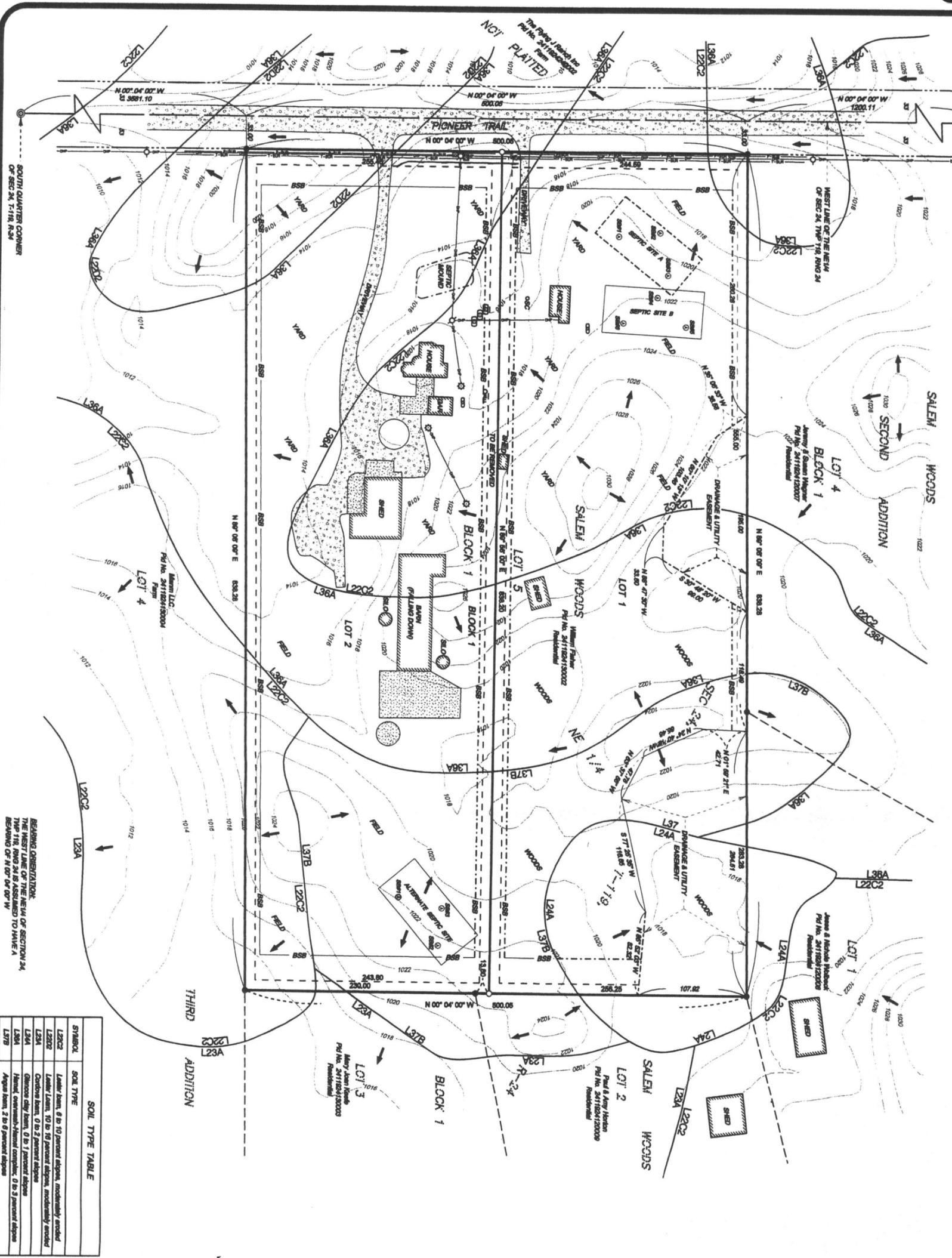
DATE OF FIELD WORK:	October 22, 2019	JOB NO.:	18049	HORIZONTAL DATUM:	NAD83 (2011)
DATE OF MAP:	July 21, 2020	DRAWN BY:	DJH	VERTICAL DATUM:	1985 (NA 85)
REVISION:		CHECKED BY:	DSH		

**Northstar Surveying**  
218 East River Street  
St. Cloud, MN 56301  
www.northstarsurveying.com

**CLIENT NAME:**  
Bill Fisher

**PROJECT ADDRESS:**  
8270 Pioneer Trail  
Greenfield, MN 55357

Preliminary Plat of FISHER ESTATES



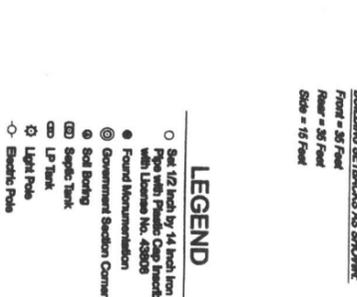
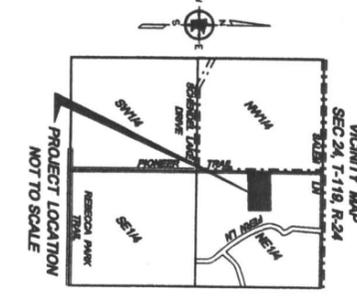
BEARING OBSERVATION:  
THE WEST LINE OF THE NE 1/4 OF SECTION 24, T118N, R24E IS ASSUMED TO HAVE A BEARING OF N 00° 04' 00" W.

SYMBOL	SOIL TYPE
	L22C2 Luster loam, 8 to 10 percent slopes, moderately eroded
	L22C2 Luster loam, 10 to 50 percent slopes, moderately eroded
	L23A Chert loam, 0 to 2 percent slopes
	L23A Chert loam, 0 to 1 percent slopes
	L23A Heavy overhead-thrust complex, 0 to 3 percent slopes
	L23A Argue loam, 2 to 6 percent slopes

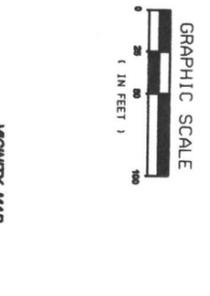
TRACT	SQ. FT.	ACRES
TOTAL PLAT	418,141	9.62
LOT 1, BLOCK 1	208,602	4.82
LOT 2, BLOCK 1	209,539	4.80

SYMBOL	DESCRIPTION
	1/2 inch by 1/4 inch iron pipe with Plastic Cap Standard with License No. 43003
	Found Monument
	Government Section Corner
	Soil Boring
	Septic Tank
	LP Tank
	Electric Pole
	Utility Pedestal
	Drainage Arrow
	Overhead Power Line
	Buried Electric Line
	Buried Telephone Line
	Building Setback Line
	Gravel Surface
	Concrete Surface

LEGEND



BUILDING SETBACKS AS SHOWN:  
Front = 35 Feet  
Rear = 35 Feet  
Side = 10 Feet



Surveyor's Notes

1. The wetlands shown on subject property are from the Hennepin County wetland inventory map.  
2. Data are shown from the USGS Soil Inventory Website.

DATE OF FIELD WORK: October 22, 2019  
DATE OF MAP: July 21, 2020  
ADDED WETLAND ESTIMATE: August 12, 2020  
CHECKED BY: DEH

OWNER & DEVELOPER:  
Bill Fisher  
8270 Pioneer Trail  
Greenfield, MN 55357  
612-393-5492

Northstar Surveying  
210 East Depot Street  
Greenfield, MN 55357  
612-393-5492

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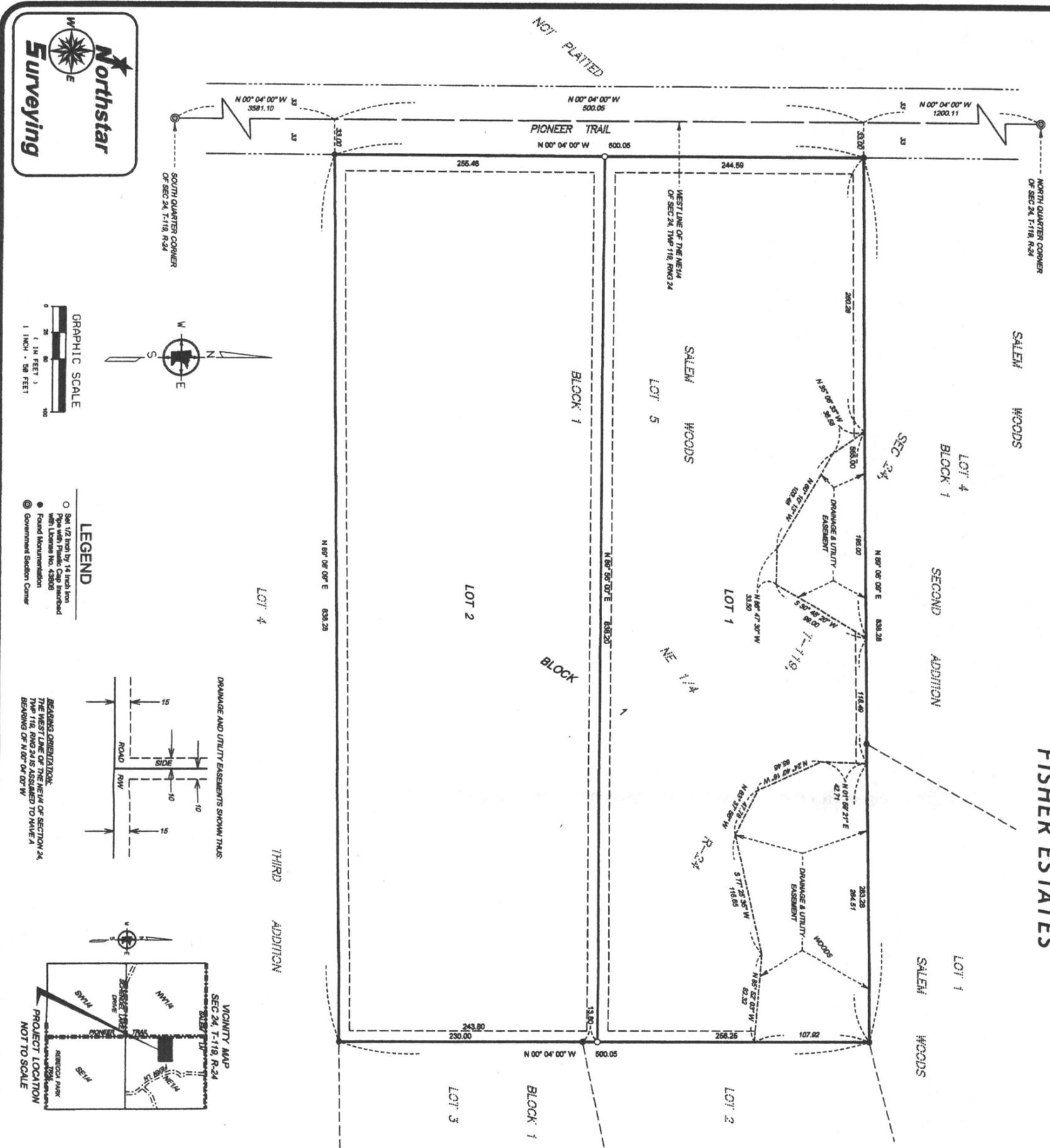
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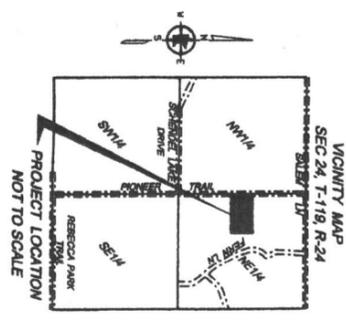
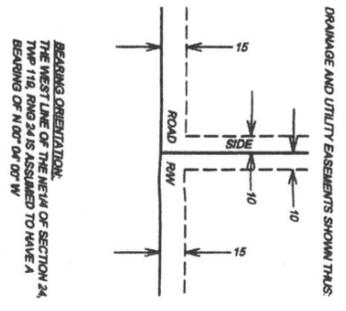
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FISHER ESTATES



- LEGEND**
- Rod 1/2 inch by 14 inch iron
  - Rod with pin, colored with License No. 43908
  - Found Monumentation
  - ⊙ Government Station Corner



KNOW ALL PERSONS BY THESE PRESENTS, That William T. Fisher, husband and wife, as joint tenants, and Barbara, a Minnesota Corporation, mortgagee, of the following described property situated in the County of Hennepin, State of Minnesota, to-wit: Lot 5, Block 1 of SALEM WOODS, according to the plat thereof on file and record in the Hennepin County Recorder's Office in and for Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as FISHER ESTATES, as shown by the plat and hereby dedicate to the public for public use forever the easement for drainage and utility purposes only, as shown on this plat.

In witness whereof said William T. Fisher and Krista L. Fisher, husband and wife, as joint tenants, have hereunto set their hands on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

William T. Fisher \_\_\_\_\_  
 Krista L. Fisher \_\_\_\_\_

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by William T. Fisher and Krista L. Fisher, husband and wife, as joint tenants.

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

In witness whereof said Barbara, a Minnesota corporation, has caused these presents to be signed by its proper officer the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Barbara  
 Craig Boyan, Executive Vice President  
 STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Craig Boyan, Executive Vice President of Barbara, a Minnesota corporation, on behalf of the corporation.

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

I, Doug S. Hahn 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 depicted 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\_\_  
 Doug S. Hahn, Licensed Land Surveyor  
 Minnesota License No. 43908

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Doug S. Hahn, Land Surveyor, Minnesota License No. 43908.

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

CITY COUNCIL, CITY OF GREENFIELD, MINNESOTA

This plat of FISHER ESTATES was approved and accepted by the City Council of the City of Greenfield, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor \_\_\_\_\_ City Administrator/Clerk \_\_\_\_\_

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\_\_.

Hennepin County Surveyor \_\_\_\_\_

HENNEPIN COUNTY AUDITOR / TREASURER  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 8, taxes payable for the year 20\_\_ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 572.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Hennepin County Auditor / Treasurer \_\_\_\_\_  
 By: \_\_\_\_\_ Deputy

HENNEPIN COUNTY RECORDER  
 I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded in Cabinet No. \_\_\_\_\_ Sheet \_\_\_\_\_ as Document No. \_\_\_\_\_.

**GREENFIELD PLANNING COMMISSION MINUTES**  
**September 8, 2020**

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, September 8, 2020 at 7:00 p.m. in the council chambers at 7738 Commerce Circle.

**1. Call meeting to order**

Chair Freeseaman called the meeting to order at 7:01 p.m.

**2. Pledge of Allegiance**

**3. Roll call**

Members Present: Commissioner Jared Alholinna, Kevin Anderson, Jessica Freeseaman, Brek Perry and Loren Harff

City Staff present:     Zoning Administrator Tori Leonhardt  
                                  City Planner Brad Scheib

**4. Approval of the Agenda**

MOTION by Harff, seconded by Perry, to approve the agenda as amended. All voted in favor. Motion carried 5:0

**5. Approval of Minutes of January 14, 2020 Planning Commission Meeting**

MOTION by Alholinna, seconded by Perry, to approve the minutes with the addition of the votes added for opening and closing the public hearing. All voted in favor. Motion carried 5:0

**6. Approval of Minutes of January 14, 2020 Planning Commission Worksession**

MOTION by Harff, seconded by Anderson, to approve the minutes of the January 14, 2020 Work Session. All voted in favor. Motion carried 5:0

**7. Approve of Minutes of February 11, 2020 Worksession**

MOTION by Alholinna, seconded by Anderson, to approve the minutes of February 11, 2020 Work Session. All voted in favor. Motion carried 5:0.

**8. Approval of Minutes of March 10, 2020 Worksession**

MOTION by Harff, seconded by Anderson, to approve the minutes of March 10, 2020 Work Session. All voted in favor. Motion carried 5:0.

**9. Approval of Minutes of August 25, 2020 Worksession**

MOTION by Anderson, seconded by Harff, to approve the minutes of August 25, 2020 Work Session. All voted in favor. Motion carried 5:0.

**10. Consideration for a Preliminary and Final Plat Approval for Fisher Estates**

**A. Staff Report**

City Planner Brad Scheib informed the commission the applicant is requesting approval of a preliminary and final plat to subdivide an approximate 9.62 acre parcel located at 8270 Pioneer Trail. The property was originally platted as Lot 5 Block 1 of Salem Woods Addition. This parcel

is unique in the fact that there are currently two houses on one parcel. There are also a number of accessory buildings, two silos and a detached garage on the property. The maximum density for subdivision in the rural residential zoning district is one lot in five acres, gross area. This parcel is 9.62 acres; however, when taken into consideration with surrounding parcels, the overall average density of one per five is met. Scheib went on to say that the applicant proposes to take down the shed that is now in an easement area and has indicated that he would take down the barn that has the collapsed roof. The silos were reported to be in sound condition and the applicant does not intend to remove them. Staff did not require a wetland delineation on this property because there is no new infrastructure, no site grading or no significant new development. Staff also did not require a park dedication fee be obtained. The applicant was not present to comment.

Discussion:

Commissioner Freeseaman inquired if the applicant was going to take down the barn with the collapsed roof and remove it from the site. Scheib indicated this could be made as one of the conditions of approval. Both Freeseaman and Alholinna expressed this should be made a condition of approval. Commissioner Anderson questioned why staff did not require a park dedication fee when our subdivision ordinance states that park dedication fees are collected at the time of platting. Scheib reiterated that this also could be made as one of the conditions of approval.

Motion by Harff, seconded by Anderson to open a Public Hearing at 7:24 p.m. All voted in favor. Motion carried 5:0.

Public Hearing

There was no one present and staff did not hear from any surrounding property owners.

MOTION by Alholinna, seconded by Anderson to close the Public Hearing at 7:25 p.m. All voted in favor. Motion carried 5:0.

MOTION by Anderson, seconded by Freeseaman to recommend for approval to the City Council the preliminary plat and final plat for Fisher Estates subdivision with the following conditions:

1. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
2. The applicant shall pay park dedication for the creation of one new lot.
3. The shed located on Lot 1 Block 1's south property line shall be removed prior to recording the final plat. As it exists the shed would be located in a new drainage and utility easement.
4. The partially fallen down barn noted as "falling down" on the existing conditions exhibit submitted with the application shall be completely demolished and removed.
5. Approval from Hennepin County Public Health indicating that both Lots will meet basic state and county rules to permit proper septic sites shall be provided prior to releasing the final plat for recording.

All voted in favor. Motion carried 5:0

**7. Updates - None**

**8. Adjourn**

MOTION by Harff, seconded by Alholinna to adjourn. All voted in favor. Motion carried 5:0.  
Meeting adjourned at 7:36 p.m.

\_\_\_\_\_  
Chair Jessica Freeseaman

\_\_\_\_\_  
Attest: Tori Leonhardt, Zoning Administrator

DRAFT

**CITY OF GREENFIELD  
RESOLUTION NO. 20-32**

**RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT FOR FISHER  
ESTATES SUBDIVISION**

**WHEREAS**, the applicant, Bill Fisher, has requested preliminary and final plat approval to split the parcel legally described as Lot 5 Block 1 Salem Woods into two lots; and

**WHEREAS**, the requested application will result in two new lots as follows:

Lot 1 Block 1 Fisher Estates  
Lot 2 Block 1 Fisher Estates

; and

**WHEREAS**, a planning staff report was drafted dated September 1, 2020 in preparation for a public hearing at the September 8, 2020 Planning Commission meeting; and

**WHEREAS**, the Planning Commission discussed the application and recommended approval of the preliminary and final plat with conditions and findings as noted in the staff report and meeting minutes; and

**WHEREAS**, the final plat is in conformance with the City of Greenfield, MN, subdivision code with conditions.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Greenfield does hereby approve the preliminary and final plat for Fisher Estates with the following conditions:

1. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
2. The applicant shall pay park dedication for the creation of one new lot.
3. The shed located on Lot 1 Block 1's south property line shall be removed prior to recording the final plat. As it exists the shed would be located in a new drainage and utility easement.
4. The partially fallen down barn noted as "falling down" on the existing conditions exhibit submitted with the application shall be completely demolished and removed.
5. Approval from Hennepin County Public Health indicating that both Lots will meet basic state and county rules to permit proper septic sites shall be provided prior to releasing the final plat for recording.

6. The applicant shall provide the plat and all required information to the City within ninety (90) days after the date of the City Council approval, otherwise the approval of the final plat shall be considered void. An extension to the ninety (90) day limit may be granted at the discretion of the City Council in response to a written request from the applicant. The applicant shall record the final plat with the County Recorder within 30 days after the date the plat is signed by the City Administrator-Clerk and the Mayor.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Greenfield does hereby approve the following findings of fact in support of this approval with the stated conditions:

1. The criteria for Preliminary Plat and Final Plat included in City Code Section 151 are met.
2. The proposed subdivision meets the standards of the R-R Rural Residential Zoning District, as seen in City Code Section 152.055.
3. The proposed subdivision complies with the City's Comprehensive Plan.
4. The development of the proposed subdivision will not alter the essential character of the surrounding neighborhood.

Adopted by the Greenfield City Council on September 15, 2020.

\_\_\_\_\_  
Mayor Brad Johnson

\_\_\_\_\_  
Attest: Margaret Webb, City Administrator-Clerk