



Prior to meeting the Council held a workshop to review sanitary sewer and storm sewer capital project and potential financing of existing and future improvements and operations.

Mayor Sindelar called the meeting to order with the following members present: Sindelar, Jirik, Kratochvil, Wilcox, Babione.  
Absent: None

Mr. Ken Norland, Golf Course Manager, was introduced to the Council.

Motion Wilcox, Second Babione.  
Approve transfer of On-Sale Beer & On-Sale Wine License from Beverly & Jerry Minar dba Towns Edge Restaurant to Praha Haus Inc. dba Praha Haus, Jeffrey J. Dols.  
Motion carried.

Motion Wilcox, Second Babione.  
Approve the October 2005 Wetland Replacement Plan Application and addendums for the Eastland Development with the conditions that  
1) Wetland buffer signs, per city detail, shall be placed on every other lot line (minimum 1 sign per lot) at a 40 foot setback to the wetland. Sign placement to be shown on construction plans and to be approved by City Engineer.  
2) Remaining wetland hydrology will be maintained per I&S letter dated November 15, 2005. Hydrology monitoring or City review may be necessary.  
Motion carried.

Motion Wilcox, Second Babione.  
Approve Developers Agreement for Eastland.  
Motion carried.

Council Member Wilcox offered the following Resolution and moved for its adoption.

RESOLUTION # 05-11-21-01

RESOLUTION OF THE NEW PRAGUE CITY COUNCIL  
GRANTING APPROVAL OF THE FINAL PLAT OF EASTLAND CONSISTING OF FORTY LOTS AND THREE OUTLOTS ON 40 ACRES IN THE RL-90 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, RM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AND B-2 COMMUNITY COMMERCIAL ZONING DISTRICT,  
NEW PRAGUE, MINNESOTA

WHEREAS, Witt Development, LLC., owner of the following real estate in the County of LeSueur to wit:



The West Forty (40) acres of the Northeast Quarter (NE ¼) of Section Numbered Two (2) in Township Numbered One-Hundred Twelve (112), North of Range Numbered Twenty-three (23) West in LeSueur County, Minnesota.

is requesting final plat approval of Eastland consisting of 40 lots and 3 outlots on 40 acres in the RL-90 Single Family Residential Zoning District, RM Medium Density Residential Zoning District and B-2 Community Commercial Zoning District, which is located in the above real estate; and,

WHEREAS, the New Prague Planning Commission has completed a review of the application and made a report pertaining to said request, a copy of said report has been presented to the City Council; and,

WHEREAS, the New Prague Planning Commission on the 16th day of November, 2005, reviewed the request, and following due consideration of information, voted unanimously to forward the matter to the City Council with a recommendation for approval subject to conditions contained in the staff report; and,

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, MN, that the Final Plat of Eastland consisting of 40 lots and 3 outlots on 40 acres in the RL-90 Single Family Residential Zoning District, RM Medium Density Residential Zoning District, and B-2 Community Commercial Zoning District is hereby granted with the following findings:

1. The preliminary plat complies with the purpose and intent of the New Prague Comprehensive Plan and Subdivision Ordinance.
2. The preliminary plat conforms to the RL-90 Single Family Residential District, the RM Medium Density Residential District and the B2 Community Commercial District in which the property lies.

And with the following conditions:

1. A title opinion must be reviewed and approved by the City Attorney.
2. Witt Development, LLC. must enter into a Developer's Agreement with the City of New Prague.
3. Grading and Construction plans must be approved by the City Engineer, Public Works Director and City Planner.
4. The plat approval is subject to the utility extension permits from the Pollution Control Agency and the Department of Health.
5. The plat approval is subject to City approval of the Wetland Application and Sequencing Report.



6. 5<sup>th</sup> Avenue SE lying southeast of Eastland Avenue SE shall be renamed to have a different street name (while still keeping the Avenue SE street type and direction).
7. Add bearings and distances to the wetland easement lines on Block 3.
8. Label the wetland easements on Block 1 and 3 as drainage and utility easements, with arrows pointing to the easement line (like is shown on lot 1 block 5).

This Final Plat shall become effective immediately upon its passage and without publication.

Council Member Babione seconded said Resolution and upon roll call the following vote was recorded.

	<u>AYES</u>	<u>NAYES</u>
Sindelar	<u>X</u>	_____
Babione	<u>X</u>	_____
Jirik	<u>X</u>	_____
Kratochvil	<u>X</u>	_____
Wilcox	<u>X</u>	_____

Thereupon Mayor Sindelar declared said resolution adopted this 21st day of November, 2005.

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Craig Sindelar, Mayor

ATTEST:

\_\_\_\_\_  
Jerry Bohnsack, City Administrator

Council Member Wilcox offered the following Resolution and moved for its adoption.

RESOLUTION # 05-11-21-02

RESOLUTION OF THE NEW PRAGUE CITY COUNCIL  
GRANTING APPROVAL OF THE FINAL PLAT OF JIRIK KRATOCHVIL ADDITION  
CONSISTING OF TWO LOTS ON 0.76 ACRES IN THE RL-90 SINGLE FAMILY  
RESIDENTIAL ZONING DISTRICT, NEW PRAGUE, MINNESOTA

WHEREAS, Agnes M. Kratochvil and Theodore W. & Mary A. Jirik, owners of the following real estate in the County of Scott to wit:

Lot 4, Block 1, Highview Ninth Addition, according to the recorded plat thereof, City of New Prague, Scott County, Minnesota



are requesting final plat approval of Jirik Kratochvil Addition consisting of 2 lots on 0.76 acres in the RL-90 Single Family Residential Zoning District, which is located in the above real estate; and,

WHEREAS, the New Prague Planning Commission has completed a review of the application and made a report pertaining to said request, a copy of said report has been presented to the City Council; and,

WHEREAS, the New Prague Planning Commission on the 16th day of November, 2005, reviewed the request, and following due consideration of information, voted unanimously to forward the matter to the City Council with a recommendation for approval subject to conditions contained in the staff report; and,

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, MN, that the Final Plat of Jirik Kratochvil Addition consisting of 2 lots on 0.76 acres in the RL-90 Single Family Residential Zoning District is hereby granted with the following findings:

3. The preliminary plat complies with the purpose and intent of the New Prague Comprehensive Plan and Subdivision Ordinance.
4. The preliminary plat conforms to the RL-90 Single Family Residential District in which it is located except for the lot width as noted in the variance.
5. Allowing each home to be located on land under single ownership is more desirable than a jointly owned land ownership situation.

And granting a variance for lot width to 46.45' for proposed Lot 1, Block 1 and lot width to 44.56' for proposed Lot 2, Block 1 from the required 65' minimum lot width with the following findings:

1. The variance being requested involves the two houses being constructed on the same lot as they were both owned by family members. There was likely no consideration at the time the homes were built that if the lot were split that each lot would meet the minimum lot width requirement. This evidenced by the fact that the lot size for the two homes as exists is not much wider than a lot would be if it contained only one home.
2. The home owners would like to have ownership of their own parcels so that they can maintain them in a similar fashion as the other single family homes in the area. As it exists now, the two homes must jointly maintain the land around their homes because of the joint ownership.



3. Special circumstances do not exist as a result of the actions of the applicant as the lot was platted and the buildings were constructed before the Jirik's purchased their home.
4. Granting the variance would not confer upon the applicants a special privilege because other homes in the area are located on their own lots and are not shared jointly as it exists for the lot in question. To allow the lots at less than 65' wide would allow the applicants to enjoy sole ownership of their own lot and property to maintain.
5. The variance for the lot width being requested is the minimum variance being requested in that the lot is proposed to be split down the middle of the two existing homes to maintain the required setbacks and lot sizes for each proposed lot. Increasing the lot width of either lot would be at the expense of the other lot because of the existing lot is not able to be increased in size.
6. The variance being requested would not be materially detrimental to the purpose of this zoning ordinance in that there are not any alternative solutions to allow the lot split and to increase the width of either lot.

This Final Plat shall become effective immediately upon its passage and without publication.

Council Member Babione seconded said Resolution and upon roll call the following vote was recorded.

	<u>AYES</u>	<u>NAYES</u>
Sindelar	<u>X</u>	_____
Babione	<u>X</u>	_____
Jirik	<u>X</u>	_____
Kratochvil	<u>Abstain</u>	<u>Abstain</u>
Wilcox	<u>X</u>	_____

Thereupon Mayor Sindelar declared said resolution adopted this 21st day of November, 2005.

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Craig Sindelar, Mayor

ATTEST:

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Jerry Bohnsack, City Administrator



Motion Jirik, Second Kratochvil.  
Approve job description for Park Supervisor/Maintenance position.  
Authorize posting and advertisement for Park Supervisor/Maintenance position.

Motion carried.

Motion Babione, Second Kratochvil.

Council to utilize written guidelines for the recruitment and selection of City of New Prague Board & Commission Members.

Motion carried.

Police Chief Mark Vosejka reviewed with the Council proposed Amendments to Chapter 73 of City Code regulating the use of snowmobiles and all terrain vehicles in the City of New Prague.

Motion Wilcox, Second Kratochvil.

Approve 1<sup>st</sup> reading amended Chapter 73 of New Prague City Code. AN ORDINANCE REGULATING SNOWMOBLIE AND ALL TERRAIN VEHICLES IN THE CITY OF NEW PRAGUE.

Upon roll call the following vote was recorded.

	<u>AYES</u>	<u>NAYES</u>
Sindelar	<u>  X  </u>	<u>      </u>
Babione	<u>      </u>	<u>  X  </u>
Jirik	<u>  X  </u>	<u>      </u>
Kratochvil	<u>  X  </u>	<u>      </u>
Wilcox	<u>  X  </u>	<u>      </u>

Motion carried.

Motion Wilcox, Second Babione.

- a. Approve previous meeting minutes.
- b. Approve claims for payment.
- c. Approve MN Lawful Gambling Application for Exempt Permit for St. Wenceslaus Parish on February 24, 2006.
- d. September 2005 General Fund Financial.

Motion carried.

There being no further business, the meeting was adjourned.

Jerry Bohnsack  
City Administrator