

**CITY OF CREDIT RIVER  
SCOTT COUNTY, MINNESOTA  
RESOLUTION NO. 2023-15**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN  
ESSENTIAL SERVICE – STATION FOR NORTHERN NATURAL GAS**

**WHEREAS**, Northern Natural Gas (the “Applicant”) owns an easement over a portion of certain real property located in the City of Credit River, located at 20265 Vernon Avenue as legally described on Exhibit A (the “Subject Property”); and

**WHEREAS**, the Planning Commission did on May 18, 2023, conduct a public hearing in relation to the Applicant’s request for a Conditional Use Permit; and

**WHEREAS**, the Planning Commission did on May 18, 2023 recommend approval of the Conditional Use Permit to the City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, the City Council makes the following findings of fact:

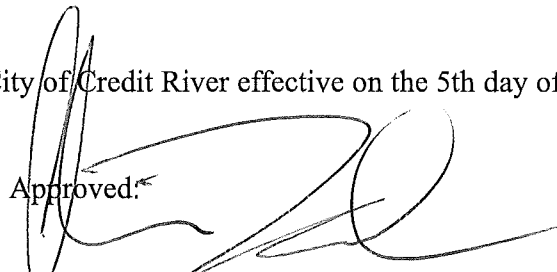
1. *The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.*  
The proposed use will not have any impact on public facilities that serve the area as paved roads and existing driveways will be used for access. The facility itself serves public utilities and will provide natural gas to the public.
2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*  
No screening is proposed by the applicant, and screening cannot be added as that screening would not be permitted to be in the county right of way.
3. *Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*  
No screening is proposed by the applicant, and screening cannot be added as that screening would not be permitted to be in the county right of way.
4. *The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.*  
The proposed essential services facility is consistent with the intentions of Chapter 16 of the Zoning Ordinance.
5. *The use is not in conflict with the Comprehensive Plan.*  
The Credit River Comprehensive Plan allows for the Essential Services use.

6. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.*  
Access will be via Vernon Avenue. The site will be able to accommodate parking on-site.
7. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*  
No water and sewer are needed for the facility. The septic sites on the property will not be disturbed by this proposal.
8. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*  
Not applicable.


**NOW, THEREFORE, BE IT RESOLVED** the Conditional Use Permit is approved subject to the following conditions:

1. Development of the site shall be in substantial conformance with the plans prepared by Northern Natural Gas attached as Exhibit B.
2. The CUP shall be regulated in accordance with the Credit River Zoning Ordinance, the standards for Essential Services facilities in the Zoning Ordinance, the application narrative, the approved site plan, and the conditions within this resolution.
3. Parking for maintenance and other vehicles shall be provided on-site. No parking shall be allowed on any public road unless permission is granted by the City. Access to the site shall be from the existing driveway from Vernon Avenue.
4. The Subject Property shall remain in compliance with the Minnesota Noise Pollution Control Rules (Minnesota Administrative Rules Section 7030) at all times.
5. The Applicant shall pay all fees owed to the City for the review and processing of this application prior to the issuance of any permits, or alternatively establish additional escrow with the City.

Adopted and approved by the City Council of the City of Credit River effective on the 5th day of June, 2023.

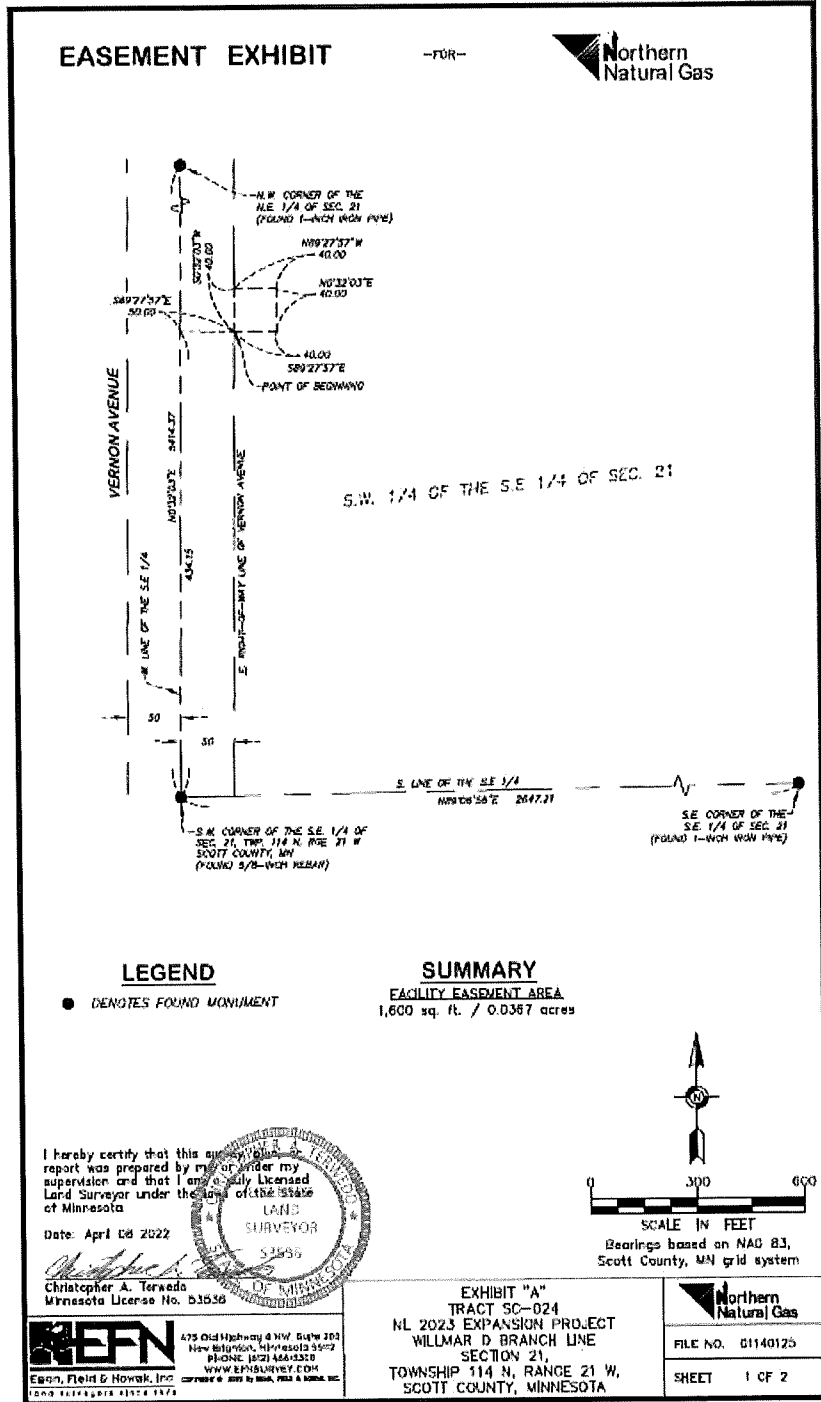
Approved:   
Chris Kostik, Mayor

Attested:

  
Karen Donovan, City Clerk

# EXHIBIT A

## Easement Exhibit and Legal Description



**EASEMENT EXHIBIT**

-FOR-



A perpetual easement for pipeline facilities purposes over, under, and across that part of the following described parcel:

The Southwest Quarter of the Southeast Quarter of Section 21,  
Township 114 North, Range 21 West, Scott County, Minnesota.

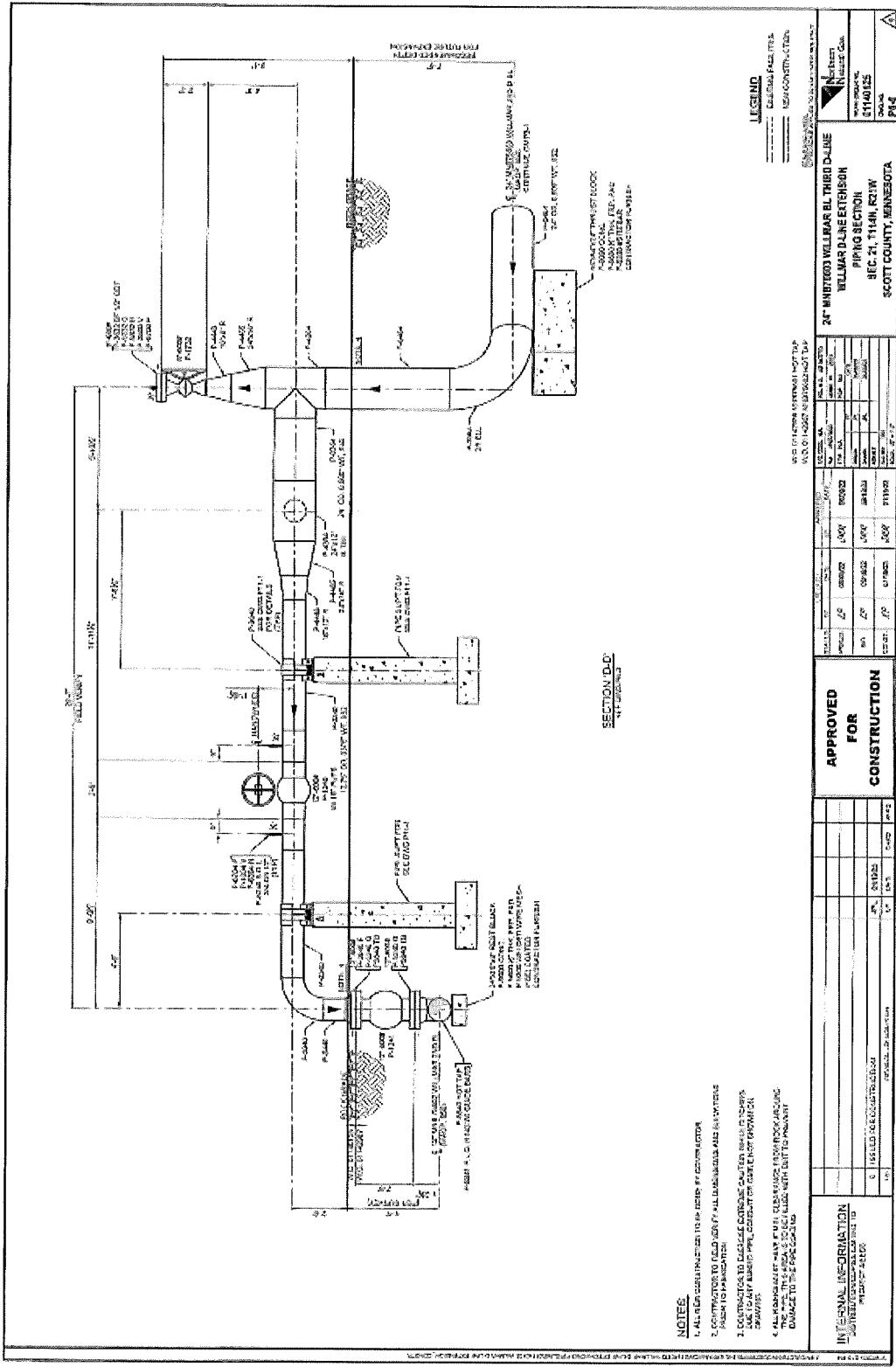
Said easement is described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 21; thence North 00 degrees 32 minutes 03 seconds East, bearings based on the Scott County, Minnesota grid system, along the west line of said Southeast Quarter, a distance of 434.15 feet; thence South 89 degrees 27 minutes 57 seconds East, a distance of 50.00 feet to the east right-of-way line of Vernon Avenue and the point at beginning of said easement to be described; thence continuing South 89 degrees 27 minutes 57 seconds East, a distance of 40.00 feet; thence North 00 degrees 32 minutes 03 seconds East, a distance of 40.00 feet; thence North 89 degrees 27 minutes 57 seconds West, a distance of 40.00 feet to said east right-of-way line of Vernon Avenue; thence South 00 degrees 32 minutes 03 seconds West, along said east right-of-way line, a distance of 40.00 feet to the point of beginning.

EXHIBIT "A"  
IRACI SC-024







SECTION D-D  
411' STATION

**NOTES**

1. ALL FIELD CONSTRUCTION TO BE DONE BY CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS MATCH TO THIS DRAWING.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM ALL AFFECTED AGENCIES. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
4. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

**INTERNAL INFORMATION**  
SUBMITTED TO  
PROJECT NO. 111111

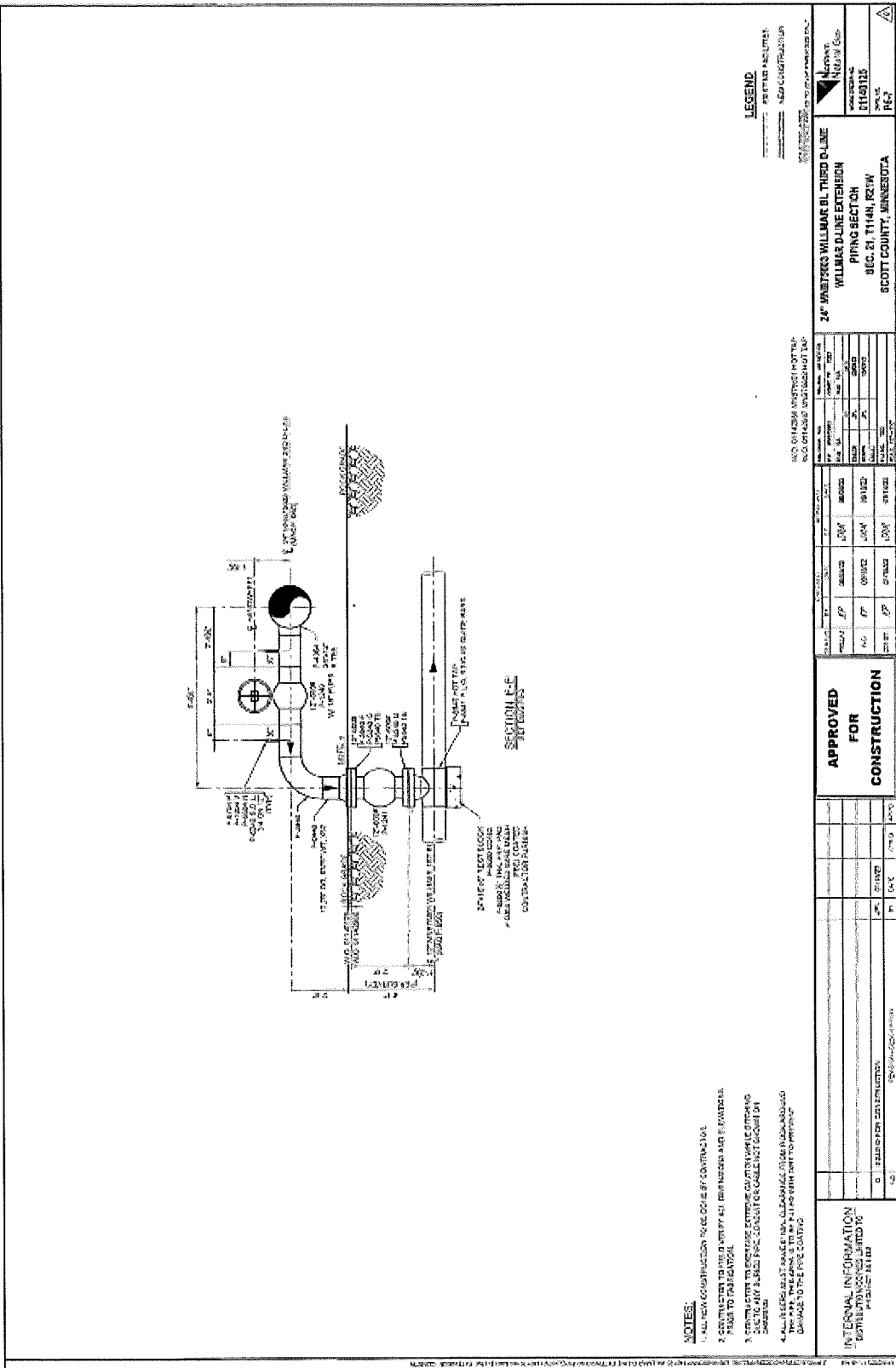
**APPROVED FOR CONSTRUCTION**

NO.	DATE	BY	FOR
1	11/11/11	J. J. J.	FOR REVIEW
2	11/11/11	J. J. J.	FOR REVIEW
3	11/11/11	J. J. J.	FOR REVIEW
4	11/11/11	J. J. J.	FOR REVIEW
5	11/11/11	J. J. J.	FOR REVIEW
6	11/11/11	J. J. J.	FOR REVIEW
7	11/11/11	J. J. J.	FOR REVIEW
8	11/11/11	J. J. J.	FOR REVIEW
9	11/11/11	J. J. J.	FOR REVIEW
10	11/11/11	J. J. J.	FOR REVIEW

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10	11/11/11	J. J. J.	FOR REVIEW

**24" WATER MAIN EXTENSION**  
WILLMAR D-LINE EXTENSION  
PIPING SECTION  
SEC. 21, T14N, R21W  
SCOTT COUNTY, MINNESOTA

**LEGEND**  
DIPLOMAT  
DIPLOMAT-100  
DIPLOMAT-150  
DIPLOMAT-200  
DIPLOMAT-250  
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DIPLOMAT-1000



- NOTES:**
1. ALL NEW CONSTRUCTION TO BE DONE BY CONTRACTOR.
  2. CONTRACTOR TO BE RESPONSIBLE FOR ALL MATERIALS AND FINISHES.
  3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SCOTT COUNTY.
  4. ALL REPAIRS SHALL BE MADE WITH ALLOWANCE FOR PROLONGED SERVICE TO THE EXTENT POSSIBLE.

**INTERNAL INFORMATION**  
 DATE: 10/15/2010  
 PROJECT: 1010

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	10/15/2010	JAC

**APPROVED FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	10/15/2010	JAC

**24" WATER MAIN EXTENSION**  
**WILLMAR DUNE EXTENSION**  
**PIPING SECTION**  
 SEC. 24 T114N R24W  
 SCOTT COUNTY, MINNESOTA

**LEGEND**

AS BUILT FACILITIES  
 NEW CONSTRUCTION

PROJECT: 1010  
 SHEET: 01150125  
 DATE: 10/15/2010

