

**CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2025-05

**A RESOLUTION APPROVING A MINOR SUBDIVISION
FOR 21506 TEXAS AVE (PID 049310122)**

WHEREAS, the City of Credit River is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Steve Korinek (the “applicant”) owns the property at 21506 Texas Ave in the City of Credit River, State of Minnesota, (the “Subject Property”), which is legally described in appendix A.

WHEREAS, the property is located in the Rural Residential Zoning District; and

WHEREAS, the applicant has prepared plans for review and approval, and has submitted these plans to the City in accordance with the code; and

WHEREAS, the City Council considered on January 21, 2025, the recommendations of City staff, the applicant’s submissions, the contents of the staff report, public testimony, and other relevant evidence available to the Council; and

WHEREAS, the City Council makes the following findings of fact:

1. The proposed subdivision creates 1 new parcel.
2. The parcel is zoned Rural Residential; the adjacent land is also zoned Rural Residential.
3. This area is guided for Rural Residential in Credit River’s 2040 Comprehensive Plan.
4. This minor subdivision is consistent with the 2040 Comprehensive Plan
5. After the subdivision, the resulting parcels will comply with the 2.5-acre minimum lot size within the Rural Residential zoning district.
6. Both proposed lots are suitable for individual sewage treatment systems.
7. Both parcels will have frontage on existed paved improved streets.
8. No new roads are being proposed as part of this minor subdivision.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Credit River hereby approves a Minor Subdivision for the property at 21506 Texas Ave, as described in the applicant’s submitted materials and certificate of survey, with the following conditions:

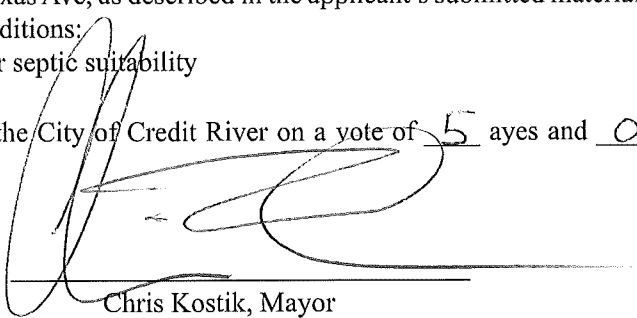
1. Scott County Approves two sites for septic suitability

Adopted and approved by the City Council of the City of Credit River on a vote of 5 ayes and 0 nays effective on the 21st day of January 2025.

Approved:

Attested:

Eric Johnson, Interim City Administrator



Chris Kostik, Mayor