

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

RESOLUTION NO. 2025-08

**A RESOLUTION APPROVING A MINOR SUBDIVISION
FOR 21480 TEXAS AVE (PID 049310031)**

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, Scott Muenchow (the “owner”) owns the property at 21408 Texas Ave (Scott County Highway 27) 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 February 3, 2025, the recommendations of City staff, the applicant’s submissions, the contents of the staff report, and other relevant evidence available to the Council; and

WHEREAS, Scott County reviewed the application and made the following comments:

- The driveway access for the existing home on CH 27 shall be removed and relocated to the future local street when development occurs on proposed Outlot A. We recommend this requirement be a condition of the minor subdivision approval.
- In order to facilitate future driveway removals from CH 27 north of this property as development occurs, we recommend a future street be shown to the north for future interconnectivity on the concept plan.
- A minimum of 75 feet of right of way shall be dedicated from the centerline of CH 27.
- Any work within the County right-of-way shall require a County permit.
- No ponding, berming, signage, or landscaping will be permitted in the County right of way.

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 appear to be 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.
9. The City provides no assurance or guaranty that the proposed subdivision meets all County requirements.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Credit River hereby approves a Minor Subdivision for the property at 21480 Texas Ave, as described in the applicant's submitted materials and certificate of survey, subject to the following:

1. When development that includes a future local street occurs on Outlot A, the CH 27 driveway access for the existing home shall be removed and relocated to the future local street unless the County agrees to waive or modify this requirement.
2. Any other necessary approvals from or dedications to Scott County are not a condition of approval of this minor subdivision but shall be the Applicant's sole responsibility and the Applicant shall implement any County requirements at its sole expense.
3. If not previously paid, the Applicant shall pay to the City the required park dedication fee – estimated as one (1) additional residential lot.

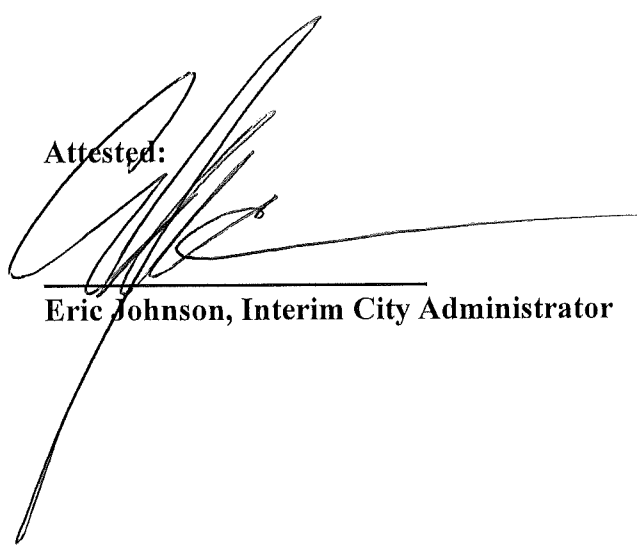
Adopted and approved by the City Council of the City of Credit River on a vote of 5 ayes and 0 nays effective on the 3rd day of February 2025.

Approved:



Chris Kostik, Mayor

Attested:



Eric Johnson, Interim City Administrator