

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

RESOLUTION NO. 2025-13

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR A DEVELOPMENT
KNOWN AS HOLMAN SECOND ADDITION**

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, Haven Development LLC, (the "Developer") is the owner of certain real property located in the City of Credit River, State of Minnesota, (the "Subject Property") legally described as follows:

Outlot A, Holman Addition

WHEREAS, the Developer has requested approval of a preliminary plat so as to allow the Developer to plat the property into various lots as shown on a preliminary plat for a development entitled The Holman Second Addition. The most recent revision of said preliminary plat and construction plans updated February 13th 2025 (unless otherwise noted) were prepared by Probe Engineering Company, Inc. and containing the following sheets:

- a. Preliminary Plat
- b. Cover Sheet (Sheet 1.0)
- c. Grading Plan (Sheets 2)
- d. Storm Sewer (Sheet 3)
- e. Erosion Control & Seeding Plans (Sheets 4)
- f. Details (Sheet 5)
- g. Existing Conditions (Sheet 6)
- h. SWPPP (Sheets 7.0-7.1)
(the "Site Plans"); and

WHEREAS, the Planning Commission of the City did on March 20th 2025, conduct a public hearing in relation to the Developer's request for a preliminary plat; and

WHEREAS, the Planning Commission of the City did on March 20th 2025 recommend approval of the preliminary plat to the City Council; and

WHEREAS, the City Council has considered the proposed application for a preliminary plat and it makes the following *findings of fact*:

Application

1. The Developer submitted an application ("Application") for a Preliminary Plat, that commenced review. The project proposed under the Application is a residential neighborhood, utilities, and easements as shown on the Site Plans for development of the Subject Property and proposed to be platted as HOLMAN SECOND ADDITION.
2. The Subject Property is bordered on the west by Texas Ave (CSAH 27), on the south by 210th Street E, on the east by undeveloped property, and on the north by Longview Lane.

Review Process

1. Following appropriate published and mailed notice, a public hearing was held by the Planning Commission on March 20th 2025.
2. The Planning Commission, following receipt of public comments and deliberation on the proposed Application, recommended approval of preliminary plat at their March 20th, 2025 meeting subject to the conditions outlined in City Staff's and Scott County's memos.
3. These findings and resolutions are based upon the Planning Staff Memo dated April 3, 2025, Engineering Staff Memo dated March 8, 2025, the Scott County Environmental Services Memo dated April 1, 2025 and the Scott County Transportation Services Division Memo dated April 3, 2025 and all documents referenced in the memos and the staff report, the favorable recommendation of the City Planning Commission, and such additional information and documentation which is presented to the City Council on April 7, 2025.

Comprehensive Plan

1. The City's current Comprehensive Plan ("Comp Plan") was adopted in 2020 pursuant to Minnesota Statutes Section 473.859 to be in conformance with the Metropolitan Council's Thrive MSP 2040 plan and the systems statements issued by the Metropolitan Council.
2. The Comp Plan guides the Subject Property as Rural Residential.
3. The proposed application is consistent with the guidance in the Comp Plan.

Subject Property Zoning

1. The Subject Property is currently zoned Rural Residential.
2. The requested use of single-family homes is an allowed use in the Rural Residential Zoning District.
3. The plans prepared by the Developer, in combination with the conditions included

within this resolution, will meet the requirements of the Zoning Ordinance.

Traffic and Street Improvements

1. The Subject Property is primarily accessed from Texas Ave (CSAH 27).
2. Scott County Transportation Services Division provided a comment letter dated April 3, 2025 ("County Engineering Memo").
3. Direct access to Texas Ave will be provided from Longview Lane and 210th Street East.
4. With the improvements shown on the Site Plans and as amended by conditions of approval contained herein and within the Staff Memos, there is adequate road infrastructure to support the development as proposed in the Application.

Utilities

1. The lots on the property will be served by individual septic systems. The locations of these are discussed in a memo from Scott County Environmental Services dated April 1, 2025. Conditions can be placed on a preliminary plat approval to permit continued collaboration between the Developer and Scott County Environmental Services related completing their application and review with the County.
2. The lots will be served by individual wells.

NOW, THEREFORE, BE IT RESOLVED the preliminary plat is approved and will be effective upon completion of the following conditions:

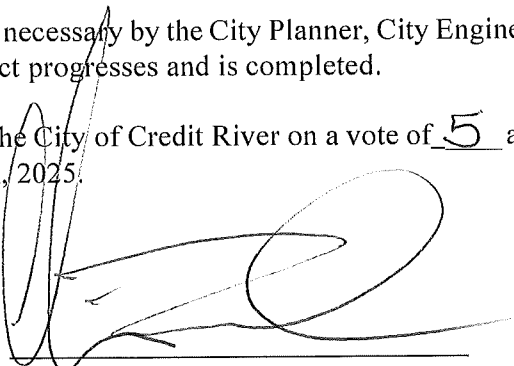
1. All comments contained within the memo from the City Engineer and City Planner dated March 8th and April 3, 2025 (referred to as the "Staff Memo") are incorporated herein and shall be addressed by the Developer to the satisfaction of the City as a condition of preliminary plat approval.
2. All comments contained within the memo from Scott County Environmental Services dated April 1, 2025 and the Scott County Transportation Services Division memo dated April 3, 2025 (the "Scott County Memos") are incorporated herein and shall be addressed by the Developer to the satisfaction of Scott County as a condition of preliminary plat approval. Compliance with County requirements may result in changes to or the removal of lots, outlots, or right-of-way, in which case the Developer shall revise the Final Plat as necessary.

3. The Developer is required to construct the intersection improvements at Texas Ave and Longview Lane including, but not limited to, construction of a right turn lane. As that intersection is the sole access point for two lots in this plat, the Development Agreement for HOLMAN SECOND ADDITION shall provide that no building permits may be issued for the lots on Longview Lane until such time that the intersection improvements required in the Development Agreement for HOLMAN SECOND ADDITION and any Cooperative Agreement between the City and the County have been constructed.
4. The Preliminary Plat and Site Plans have not been approved for permitting by Scott County Engineering. Compliance with County requirements may result in the changes to or the removal of lots, outlots, or right-of-way, in which case the Developer shall revise the Final Plat as necessary.
5. The Developer shall amend the plat to depict the 10 foot wide strip of land which extends 351 feet east from Lot 2 to be an outlot.
6. The Final Plat and Site Plans shall be revised as necessary and submitted to conform to the requirements of the Staff Memo, Scott County Memos, requirements of outside agencies and conditions of this Resolution. If the updated Site Plans addressing the comments of this Resolution, Staff Memos, Scott County Memos or other outside agencies necessitate revisions to any of the lot lines or easements on the Subject Property, then those revisions shall be incorporated into the Final Plat submitted by the Developer. Compliance with these requirements may result in changes to or the removal of lots, outlots, easements, or right-of-way, in which case the Developer shall revise the Site Plans and Final Plat as necessary in conformance thereto. If an off-site easement is required to address a comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording. Compliance with Staff Memos and Scott County Memos may result in a loss of Residential Lots.
7. The phasing and timing of the construction of the infrastructure improvements on the Subject Property will be subject to the conditions of a Development Agreement between the City and the Developer.
8. A title commitment shall be provided for the review of the City Attorney with the final plat application.

9. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans, inspection of improvements, and the preparation of the Development Agreement.
10. Developer shall be responsible for securing necessary easements and for constructing street and utility improvements as shown on the Site Plans and as required by the Development Agreement, unless otherwise agreed to with the City in writing. The cost of constructing improvements shown on the Site Plans shall be borne solely by the Developer, unless otherwise agreed to by the City or County and specified in the Final Plat Resolution, any Cooperative Agreement with the County and the Development Agreement. The location of stormwater improvements within the Subject Property shall be as approved by the City Engineer.
11. Utility lines are required to be placed underground at the sole expense of the developer.
12. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
13. The Developer may not commence construction of any improvements on the Subject Property until the Final Plat, any required easements and the Development Agreement have been recorded.
14. The Developer shall survey all storm water holding ponds as required by the City. The Developer shall be responsible for storm sewer cleaning and holding pond dredging, as required, by the City prior to completion of the development of the Subject Property.
15. The approval of the preliminary plat shall terminate if either a final plat has not been approved or a Development Agreement has not been entered into between the City and Developer in the timeframe as required by the Subdivision Ordinance.
19. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

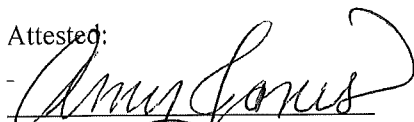
Adopted and approved by the City Council of the City of Credit River on a vote of 5 ayes and 0 nays effective on the 7th day of April, 2025.

Approved:



Chris Kostik, Mayor

Attested:



Amy Jones, City Clerk