

CITY OF CREDIT RIVER

SCOTT COUNTY

STATE OF MINNESOTA

RESOLUTION NO. 2025-18

**A RESOLUTION FOR DENIAL OF A PRELIMINARY PLAT CREDIT RIVER
BUSINESS PARK.**

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, John Mesenbrink, (the "Developer") is the owner of certain real property located in the City of Credit River, State of Minnesota, (the "Subject Property") legally described in Appendix A; and

WHEREAS, John Mesenbrink, (the "Applicant") submitted a request for preliminary plat as to allow the developer to plat the property into various lots as shown on preliminary plat for development entitled Credit River Business Park. The most recent revision of said preliminary plat and construction plans updated January 13th 2025 unless otherwise noted were prepared by Rehder & Associates, Inc. and containing the following sheets:

- a. Preliminary Plat
- b. Title Sheet (C0)
- c. Grading, Drainage, Erosion Control Plan (C1-C12)
- d. Utility Plan (C13-C24)
- e. Road Profile Plan (C25-C30)
- f. Tree Preservation Plan (C31-C34)
- g. Details (C35-C38)
- h. Turf Restoration Plan (C39-C41)
- i. SWPPP (C42)
- j. CSAH 21 Plans (C43-C48)
- k. MNDOT Details (C49-C50)
- l. Landscape Plans (L1-L3)

And;

WHEREAS, the Planning Commission of the City did on April 17th, 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 April 17th, 2025 recommend approval of the preliminary plat to the City Council; and

WHEREAS, the City of Credit River Staff is recommending denial of the request; and

WHEREAS, the Applicant applied for an amendment to the Comprehensive, to re-guide the subject property from UER to Commercial and to rezone the subject property to a combination of Commercial and Industrial; and

WHEREAS, The requested subdivision and proposed commercial and industrial uses are not permitted in Urban Expansion Reserve Zoning District; 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. The project proposed under the Application is a commercial and industrial business park with related streets, utilities, and easements as shown on the Site Plans for development of the Subject Property and proposed to be platted as CREDIT RIVER BUSINESS PARK.

Review Process

1. Following appropriate published and mailed notice, a public hearing was held by the Planning Commission on April 17th 2024.
2. The Planning Commission, following receipt of public comments and deliberation on the proposed Application, recommended approval of preliminary plat based on their finding that the council may approve the land use amendment request.
3. These findings and resolutions are based upon the Planning Staff Memo dated May 1st 2025, , the Scott County Environmental Services Memo dated April 7th 2025, the Scott County Transportation Services Division Memo dated April 11th 2025 the City Staff Engineering Memo dated April 10th 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 May 6th, 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 proposed application is not consistent with the goals and policies stated in the City's Adopted Comprehensive Plan.

Subject Property Zoning

1. The Subject Property is currently zoned Urban Expansion Reserve.
2. The developer has submitted an application for a zoning amendment request to amend the property from Urban Expansion Reserve to Industrial and Commercial.
3. The requested use of various commercial and industrial uses is not permitted in Urban Expansion Reserve Zoning District.
4. The subject property's proposed uses and zoning amendment request are not compatible with the surrounding uses.

Traffic and Street Improvements

1. The project is proposed to gain access initially from Eagle Creek Avenue (CSAH 21). The preliminary plans depict a road network of two roads which extend north from Eagle Creek Avenue and terminate at or near the plat boundary and one road which extends south from Eagle Creek Avenue and terminates near 180th Street E.
2. Turn lanes will be constructed on Eagle Creek Ave (CSAH 21) for access to the site.
3. The proposed street layout is supported and provides connections to existing roadways in several locations and to future roadways of adjacent developments (i.e. The Ranch of Credit River and Tara Farm).
4. Proposed Road 3 is stubbed to the south, and a cul-de-sac is proposed as near as practical to 180th Street E. 180th Street E is a local residential road that connects to County Road 27. Proposed Road 3 is not compliant with City Subdivision Ordinance Requirements, the City does not allow for permanent cul-du-sac.

Utilities

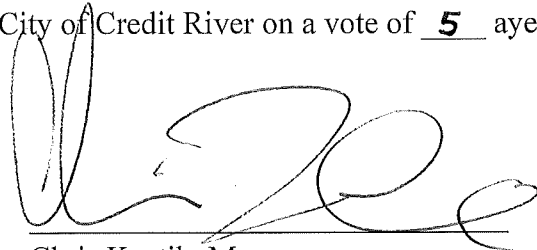
1. The subject property is within the MUSA boundary as determined by the Metropolitan Council and as per the City's Comprehensive Plan. However, the subject property is not within the MUSA staging area for this planning period (which extends through the year 2040). At this time, it is unknown when urban services will become available to this property.
2. The properties within this proposed plat will be initially served with individual septic systems and a privately owned community water system.

3. The plans depict the installation of 4" HDPE DR-17 Forcemain sanitary sewer. We assume that the Developer is proposing to install this pipe for future connection to municipal sanitary sewer, at such time that it becomes available.
4. The stormwater is proposed to be managed with a series of storms sewers and filtration basins to provide water quality and rate control. In general, the proposed locations of the stormwater filtration basins appear to be conducive to the property.

NOW, THEREFORE, BE IT RESOLVED the preliminary plat is denied based on the City's findings.

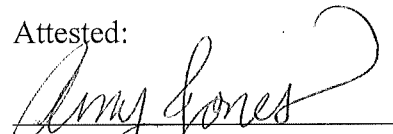
Adopted and approved by the City Council of the City of Credit River on a vote of 5 ayes and 0 nays effective on the 6th day of May 2025.

Approved:



Chris Kostik, Mayor

Attested:



Amy Jones, City Clerk