

**CITY OF CREDIT RIVER
SCOTT COUNTY, MINNESOTA
RESOLUTION NO. 2022-10**

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR A
DEVELOPMENT KNOWN AS SPEIKER 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, Donald and Julie Speiker, (the “Developer”) is the owner of certain real property located in the City of Credit River, State of Minnesota, legally described as follows:

Outlot E, Monterey Heights

(the “Subject Property”); and

WHEREAS, the Developer has requested approval of a preliminary and final plat so as to allow the Developer to plat the Subject Property into various lots as shown on a final plat for a development entitled Speiker Addition, the most recent revision of said plat and plans updated December 8, 2021 (unless otherwise noted) were prepared by Rehder and Associates, Inc. and containing the following sheets:

- a. Preliminary Plat
- b. Grading, Drainage and Erosion Control Plan
- c. Final Plat

(the “Site Plans”); and

WHEREAS, the City Council has considered the proposed Preliminary and Final Plat and it makes the following findings of fact:

1. The proposed Final Plat is consistent with the approved Preliminary Plat; and
2. There are technical issues to be resolved prior to approval of construction plans; and
3. The Final Plat prepared by Rehder and Associates, Inc. is attached hereto as “Exhibit A”.

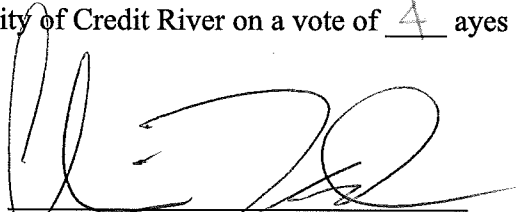
NOW, THEREFORE, be it resolved that the Preliminary and Final Plat for SPEIKER ADDITION prepared by Rehder and Associates, Inc. is approved subject to the following conditions:

1. A title commitment shall be provided for the review of the City Attorney with the final plat application.

2. 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 Developer's Agreement if one is needed.
3. The Developer is required to determine if service lines to the CSTS system were installed, and if they were not previously installed or are not functional the Developer must cause such service lines to be installed or repaired as necessary. The City shall have no obligation or expenses to install or repair such services.
4. Utility lines are required to be placed underground at the sole expense of the developer.
5. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
6. The Developer may not commence construction of any improvements on the Subject Property until the Final Plat and Development Agreement (if needed) have been recorded.
7. Park dedication is required for this plat, and will be calculated at the time of recording of the Final Plat.
8. The approval of the preliminary plat shall terminate if either a final plat has not been approved or a Developer's Agreement has not been entered into between the City and Developer in the timeframe as required by the Subdivision Ordinance.
8. 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 4 ayes and 0 nays effective on the 7th day of March, 2022.

Approved:


Chris Kostik, Mayor

Attested:



Karen Donovan, City Clerk

EXHIBIT A

Final Plat

