ORONOCO TOWNSHIP PLANNNG ADVISORY COMMISSION

RESOLUTON NO. 2026-01

RESOLUTION APPROVING A PRELIMINARY PLAT FOR RIVER RIDGE FIFTH SUBDIVISION

APPLICANT: River Ridge Properties, LLC, a Minnesota limited liability company

APPLICATION: Request for approval of a Preliminary Plat for River Ridge Fifth Subdivision

FINDINGS: Based upon the review of the application and evidence received, the Oronoco Township Planning Advisory Commission now makes the following findings of fact:

1. Applicant is the fee owner of the real property located in Oronoco Township legally described on attached Exhibit A hereinafter referred to as the "Subject Property" which is proposed to be platted into one (1) residential lot and one (1) Outlot.

2. The Subject Property is zoned R-1 for Parcel Nos. 842634057846 and 843521084293 and A-3 for Parcel No. 842634057824.

3. The Subject Property has direct access from a platted but undeveloped public right-of-way dedicated in River Ridge First Subdivision.

4. Applicant has requested final and preliminary plat approval so as to allow Applicant to plat the Subject Property into one (1) a single family lot and one (1) Outlot as shown on the proposed Preliminary Plat and Final Plat for a development entitled "River Ridge Fifth Subdivision", the most recent version of said Preliminary Plat and supporting documents submitted by Applicant are as follows:

a. Applicants Additional Applicant Narrative
b. Letter from Ohly Law
c. Applicant Maps
d. LLC Standing
e. Driveway Plan
f. Preliminary Plat
g. Final Plat
h. Olmsted County Letter
i. General Development Plan Maps

5. The letter from Township Attorney to Applicant dated August 11, 2026 informing Applicant that Minn. Stat. § 462.358 Subd. 3b. requires that the Township certify final approval of the final plat within 60 days if the applicant has complied with all conditions and requirements of applicable regulations and all conditions and requirements upon which the preliminary approval is expressly conditioned either through performance or the execution of appropriate agreements assuring performance. At this time, the preliminary plat has not been approved so the timeframe under which the Final Plat must be approved has not started. As such, a request for approval of the Final Plat will need to be considered separately. The letter further informed Applicant that an application for approval of the Final Plat should be submitted once the conditions and requirements upon which the preliminary plat approval is expressly conditioned have been satisfied. The letter is incorporated herein by reference.

6. The staff report from the Township Cooperative Planning Association dated July 10, 2026 with attached documents and exhibits are incorporated herein by reference.

7. A General Development Plan was approved by Olmsted County for the River Ridge First Subdivision which shows Outlot B proposed to be platted as River Ridge Fifth Subdivision as "Open Space" is incorporated herein by reference.

8. An email dated June 30, 2026 to Ethan Kaske from Daniel Fitzpatrick, Chief Manager of River Ridge Properties, LLC with titled "No Build Restrictive Covenant" with attached draft "No Build Restrictive Covenant" is incorporated herein by reference. With the recording of a Deed Restriction addressed as a condition below, the proposed Preliminary Plat is consistent with the General Development Plan as approved by Olmsted County for the River Ridge First Subdivision.

9. A portion of the acreage located within the proposed Preliminary Plat is zoned A-3 with the remainder of the property zoned R-1. The relevant portions of the Subject Property should be rezoned from A-3 to R-1 so that at the time of Final Plat approval the Subject Property is all zoned R-1.

CONDITIONS: Based on the foregoing information and applicable ordinances, the Oronoco Township Planning Advisory Commission hereby makes the following conditions of approval of the Preliminary Plat of River Ridge Fifth Subdivision:

1. All public infrastructure including, but not limited to, water, sanitary sewer, and stormwater shall either be dedicated on the Final Plat or located within a drainage and utility easement dedicated to the Township.

2. The Oronoco Township Subdivision Ordinance requires that the preliminary plat be reviewed by the Township Engineer prior to Planning Commission approval. The Township Engineer will need to evaluate drainage, stormwater, erosion control, road plans and emergency access plans, collectively ("Site Plans"), which protects the Township and adjacent owners. Applicant shall submit Site Plans as required by the Township Engineer to the Township Engineer for review and comment.

3. All comments and requirements contained within any memo ("Staff Memos") from a Township consultant (Township Attorney, Township Engineer or Township Zoning Administrator) are incorporated herein and shall be addressed by the Applicant to the satisfaction of the Township.

4. The improvements to the Subject Property shall be constructed in substantial conformance with the Site Plans as revised to conform to the requirements of any Staff Memos.

5. If the updated Site Plans addressing the comments of the resolutions, Staff Memos, or 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 Applicant. Compliance with these requirements may result in changes to or the removal of lots, easements, or right-of-way, in which case the Applicant 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 Township for review and approval prior to release of the Final Plat for recording.

6. To the extent that there are differences or conflicts between the Site Plans and this Resolution, the terms of this Resolution shall be controlling unless and until modified by a Final Plat Resolution.

7. An updated title commitment shall be provided for the review of the Township Attorney before the Final Plat is released for recording.

8. Applicant shall be required to construct, at its sole cost, a road as approved by the Township ending in a hammerhead turnaround unless otherwise required by the Town Board to serve the lot within the Preliminary Plat in accordance with Township road standards. The cost of constructing said roadway to Township standards, including, but not limited to, easement acquisition, engineering, and surveying shall be the sole responsibility of the Applicant.

9. The phasing and timing of the construction of the road and other infrastructure improvements on the property subject to the Preliminary Plat will be subject to the conditions of an approved Developer's Agreement between the Township and the Applicant before the Final Plat is released for recording.

10. If required, Applicant shall apply for a construction stormwater permit (SWPPP) to the MPCA. The location of stormwater improvements within the property subject to the Preliminary Plat shall be as required by the permit and approved by the County Engineer.

11. Utility lines are required to be placed underground at the sole expense of the Applicant.

12. Applicant shall be responsible for obtaining and complying

with all necessary permits from any other governmental agencies.

13. Applicant shall not commence construction of any improvements on the Subject Property until the Final Plat, any required easements, and the Developer's Agreement have been recorded.

14. Applicant shall survey all storm water holding ponds, if any, as required by the Township. The Applicant shall be responsible for storm sewer cleaning and holding pond dredging, as required, by the Township prior to completion of the development of the Subject Property.

15. Individual septic system design is required at the time of building permit application and shall be reviewed and approved by the Building Official.

16. Building permits shall be required for the new home which requires submittal of a certificate of survey for the lot, lowest floor elevations noted and custom grading/erosion control plans are subject to review of the Township.

17. The Subject Property shall be final platted in one phase. Prior to the release of the Final Plat for recording, a Developer's Agreement must be entered into which Agreement(s) will include, but not be limited to, the following:

    a. Street and utility construction details, plans, and financial guaranties.

    b. Park dedication and other fee requirements.

    c. All required approvals from other governmental agencies.

    d. Final grading and drainage plans.

    e. Maintenance requirements during construction.

    f. Financial guaranties.

    g. Other planning and engineering items, as appropriate.

18. Applicant shall incorporate the standards and procedures of

the Minnesota Stormwater Manual for site restoration and erosion control measures during the construction process.

19. Applicant shall comply with any additional conditions as determined necessary by the Township Attorney, Township Zoning Administrator and Township Engineer as review of the project progresses and work on the proposed plat is completed.

20. Applicant shall create an Outlot B on the Final Plat of River Ridge Fifth Subdivision to be consistent with the boundary of Outlot B on the River Ridge First Subdivision unless otherwise agreed to in writing by the Town Board.

21. Applicant shall agree on behalf of itself and its successors and assigns, that Outlot B on the Final Plat of River Ridge Fifth Subdivision, shall not be sold, conveyed, transferred, or otherwise disposed of separately from Lot 1, Block 1 on the Final Plat of River Ridge Fifth Subdivision. Any sale, conveyance, or transfer of either property must include the simultaneous sale, conveyance, or transfer of the other property to the same purchaser or transferee. This restriction shall remain in full force and effect unless and until released in writing by the Town Board. The deed restriction is subject to review and approval of the Township Attorney and shall be recorded against all properties impacted.

22. Applicant shall agree on behalf of itself and its successors and assigns, that any activity or improvement on or use of Outlot B on the Final Plat of River Ridge Fifth Subdivision in a manner that may significantly impair or interfere with the property's use as Open Space is prohibited including, but not limited to, commercial, industrial, agricultural or residential use of the Property without the written consent of the Township. Further, no temporary or permanent buildings, structures, objects, equipment, utilities, or other improvements of any kind may be placed, stored, or constructed on the Property without the written consent of the Township. The deed restriction is subject to review and approval of the Township Attorney and shall be recorded against all properties impacted.

23. No wetlands, if any, may be impacted during construction of the home. Buffers require that unmowed areas adjacent to

wetlands are maintained with non-invasive vegetation for the purpose of filtering pollutants before they enter the wetland, reducing erosion, and minimizing human impacts. Buffer wetlands will need to be established with native grasses. If required, Applicant shall submit an establishment plan specifying an accepted MnDOT BWSE, NRCS, or SWCD seed mix that is appropriate for the area.

24. Financial security in a form approved by the Township Attorney and in an amount approved by the Township Engineer must be provided by the Applicant prior to the release of the Final Plat for recording. The Developer's Agreement shall specify the amount of the financial security.

25. Prior to Final Plat recording, those portions of the Subject Property currently zoned A-3 shall be rezoned to R-1.

26. The approval of the Preliminary Plat shall terminate unless all conditions of this Resolution are completed and the Final Plat is recorded no later than August 12, 2027.

27. Additional conditions as determined necessary by the Township Zoning Administrator, Township Engineer, and Township Attorney as review of the project progresses and is completed.

28. Applicant shall reimburse the Township for all costs incurred by the Township and its consultants in relation to review of the proposed development plans, inspection of improvements, preparation of the Developer's Agreement, processing of any Final Plat application and the processing of this request.

NOW, THEREFORE, BE IT RESOLVED BY THE ORONOCO TOWNSHIP PLANNING ADVISORY COMMISSION AS FOLLOWS:

1. The recitals, Findings and Conditions set forth above are incorporated herein.

2. The Preliminary Plat for River Ridge Fifth Subdivision is APPROVED subject to the Findings and Conditions referenced above.

The motion for the adoption of the foregoing Resolution was proposed by Member Adam Rucker and was duly seconded by Member Jonathan Torrens-Burton and upon vote being taken thereon, the voting was as follows:

ALL IN FAVOR: Paige Collins, Jonathan Torrens-Burton, Adam Rucker, Angela Smith

THOSE OPPOSED: None

THOSE ABSENT: Lori Berg, Erin Yung, Mario Franzone

Adopted by the Oronoco Township Planning Advisory Commission on the 12th day of August 2026.

Paige R Collins

Paige Collins, Chairperson

Adam Rucker, Vice-Chairperson