

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-15**

**RESOLUTION APPROVING THE ELLIOTT CROSSING SECOND ADDITION FINAL
PLAT FOR A MAJOR SUBDIVISION**

WHEREAS, Michael Regan on behalf of MOR Development, LLC (“Applicant” and “Owner”) has submitted an application for Final Plat of the second phase of a major subdivision generally located south of 75th Street North (CSAH 12) and west of Lake Elmo Avenue (CSAH 17) in the City of Grant, Minnesota; and

WHEREAS, the Preliminary Plat was approved by Resolution Number 2024-11; and

WHEREAS, the Final Plat Elliott Crossing Second Addition will subdivide approximately 67-acres of land that is currently a mix of uses including agricultural production, open space and three Indian Hills Golf Club holes; and

WHEREAS, the agricultural land will be converted to rural residential uses, while the open space and existing wetlands will be protected as part of the proposed development; and

WHEREAS, the Elliott Crossing Second Addition will re-plat the land denoted as Outlot A and Outlot B in the first addition Final Plat; and

WHEREAS, the Elliott Crossing Second Addition will create five (5 rural residential lots), Outlot A which aligns with three golf holes, and Outlot B which will remain as permanent open space; and

WHEREAS, the City Council considered the Final Plat of Elliott Crossing Second Addition at their May 5, 2026 regular City Council meeting.

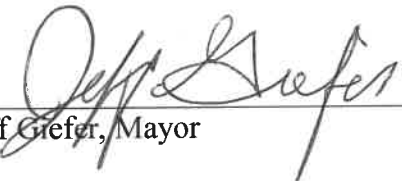
NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of MOR Development LLC for Final Plat of the Elliott Crossing Second Addition provided that the following conditions are met:

1. The Applicant shall comply with all recommendations and standards of the City Engineer which shall be documented by Addendum #1 to the Development Agreement.
2. The Applicant must establish that the lots in the Elliott Crossing Second Addition shall be subject to the HOA or similar established as part of the first phase of development. The HOA, or similar, is responsible to manage the stormwater management systems on site.
3. A management plan for Outlot B of the Elliott Crossing Second Addition shall be developed and submitted for review and inclusion within the Development Agreement Addendum #1. Such responsibilities for management and maintenance, including any signage, shall be identified within the applicable HOA covenants.
4. Lot 6 Block 2 denoted on the Preliminary Plat remains in an Outlot and is not approved for residential development in Phase II. Any proposed development of the Outlot shall require an Addendum to the Development Agreement and all conditions of the engineer noted during the Preliminary Plat shall remain valid.
5. The Applicant shall comply with all terms and conditions established by the BCWD Permit.
6. The Applicant must enter into Addendum #1 to the Development Agreement prior to the execution of the Final Plat of the Project to ensure that the requirements and conditions as set forth herein are complied with and to ensure the installation of all subdivision infrastructure.
7. The Applicant, or assigns, shall obtain all necessary permits for the installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.
8. The full public right-of-way in Phase II shall be dedicated on the Final Plat.
9. Site improvements as described within Section 30-194 shall be agreed to and identified within the Development Agreement Addendum #1.
10. The Applicant shall identify and rope off all Phase II septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.
11. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washinton County and the Browns Creek Watershed District. Copies of the required permits and approvals must be reviewed by the City Engineer.
12. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit. This condition will be established within the Development Agreement.
13. The Applicant shall obtain an access permit from Washington County for the CSAH 17 access prior to the commencement of any site work for Phase II.
14. The Applicant shall be required to install all necessary improvements to CSAH 17 (if applicable) as agreed to, and conditioned by, Washington County. Such improvements shall be included and addressed within Addendum #1 to the Development Agreement.
15. The Applicant shall pay all fees and delinquent escrow balances.

FURTHER BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of MOR Development, LLC for the Elliott Crossing Second Addition Final Plat. The City Council's Findings relating to the standards are as follows:

- The Elliott Crossing Final Plat is consistent with the Preliminary Plat approval granted by Resolution 2024-11.
- The proposed Phase II improvements meet the conditions and requirements as established by the preliminary plat provided the identified permits are obtained.
- The lot and block configuration of Elliott Crossing Second Addition is consistent with the City of Grant's adopted 2040 Comprehensive Plan for density and rural residential uses.
- The Final Plat meets or exceeds the dimensional and lot standards established within the A2 Zoning District.
- That the Development Agreement Addendum #1 will ensure that all Subdivision Improvements are installed to meet the subdivision code.

Adopted by the Grant City Council this 5th day of May, 2026.



Jeff Giefer, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on May 5, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this 5th day of May, 2026.



Kristina Handt
Interim City Clerk
City of Grant