

**BOARD OF SUPERVISORS
ROCKFORD TOWNSHIP, MINNESOTA
RESOLUTION NO. 2026-3**

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL TO KRAINA LAND LLC FOR
THE PINES AT CRAWFORD LAKE**

WHEREAS, Kraina Land LLC (the "Developer") has submitted an application seeking preliminary plat approval for a proposed subdivision commonly known as The Pines at Crawford Lake, located within the legal boundaries of Rockford Township, Wright County, Minnesota; and

WHEREAS, the subject property underlying the proposed preliminary plat is legally described as follows:

PID#215-100-203100, the East Half of the Southwest Quarter, excepting part described in Book 190-31, Section 20, Township 119, Range 25, Wright County, Minnesota (Rockford Township/Crawford Lake Area)

WHEREAS, the Rockford Township Planning Commission, after due and proper published notice, conducted a public hearing on April 21, 2026, to receive public comments, review the preliminary plat layout, and evaluate its compliance with the Township's Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations; and

WHEREAS, following the public hearing, the Planning Commission reviewed the staff reports, technical evaluations, and agency comments, and subsequently voted to recommend approval of the preliminary plat to the Township Board of Supervisors, subject to certain conditions; and

WHEREAS, the Township Board of Supervisors has reviewed the preliminary plat layout, the Planning Commission's findings, and the recommendations of the Township staff and engineering consultants, and has determined that the preliminary plat conforms to all applicable municipal standards and statutory regulations, provided that the conditions enumerated below are fully satisfied;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Rockford Township, Wright County, Minnesota, that the preliminary plat submitted by Kraina Land LLC for The Pines at Crawford Lake is hereby **APPROVED**, subject to the following explicit conditions which must be satisfied prior to or concurrently with the submission of an application for final plat approval:

- 1. Township Engineer Review:** The Developer shall address all comments, modifications, and design requirements set forth in the Township Engineer's review report, including but not limited to the comprehensive validation of all grading, storm water management, erosion control, and public utility plans.
- 2. Development Agreement:** The Developer shall enter into a formal, binding Development Agreement with Rockford Township. This agreement shall outline all obligations regarding public infrastructure construction, cost responsibilities, and maintenance schedules. The Developer

shall provide an irrevocable letter of credit, performance bond, or other cash escrow security acceptable to the Township to guarantee the installation of all required improvements.

3. Regulatory Approvals and Permits: The Developer shall secure all required permits, licenses, and environmental clearances from external regulatory jurisdictions, including but not limited to Wright County, local watershed management organizations, the Minnesota Department of Natural Resources (MNDNR), and the Minnesota Pollution Control Agency (MPCA).

4. Administrative and Review Fees: The Developer shall pay all outstanding fees, costs, and expenses incurred by the Township for legal, engineering, planning, and administrative reviews related to this application, including maintaining a fully funded escrow account as required by Township ordinances.

5. Compliance with Ordinances: The subdivision layout and all future development activities on the site shall remain in strict compliance with the Rockford Township Zoning Ordinance, Subdivision Regulations, and all other applicable state and local laws.

BE IT FURTHER RESOLVED that this preliminary plat approval shall be valid for a period of one (1) year from the date of this Resolution. If a complete final plat application is not submitted to the Township or an official extension is not granted by the Board of Supervisors within this timeframe, this preliminary approval shall become null and void.

Adopted by the Rockford Township Board of Supervisors this 6th day of October, 2026.

APPROVED BY:

 10-6-2026

Dale Otten, Chairperson, Board of Supervisors

ATTEST:

 10/6/26

Diane Olson, Township Deputy Clerk