



**AGENDA**  
**CLEARWATER PLANNING COMMISSION MEETING**  
**MONDAY, MAY 19, 2025**

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from April 21, 2025 Regular Meeting**
- 4. Final Plat – JCubed Addition**
  - a. Final Plat Overview – City Planner**
  - b. Comments from Developer**
  - c. Board Discussion**
  - d. Consider Resolution PZ25-01 – Recommending Approval of Final Plat – JCubed Addition**
- 5. Other Business**
- 6. Next Meeting Date**
  - a. Monday, June 16, 2025 at 7:00 p.m.**
- 7. Adjournment**

**CLEARWATER PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 21, 2025**

**1. Call to Order and Pledge of Allegiance: 7:00 p.m**

- Chair Schindele called the Clearwater Planning Commission meeting to order Monday, April 21, 2025, at 7:00 p.m. in the Council Chambers. The Pledge of Allegiance was recited. Members present were Schindele, Mol, Schwinghammer, Scott, and Thomes. A quorum was present. Other attendees included City Administrator Annita Smythe and Community Development Specialist Kimberlie Gramsey.

**2. Approval of Agenda**

- **MOTION** by Schwinghammer to approve Agenda as presented, seconded by Mol, all voted aye. **MOTION CARRIED.**

**3. Approval of Minutes from March 17, 2025 Regular Meeting**

- **MOTION** by Scott to approve the minutes from March 17, 2024 as presented, seconded by Schwinghammer, all voted aye. **MOTION CARRIED.**

**4. Discussion – Proposed Ordinances**

**a. Shipping Containers**

- Scott stated he would be for portable storage units in residential zoning districts if they had a pitched roof. He also stated he would like residential districts to have the same options as commercial districts. Scott stated he would like to consider shipping containers for housing.
- Smythe stated there would be different building standards for housing versus portable storage.
- Schwinghammer stated he is in agreement with proposed ordinance standards regarding being maintained in good condition. Thomes concurred.
- Schwinghammer stated he would be in agreement with a temporary shipping container for a month for moving purposes but would be opposed to long-term structures. Mol noted that the proposed ordinance outlines the limits for temporary usage.
- Discussion on whether Planning Commission wants screening for shipping containers in commercial areas that are adjacent to residential areas.
- Staff will bring back amended ordinance for review.

**b. Mobile Food Units and Food Carts**

- Gramsey presented amended ordinance for review.
- Planning Commission in agreement with the amended ordinance.
- Smythe stated currently no city license is necessary if they operate 21 days or less with state license.
- Staff will incorporate proposed changes for adoption at a future meeting.

**c. Development Security**

- Gramsey stated the financial guarantees listed in two sections are not consistent. Staff also had a complaint from a developer that the guarantee requirements are too onerous.
- Gramsey presented financial guarantee requirements from surrounding cities that match our current financial guarantee of 125%.
- Planning Commission agreed to keep the standard of 125%. If the builder disputes the estimate, they can provide their own engineers' estimate to bring to the city council.

- Members directed staff to remove inconsistencies by cross referencing the zoning section to the language in the subdivision ordinance.
- Staff will bring back amended ordinance for review.

**5. Next Meeting Date**

**a. Monday, May 19, 2025 at 7:00 p.m.**

- The board is scheduled to meet Monday, May 19, 2025, at 7:00 p.m.
- Smythe noted that staff are planning to have the review of the final plat for JCubed ready for that meeting.
- **Side Discussion**
  - Member Mol asked staff about the status of the T.H. 24 project.
  - The City Council has a workshop on June 2<sup>nd</sup> to discuss the plan for T.H. 24. No plan approval has been made for phase 2 through the area north of I94.
  - Smythe stated there is no funding for phase 2 of the T.H. 24 project at this time.

**6. Adjournment**

- **MOTION** to adjourn by Schwinghammer, seconded by Scott, all voted aye. **MOTION CARRIED.** Meeting adjourned at 7:54 p.m.

ATTEST

APPROVED

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Kimberlie Gramsey  
Community Development Specialist

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William "Bud" Schindele  
Planning Commission Chair



105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
Fax: 612-252-9077  
www.landform.net

**TO:** Clearwater Planning Commission  
**FROM:** Kendra Lindahl, Landform  
**DATE:** May 14, 2025 for the May 19, 2025 Planning Commission Meeting  
**RE:** Final Plat for JCubed Addition (PID# 104043000010)  
**REVIEW DEADLINE:** July 7, 2025

### 1. Application Request

Jeff Johnson, the applicant, is requesting approval of a final plat to allow the creation of six commercial lots and one outlot from one existing lot.

### 2. Background

The site was platted as Outlot A as part of the Kwik Trip 104 plat and is not proposed to be platted as “JCubed Addition” with six lots and one outlot. The City Council approved the Preliminary Plat application for JCubed Addition at the October 14, 2024 meeting.

### 3. Context

#### *Level of City Discretion in Decision-Making*

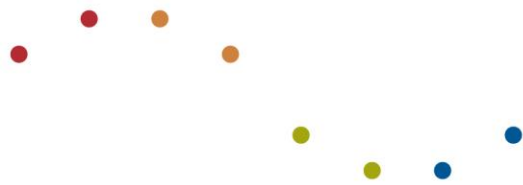
The City’s discretion in approving or denying a final plat is limited to whether or not the proposed plat meets the standards outlined in the City’s subdivision and zoning ordinance, including meeting the conditions of approval for the preliminary plat. If it meets these standards, the City must approve the final plat.

#### *Zoning and Land Use*

The site is designated as Commercial on the Clearwater Future Land Use Map in the 2015 Clearwater Comprehensive Plan. The property is currently zoned General Commercial (C-4) district on the zoning map.

#### *Surrounding Properties*

Properties to the north are guided Public/Institutional and zoned UR, Urban Reserve. Properties to the south and west are guided Commercial and zoned C-4, General Commercial. Property to the east are guided Public/Institutional and zoned PI, Public Institutional.



*Natural Characteristics of the Site*

The Comprehensive Plan shows that there are no wetlands on site and the property is not located in a floodplain or shoreland overlay.

**4. Analysis of Request**

**Final Plat**

The final plat closely reflects what was shown and approved with the final plat, including incorporation of the changes that were required by the City Council approvals. The biggest change is adding an outlot and reconfiguring the stormwater facilities on the southwest side of the parcel. The applicant is now proposing to subdivide the existing 10.97-acre site into six lots and one outlot.

No development is proposed at this time for the six buildable lots. A new public road is shown to provide access to the lots. This public roadway and the public utilities shall be constructed by the applicant and as part of the final plat and a development agreement shall be entered into with the City. The development agreement will be part of the City Council packet for final plat approval.

*Lot Standards*

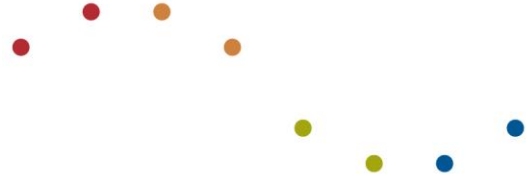
Section 117-793 of the City Code provides dimensional standards for lots in the C-4 District. The parcels being created meet the minimum requirements for lot size, depth and width as shown in the following table:

	<b>Standard</b>	<b>Proposed Lot 1 through 6</b>
Minimum Lot Size	None	1.28 to 1.38 acres
Minimum Lot Width	100 feet	All greater than 100 feet
Minimum Lot Depth	100 feet	All greater than 100 feet
Structural Coverage	50%	N/A
Minimum Setbacks		
Front, Arterial	40 feet	40 feet
Front, Local	30 feet	30 feet
Side	None	None
Rear	35 feet	35 feet

*Access*

Access to the proposed development is provided from a new public road that is connected to State Highway 24 and to County Road 7. MNDOT reviewed the proposed connection to State Highway 24 and is limiting it to a right-in and right-out access only.

The final plat application shows a temporary stubbed street with an emergency access point to State Highway 24. This access would not be used for any other traffic and is one of the options given by MnDOT to the applicant. State Highway 24 is expected to be reconstructed in the next couple years



and the applicant has indicated they would prefer to wait to connect until the road redoing to ensure compatibility and flexibility in the design. The plan is consistent with MNDOT comments.

The City Engineer has reviewed the new plans and agrees that it may be best to wait for the MnDOT construction. However, the applicant will need to comply with the City Engineer's recommendations.

A permit from Wright County approving the access is required prior to the release of the final plat for recording. The applicant has applied for the permit and is working with the Wright County through that process now.

As each lot develops by going through the site plan review process, a connection to both the new public roadway and the public utilities would be constructed and reviewed at that time.

#### *Stormwater*

The applicant has provided an infiltration basin on Outlot A to manage stormwater on the site. This is the only change to the final plat from the preliminary plat and it was a condition of approval during the preliminary plat phase that the stormwater facilities be on an outlot. A stormwater maintenance agreement must be prepared and submitted for review and approval by staff and will be required to be recorded with the final plat.

#### *Other Reviews*

The City Engineer will provide a comment letter and the applicant must address those conditions in a manner that is satisfactory to the City. This has been added as condition of approval.

### **5. Summary**

The final plat incorporated the recommended changes and met the conditions of approval for the preliminary plat.

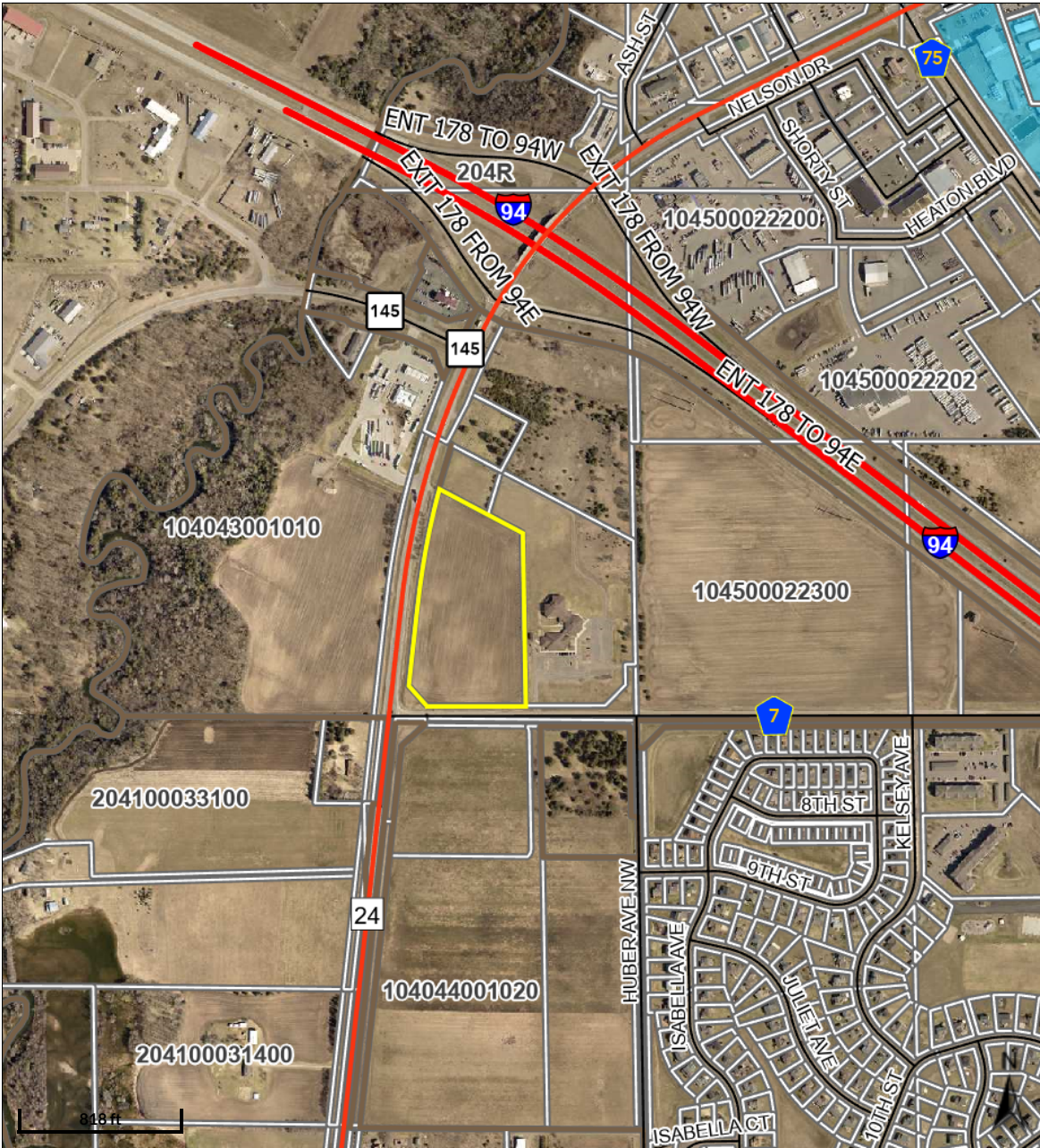
Additionally, the development contract is being prepared by the City Attorney and will be brought forward to the City Council for formal review and adoption with the final plat.

### **6. Recommendation**

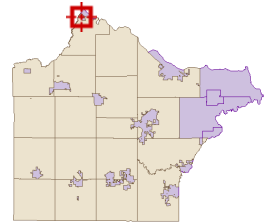
Recommend approval of the resolution approving the Final Plat to allow creation of six lots and one outlot from the existing lot, subject to staff conditions.

#### **Attachments**

1. Planning Commission Final Plat Resolution
2. Wright County Property Location Map
3. City Engineer's Memo
4. MnDOT Comments dated March 31, 2025
5. Preliminary Plat dated May 7, 2025
6. Final Plat dated May 8, 2025



**Overview**



**Legend**

**Highways**

- Interstate
- State Hwy
- US Hwy
- Roads

**City/Township Limits**

- c
- t
- Parcels
- Torrens

Date created: 5/9/2025  
 Last Data Uploaded: 5/9/2025 9:40:07 AM

Developed by **SCHNEIDER**  
 GEOSPATIAL

## Erik Hedman

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**From:** Odegaard, Terri (DOT) <terri.odegaard@state.mn.us>  
**Sent:** Monday, March 31, 2025 1:50 PM  
**To:** Erik Hedman  
**Cc:** Jeff Madejczyk; Casey Nelson  
**Subject:** RE: Clearwater 8611-29RW Parcel 507B, J Cubed Properties, LLC

Hi Erik,

What you have below is what MnDOT has agreed to, and what was discussed in our meeting. Thanks again for setting up the meeting.

Have a great day.

Terri

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**From:** Erik Hedman <Erik.Hedman@mooreengineeringinc.com>  
**Sent:** Monday, March 31, 2025 1:42 PM  
**To:** Odegaard, Terri (DOT) <terri.odegaard@state.mn.us>  
**Cc:** Jeff Madejczyk <Jeff.Madejczyk@mooreengineeringinc.com>; Casey Nelson <Casey.Nelson@mooreengineeringinc.com>  
**Subject:** RE: Clearwater 8611-29RW Parcel 507B, J Cubed Properties, LLC

Hi Terri,

Thank you again for meeting with us today. Below is a summary of what we discussed. Feel free to add/revise any additional information I may have missed:

### **Highway 24 Access**

- Option A: Temporary gravel access with bollards to limit to only emergency vehicle access
- Option B: No access to Highway 24, dead end the proposed road at the ROW. Future right in/right out turn lanes to be designed when MnDOT secures funds for Highway 24 improvements.

### **Proposed ROW & Trail Easement**

- We will assume the proposed ROW limits received from MnDOT as our new proposed property line.
  - This may need to be adjusted in the future to accommodate the proposed right in/right out turn lane design.
- Trail easement will be left alone for now. Need to determine if it needs to be adjusted based on the proposed ROW changes.

### **CSAH-7 Center Left Turn Lane Design**

- MnDOT has no issue with the proposed access location off CSAH-7
- We will coordinate with the County regarding design and approvals for the turn lane design

Thank you,

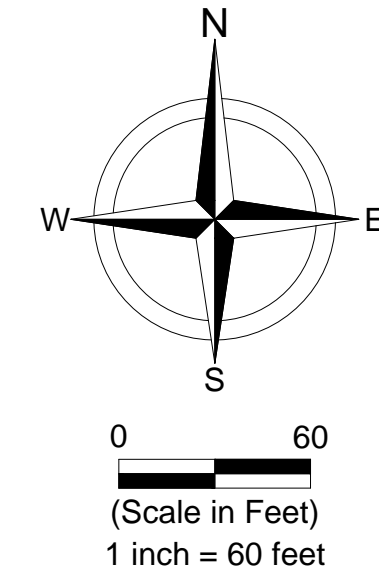
**Erik Hedman, PE (MN)**

Senior Professional Engineer

**moore engineering, inc.**

Direct 612.699.8627 | Office 612.355.7726  
Two Carlson Parkway North, Suite 110, Plymouth, MN 55447

# PRELIMINARY PLAT OF JCUBED ADDITION OUTLOT A OF KWIK TRIP 104 WRIGHT COUNTY, MINNESOTA



Bearings are based on the Wright County coordinate system NAD83 (2011)

### LEGAL DESCRIPTION

Outlot A of KWIK TRIP 104, according to the recorded plat thereof, Wright County, Minnesota.

### NOTES

- The plat boundary contains 480,777 square feet (11.04 acres).
- The platted property is abstract.
- The platted property is not shown within a flood hazard area, according to FEMA Flood Insurance Rate Maps 27171C0016D, and 27171C0018D, both with effective dates of June 20, 2024.
- Project Benchmark: MnDOT control point "WATER RESET" Elevation = 1004.14 (NAVD 88)
- Existing ground contours and elevations shown hereon are NAVD 88 datum.

### EASEMENTS

Drainage and utility easements to be dedicated by this plat are shown as follows:  
 20.00 feet wide adjacent to existing trail easement along Trunk Highway 23  
 20.00 feet wide adjacent to County Road 7  
 30.00 feet wide adjacent to proposed road  
 10.00 feet wide adjacent to the east property line  
 10.00 feet wide adjacent to the north property line  
 5.00 feet wide adjacent to all interior lot lines

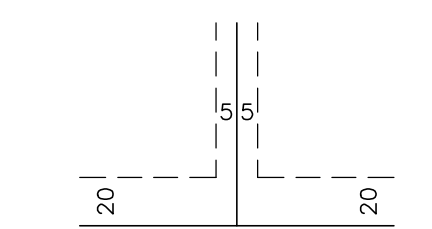
### SETBACKS

Setbacks are shown as follows:  
 40.00 feet wide adjacent to Trunk Highway 23  
 40.00 feet wide adjacent to County Road 7  
 20.00 feet wide adjacent to proposed road  
 35.00 feet wide adjacent to the east property line  
 35.00 feet wide adjacent to the north property line

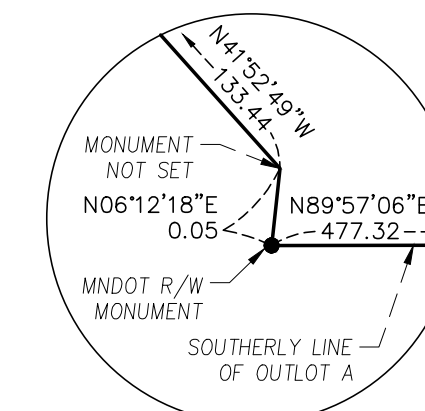
### ZONING

C-4 General Commercial

Drainage and Utility Easements are shown thus:



Being 20 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining interior lot lines, unless otherwise indicated.



DETAIL "A"  
NO SCALE

### CERTIFICATION

I hereby certify that this survey, specification, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

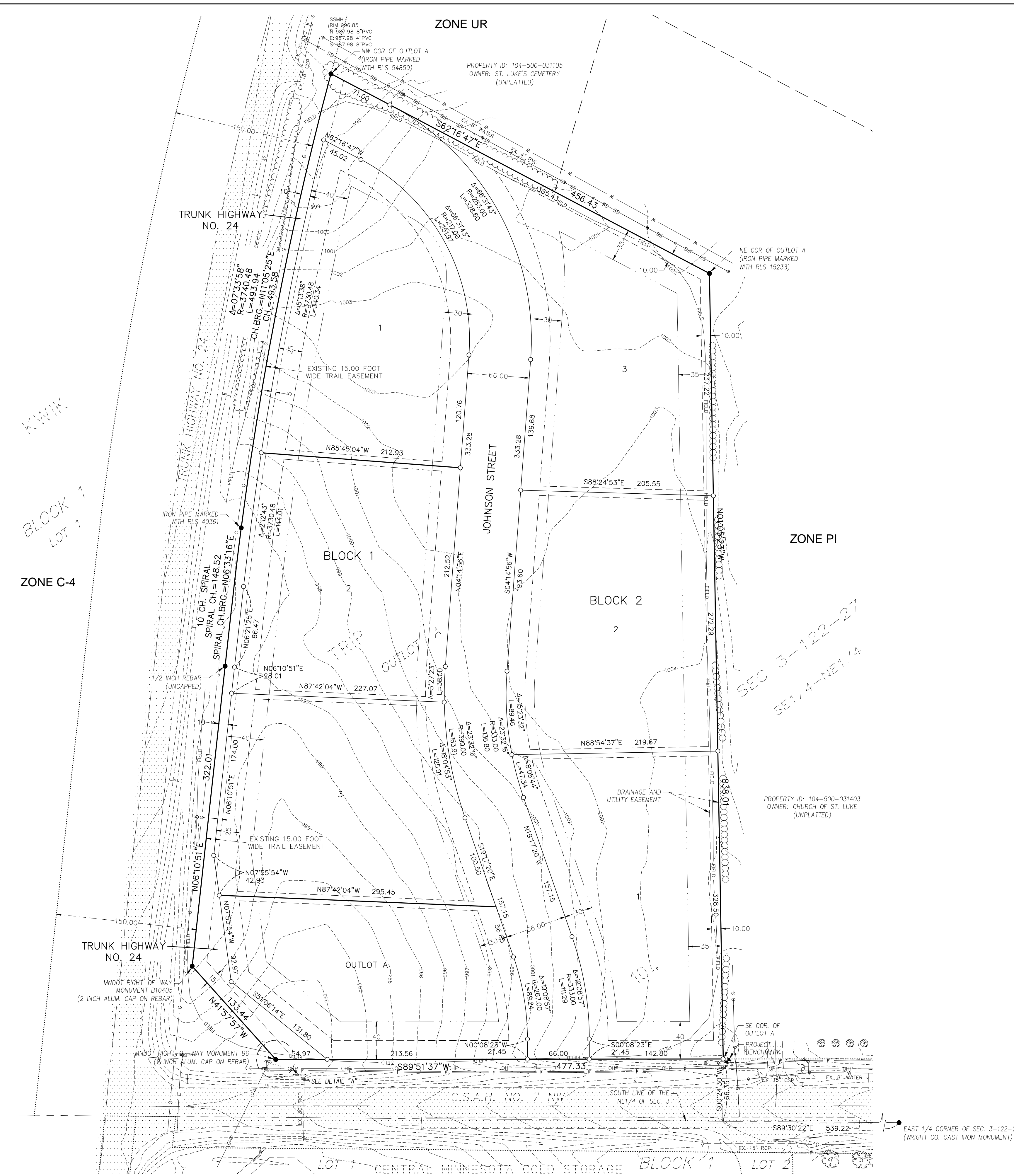
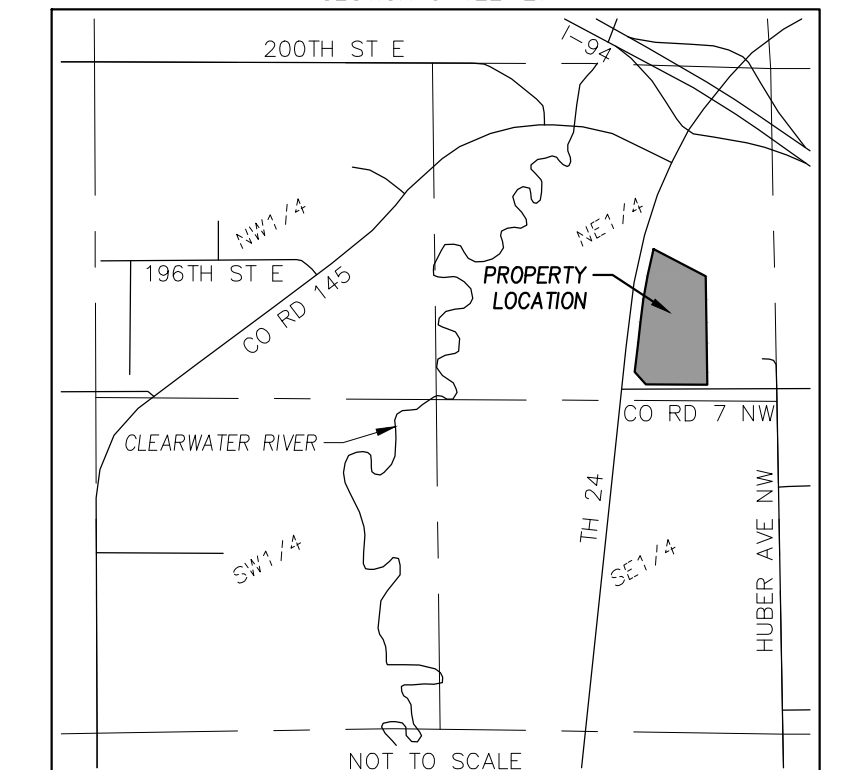
*Aaron Skattum*  
 Aaron Skattum, Minnesota License No. 54139

Date signed: AUGUST 12, 2024

### LEGEND

- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 54139
- IRON MONUMENT FOUND
- ◆ BENCHMARK
- ⊕ ELECTRICAL METER
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ ELECTRICAL MANHOLE
- ⊕ COMMUNICATIONS MANHOLE
- ⊕ UTILITY PEDESTAL
- ⊕ UTILITY VAULT
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ DECIDUOUS TREE
- ⊕ WATER HYDRANT
- ⊕ GATE VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ BITUMINOUS SURFACE
- OHP — OVERHEAD POWER LINE
- E — UNDERGROUND ELECTRIC LINE
- F — UNDERGROUND FIBER LINE
- G — UNDERGROUND GAS LINE
- FIELD — EDGE OF FIELD
- SS — SANITARY SEWER LINE
- W — WATER LINE
- BUILDING SETBACK LINE

### VICINITY MAP



SURVEYOR: AARON SKATTUM  
 MOORE ENGINEERING, INC  
 1808 E. FIR AVE.  
 FERGUS FALLS, MN 56537  
 218-998-4041

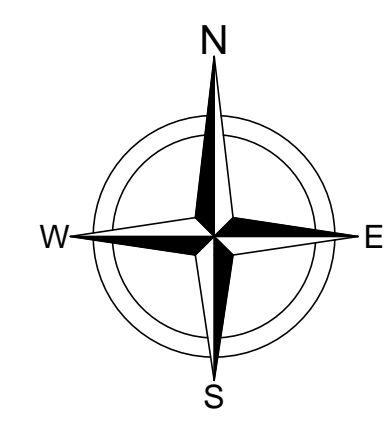
DEVELOPER: JCUBED PROPERTIES, LLC  
 JEFF JOHNSON  
 PO BOX 214  
 CLEARWATER, MN  
 320-290-4000

DATE OF PLAT: MAY 7, 2025

SHEET 1 OF 1  
 PROJ. NO. 23888A

**moore**  
 engineering, inc.

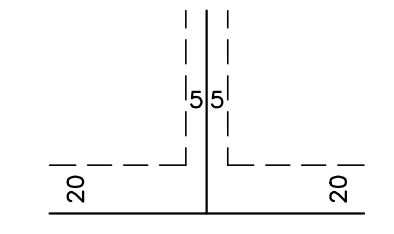
# JCUBED ADDITION



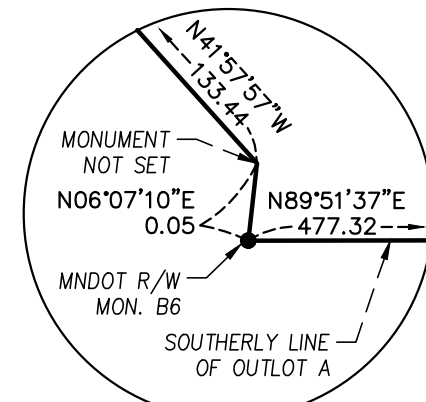
0 100  
 (Scale in Feet)  
 1 inch = 60 feet

The north line of Outlot A has a record bearing of S62°16'47"E

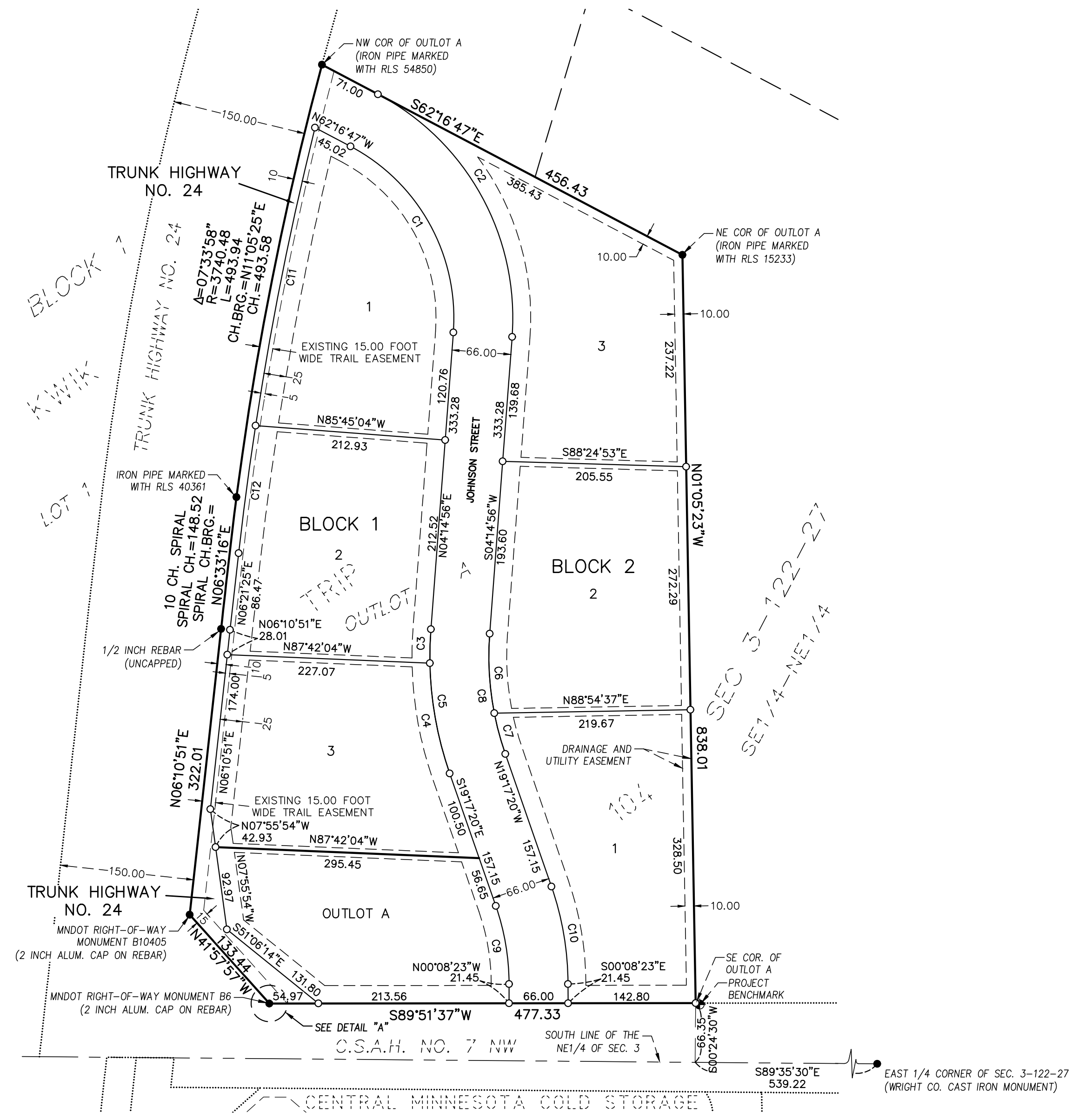
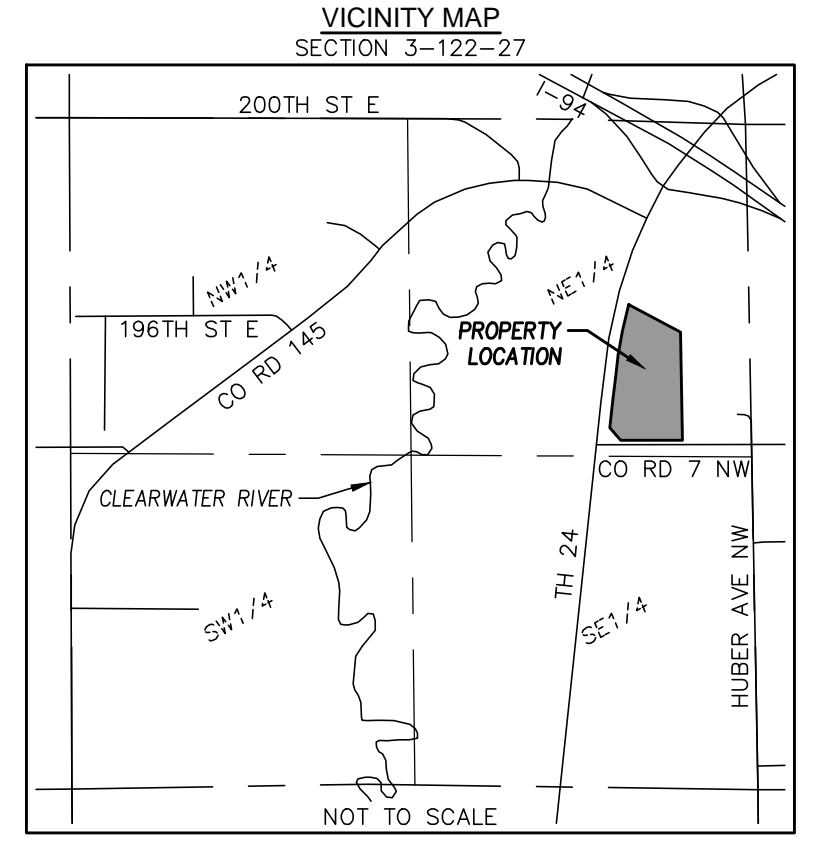
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 20 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining interior lot lines, unless otherwise indicated.



DETAIL "A"  
NO SCALE



**NOTES**

- The plat boundary contains 480,777 square feet (11.04 acres).
  - The platted property is abstract.
  - The platted property is not shown within a flood hazard area, according to FEMA Flood Insurance Rate Maps 27171C0016D, and 27171C0018D, both with effective dates of June 20, 2024.
  - Project Benchmark: MnDOT control point "WATER RESET" Elevation = 1004.14 (NAVD 88)
- Total plat area: 11.04 acres  
 Total area of dedicated road right-of-way: 2.03 acres.

**LEGEND**

- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 54139
- IRON MONUMENT FOUND

**DEDICATION AND CERTIFICATE**

KNOW ALL PERSONS BY THESE PRESENTS: That JCubed Properties, LLC, a Minnesota limited liability company, is the owner and proprietor of the following described property:

Outlot A of KWK TRIP 104, according to the recorded plat thereof, Wright County, Minnesota.

Has caused the said land to be surveyed and platted as JCUBED ADDITION to the city of Clearwater, Wright County, Minnesota, and he does hereby donate and dedicate to the public for public use the public ways and utility and drainage easements as shown on this plat.

IN WITNESS WHEREOF said JCubed Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: JCubed Properties, LLC

by: Jeffrey J. Johnson, its Manager

State of \_\_\_\_\_  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on this this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jeffrey Johnson, manager of JCubed Properties, LLC, a Minnesota limited liability company.

Printed Name: \_\_\_\_\_  
 Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
 My commission expires \_\_\_\_\_

I, Aaron Skattum, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subdivision 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

**PRELIMINARY**

Aaron Skattum, Professional Land Surveyor  
 Minnesota Registration Number 54139

State of Minnesota  
 County of Cass

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Aaron Skattum, Minnesota Registration Number 54139.

Printed Name: \_\_\_\_\_  
 Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**CLEARWATER PLANNING COMMISSION**

Be it known that at a meeting held on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning Commission of the City of Clearwater, Minnesota, did hereby approve this plat of JCUBED ADDITION.

Chairperson \_\_\_\_\_

**CITY COUNCIL, CITY OF CLEARWATER**

This plat of JCUBED ADDITION was approved and accepted by the City Council of the City of Clearwater, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

**WRIGHT COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Wright County Surveyor \_\_\_\_\_

**WRIGHT COUNTY HIGHWAY ENGINEER**

This plat was reviewed and recommended for approval this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Wright County Engineer \_\_\_\_\_

**WRIGHT COUNTY LAND RECORDS**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year \_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Wright County Land Records Administrator \_\_\_\_\_

**WRIGHT COUNTY RECORDER**

I hereby certify that this instrument was filed in the office of the County Recorder on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Cabinet No. \_\_\_\_\_, Sleeve \_\_\_\_\_, as Document No. \_\_\_\_\_.

Wright County Recorder \_\_\_\_\_





## MEMORANDUM

**Date:** May 14, 2025  
**To:** Honorable Mayor Lawrence-Wheeler, Members of the City Council and  
Members of the Planning Commission – Clearwater, Minnesota  
**From:** Justin L. Kannas, P.E.  
City Engineer  
**Subject:** JCubed Addition – Final Plat  
Clearwater, Minnesota  
BMI Project No: 24X.135688.000

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I have reviewed the final plat and final plans dated April 11, 2025 and the Stormwater Management Plan dated April 11, 2025 for the above referenced project and have the following comments:

- 1) The proposed access to TH 24 will be limited to a right in, right out only as required by MnDOT. A right turn lane is also required to be constructed by MnDOT. The Developer has requested, and MnDOT has approved, the access to be a temporary gravel emergency only access point without a right turn lane until such time that the TH 24 / CSAH 7 roundabout project is constructed. The right turn lane and paved right in, right out access would be constructed as part of the TH 24/CSAH 7 project. The Developer shall reimburse the City of Clearwater for all costs associated with the right turn lane and improvements associated with the right in, right out access point. If the TH 24 / CSAH 7 project does not proceed into construction, the Developer will be responsible to construct the right turn lane and access at their cost. The Developer will be required to provide financial security to the City of Clearwater to assure that the Developer will construct the improvements if the TH 24 project does not proceed. These items will be addressed in detail in the Development Agreement.
- 2) The Developer should provide an explanation on the plan for proposed grading on each individual lot. The grading plan shows proposed building pads and building pad elevations but does not include mass grading of the development site, only grading for the construction of the roadway corridor. Based on the proposed building pad elevations, most of the lots appear that they will require a substantial amount of fill, which may place a financial burden on future lot owners and reduce the marketability of the lots. The Developer shall provide a mass grading plan for the entire site and grade the site with the development project or provide a mass grading plan and method for grading in the future that is acceptable to the City and prevents grading issues when matching into lot lines on a lot by lot basis.
- 3) A temporary cul-de-sac shall be constructed on the end of the proposed roadway near TH 24. The cul-de-sac shall be removed when the TH 24 right turn lane is constructed and access is opened to TH 24. The Developer is responsible for the cost of removing the temporary cul-de-sac. A public easement shall be dedicated as needed for the temporary cul-de-sac.

- 4) The Developer will be required to coordinate with private utility companies for the installation of electric, street lights, natural gas, and other utilities within the development. The Developer shall be responsible for all costs associated with these items that are not covered by the utility company.
- 5) The concrete driveways shall be a minimum of 7" thick within the sidewalk areas.
- 6) Hydrants shall be placed at the right of way line with the hydrant valve 3' from the hydrant.
- 7) A hydrant shall be installed on the dead end of the 12-inch watermain near TH 24 and CSAH 7.
- 8) The sewer/water services on the sidewalk side of the road should be extended to 10' behind the sidewalk to prevent damage to the sidewalk when the services are extended into the property by future builders.
- 9) Draintile shall be installed on both sides of the street.
- 10) All improvements shall be completed by the Developer according to the City of Clearwater Development Guidelines.
- 11) The applicant shall obtain all necessary permits including but not limited to the MPCA NPDES Construction Stormwater permit, MDH Watermain Review permit, MPCA Sanitary Sewer Extension permit, Wright County Access permit, MnDOT Access permit, and MnDOT Drainage permit.
- 12) A Development Agreement meeting all City requirements shall be executed and all development fees paid by the Developer prior to signature and filing of the final plat.
- 13) Site Plan approval for each individual lot shall be provided by the City prior to building permits being issued for each individual lot.

I recommend approval of the final plat contingent upon the above comments and comments as submitted by other City Staff.

JLK/jk

cc: Annita Smythe, City Administrator, City of Clearwater  
John Schmidt, Public Works Director, City of Clearwater  
Kendra Lindahl, City Planner, Landform  
Cody Strom, Municipal Project Engineer, Bolton and Menk, Inc.

**PLANNING COMMISSION  
CITY OF CLEARWATER**

**RESOLUTION NO. PZ25-01**

**RESOLUTION RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT AND FINAL PLAT TO CREATE SIX LOTS AND ONE OUTLOT ON THE PROPERTY EAST OF STATE HIGHWAY 24 AND NORTH OF COUNTY ROAD 7 (PID# 104043000010)**

**WHEREAS**, Jeff Johnson (“the applicant”) has requested approval of a final plat to create six lots and one outlot from one existing lot on property legally described as follows:

*Outlot A of Kwik Trip 104, according to the recorded plat thereof, Wright County, Minnesota.*

**WHEREAS**, Division 15, Sec. 117-931 of the Clearwater Zoning Ordinance does provide for said use; and

**WHEREAS**, The Planning Commission has extensively reviewed the applicable code, considered the findings as well as the comments, and input of the Applicants, the Property Owner, the neighboring residents and the general public.

**NOW, THEREFORE, BE IT RESOLVED BY THE CLEARWATER PLANNING COMMISSION THAT**; the Planning Commission does hereby recommend the approval of a final plat to allow creation of six lots and one outlot and the Development Agreement, subject to the following conditions:

General Conditions:

1. The applicant shall meet all conditions from the City Engineer.
2. The new public road access shall be limited to a right-in and right-out only consistent with the review comments provided by MNDOT on August 8, 2024. Temporary emergency access will be allowed consistent with review comments provided by MnDOT on March 31, 2025.
3. The applicant shall provide a copy of the approved access permit from Wright County.
4. All public infrastructure improvements as shown on the plans shall be constructed by the developer.
5. The following documents must be executed and filed with the final plat:
  - a. Stormwater Maintenance Agreement
  - b. Title Commitment
  - c. Development Agreement
6. Site plan approval is required prior to any development on the lots.
7. Park dedication was satisfied by the recording of a trail easement along the western boundary of the property during the platting of Kwik Trip #104.
8. The applicant shall pay all fees and costs incurred by the City as related to the plat and its associated applications, including drafting and review of all necessary documents by consultants, which may be further specified in the development agreement.

DATED THIS 19<sup>th</sup> DAY OF MAY 2025

ATTEST:

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Planning Chair

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Deputy City Clerk/Zoning Administrator

# JCubed Final Plat

PID# 104043000010

May 19, 2025

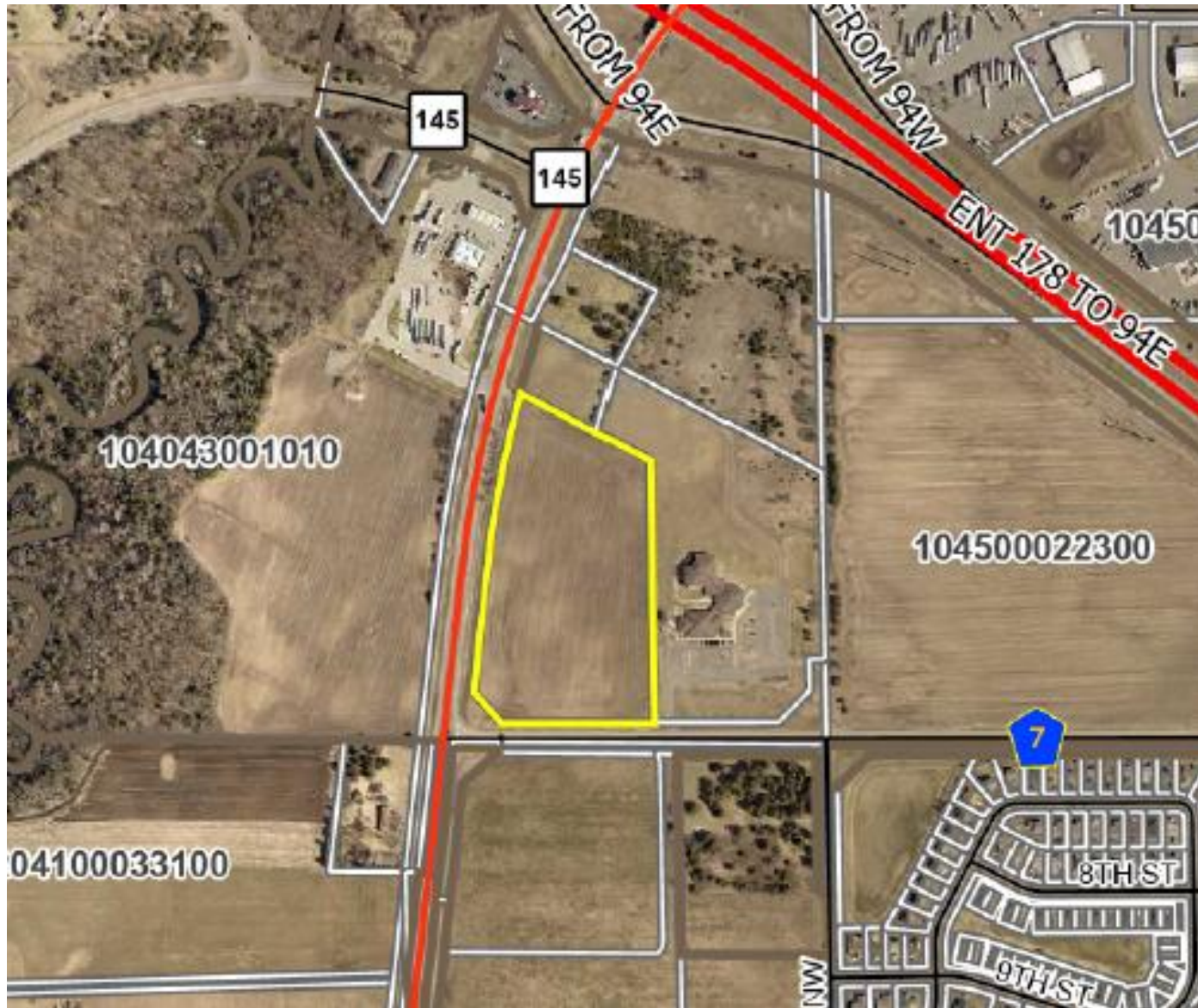
## **Landform**

Planning and Urban Design Studio

Kendra Lindahl, AICP, Planner



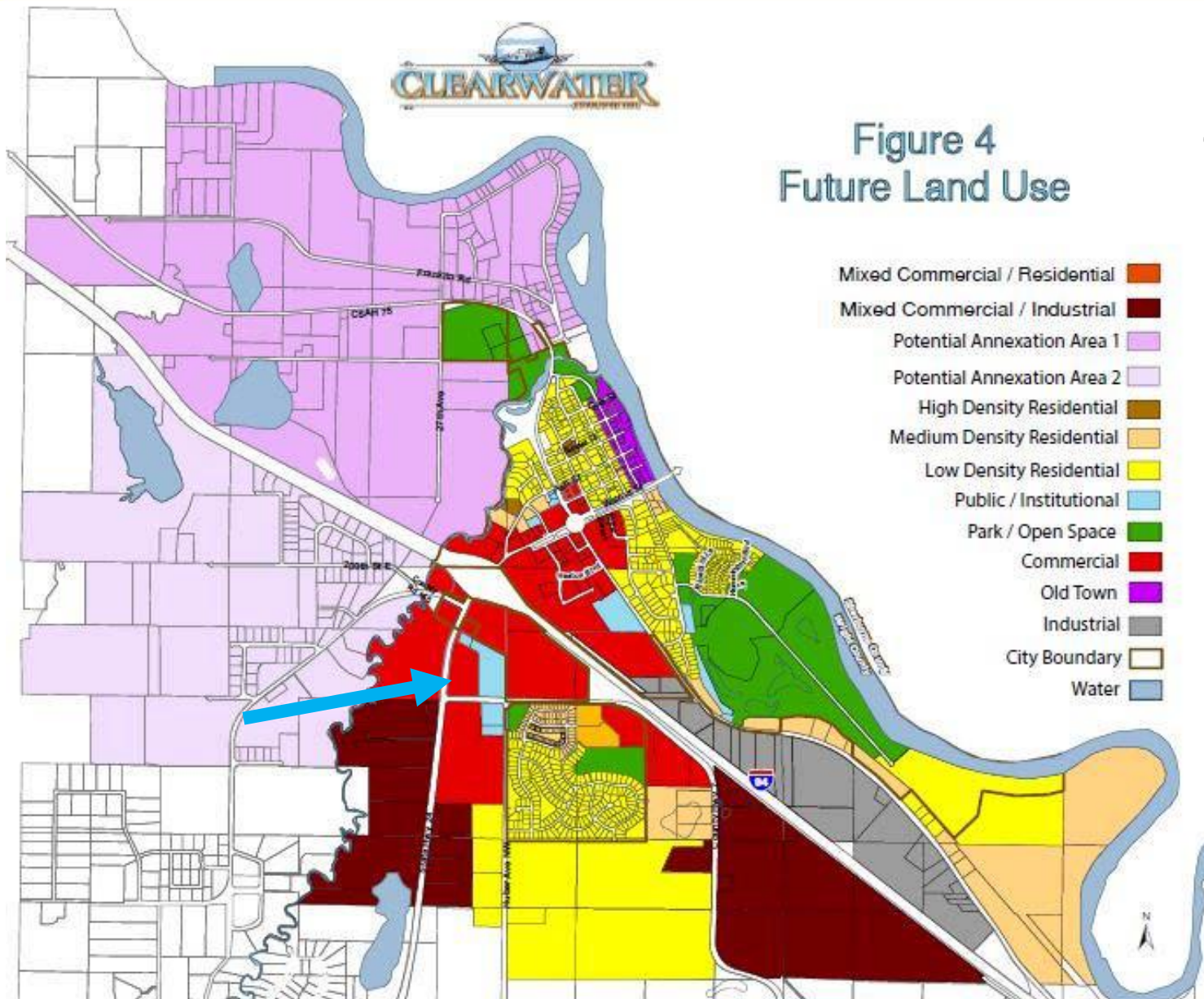
# Location



# Clearwater Land Use Plan

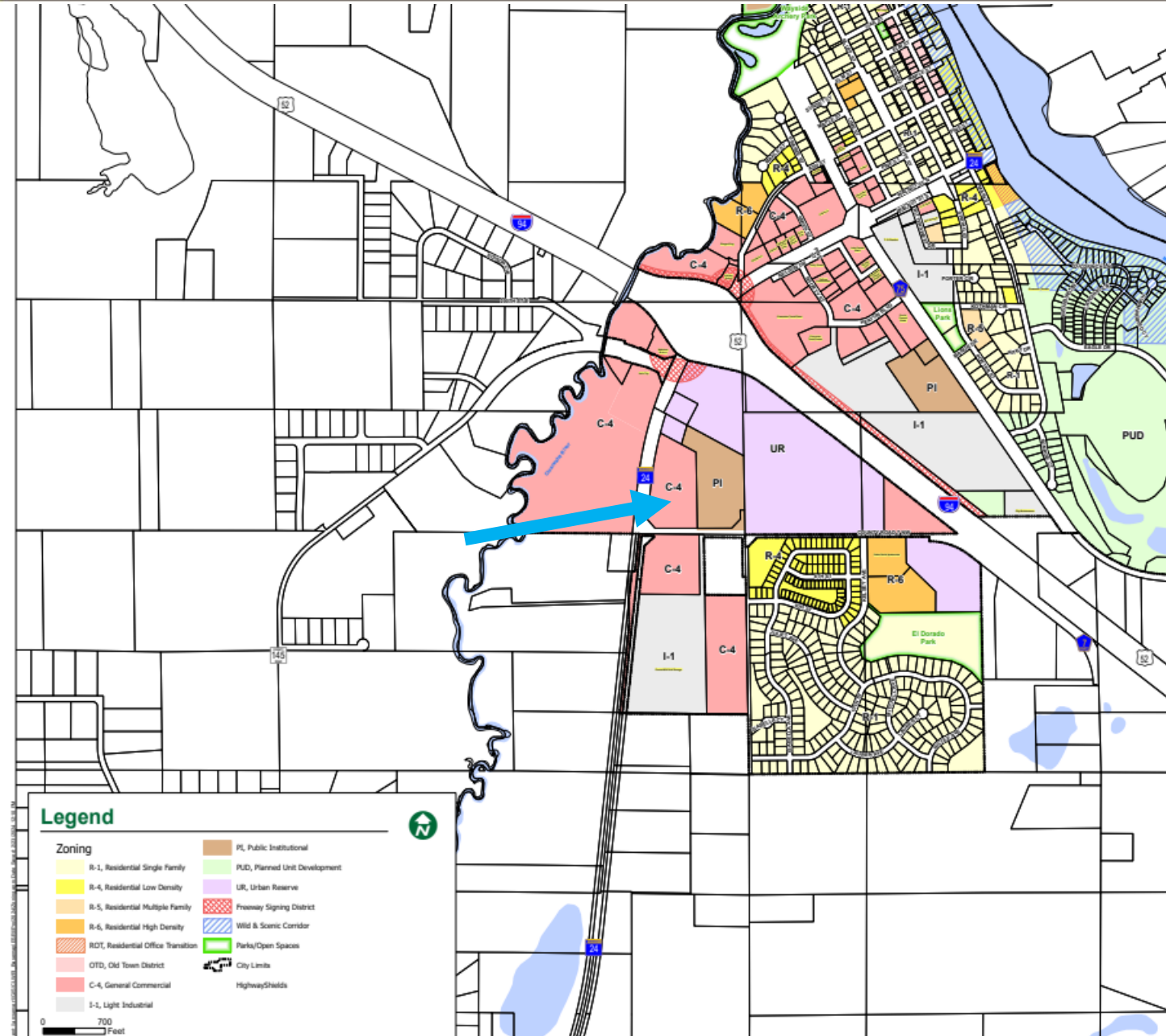
## Property guided Commercial

Figure 4  
Future Land Use

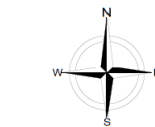
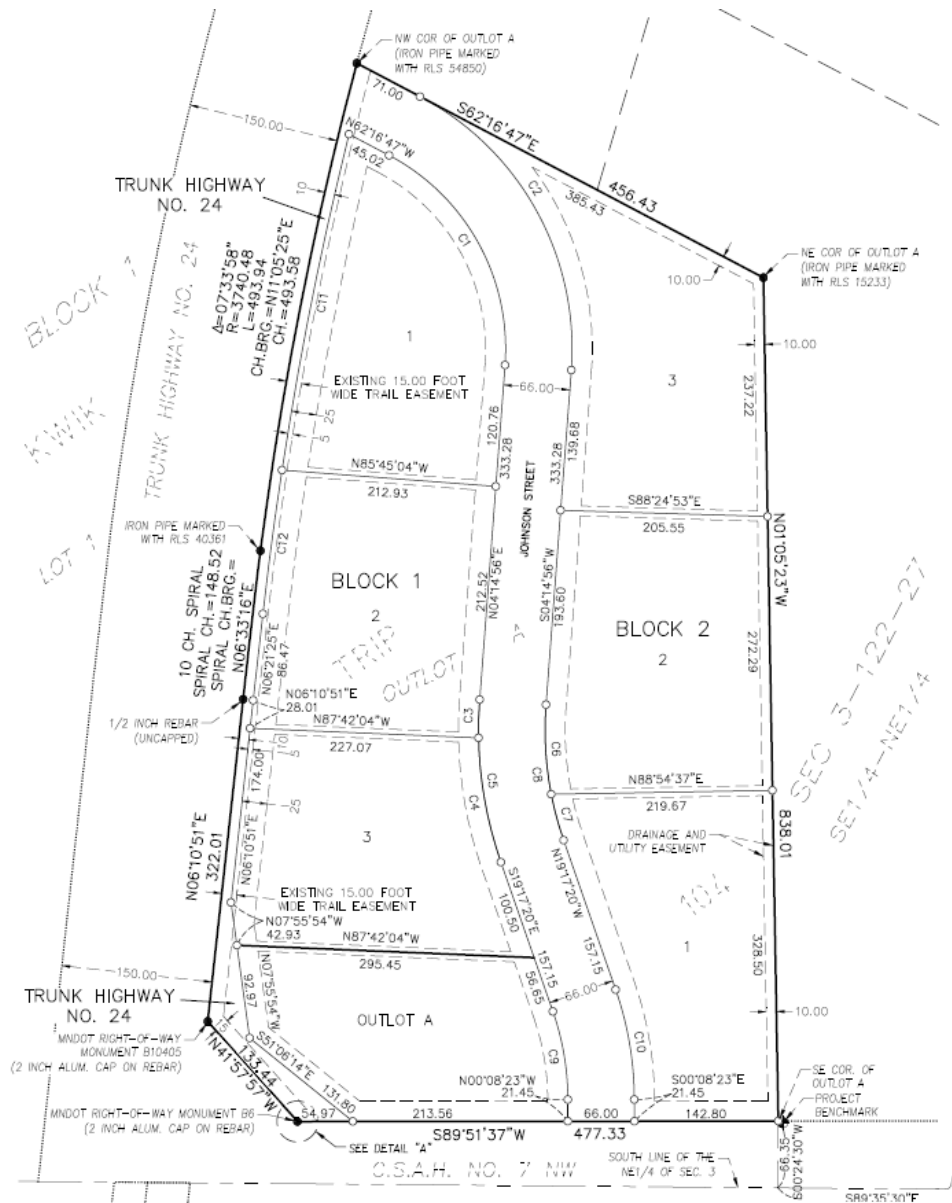


# Clearwater Zoning Map

Property  
zoned C-4  
Commercial







# Plat Evaluation

- The final plat will create 6 lots and 1 outlot from one existing lot
- The plat complies with the preliminary approvals.

Recommend approval of the final plat  
by approving Resolution PZ25-01

City Council action is expected at the  
June 16<sup>th</sup> meeting.