

**RESOLUTION NO: 22-25**

**TOWN OF BALDWIN  
COUNTY OF SHERBURNE, MINNESOTA**

**GENTLE WINDS  
PRELIMINARY PLAT APPROVAL**

**WHEREAS**, Chendy, Inc. (the “developer”) is proposing to subdivide property identified as 01- 035-2200 described by Exhibit A; and

**WHEREAS**, the developer has submitted application for preliminary plat approval to be processed in accordance with Section XX-3-3.B of the Subdivision Ordinance; and

**WHEREAS**, the Planning Report dated 20 July 2022 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

**WHEREAS**, the memorandum dated 22 July 2022 prepared by the Town Engineer, Bogart-Pederson, Inc., is incorporated herein by reference; and

**WHEREAS**, the Planning Commission conducted a public hearing at their regular meeting on 27 July 2022 to consider the application, preceded by published and mailed notice; based upon review of the application and evidence received, the public hearing was closed and the Planning Commission recommended by a 6-0 vote that the Town Board approve the request.

**WHEREAS**, the Town Board considered the application at their meeting on 1 August 2022.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT** the preliminary plat of Gentle Winds is hereby approved, subject to the following stipulations:

1. Construction on all lots shall comply with the following setback requirements:

A. Front Yard or Side Yard Abutting a Public Road:		
	Township Road:	50 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet

2. Right-of-way dedication for 285<sup>th</sup> Avenue and 112<sup>th</sup> Street shall be subject to review and approval of the Town Engineer.

**EXHIBIT A  
LEGAL DESCRIPTION**

The Northwest Quarter of the Northwest Quarter of Section 35, Township 35, Range 26, Sherburne County, Minnesota.

AND

That part of the South 98.00 feet of the Southwest Quarter of the Southwest Quarter of Section 26, Township 35, Range 26, Sherburne County, Minnesota, which lies East of the following described line:

Beginning at the Southwest corner of the East Half of said Southwest Quarter of the Southwest Quarter; thence Northerly, along the Northerly extension of the East line of the Northwest Quarter of the Northwest Quarter of Section 35, said Township 35, Range 26, Sherburne County, Minnesota, to the point of intersection with said North line of the South 98.00 feet of the Southwest Quarter of the Southwest Quarter; thence Northerly, to the Northwest corner of said East Half of the Southwest Quarter of the Southwest Quarter, and said line there terminating.

EXCEPT

The North Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35, Range 26, Sherburne County, Minnesota.

ALSO EXCEPT

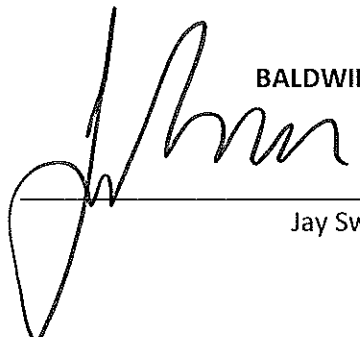
The North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35, Range 26, Sherburne County, Minnesota.

3. Driveway access to individual lots shall comply with the Town Right-of-Way Ordinance.
4. Subsurface Sewage Treatment Systems and well utilities for each lot shall be subject to review and approval of the Building Official.
5. All grading, drainage, and erosion control plans shall be subject to review and approval of the Town Engineer.
6. All easements shall be subject to review and approval of the Town Engineer.
7. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land based on the Town Fee Schedule in effect at the time of final plat approval, subject to review of the Park Committee and approval of the Town Board.
8. The developer shall submit application for final plat approval by 31 July 2023 in accordance with Section XX-3-3.B.11 of the Subdivision Ordinance.

ADOPTED by the Town Board of Baldwin Township this 1<sup>st</sup> day of August, 2022.

MOTION BY: *Rush*  
SECONDED BY: *Case*  
IN FAVOR: *swanson, Rush, Case, Lawrence, Hudson*  
OPPOSED: *NONE*

BALDWIN TOWNSHIP



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Jay Swanson, Chair

ATTEST:



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Cathy L. Stevens, Town Clerk/Treasurer