

RESOLUTION NO: 2022-36

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

**ABRA AUTO
SITE AND BUILDING PLAN APPROVAL**

WHEREAS, Baldwin North LLC (the “developer”) is proposing to expand the principal building on property identified as 01-419-0102 described as Lot 2, Block 1, Buenaventura Vista; and

WHEREAS, the developer has submitted application for Site and Building Plan Review to be processed in accordance with Section XX-9-2.A of the Zoning Ordinance; and

WHEREAS, the Planning Report dated 21 October 2022 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission considered the application at their regular meeting on 26 October 2022; based upon review of the application and evidence received, the Planning Commission recommended by a 6-0 vote that the Town Board approve the request.

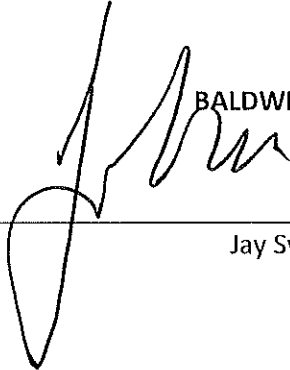
WHEREAS, the Town Board considered the application at their meeting on 1 November 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT the applicant is approved subject to the following conditions:

1. The site and building shall be developed in accordance with the plans submitted to Baldwin Township except as modified herein.
2. The building plans shall be subject to review and approval of the Building Official in accordance with Section XX-17-4 of the Zoning Ordinance.
3. The existing septic system shall be subject to review and approval of the Town Building Official as required by Section XX-4-2.C.2 of the Building Ordinance.
4. All grading, drainage, and erosion control issues shall be subject to review and approval of the Town Engineer.

ADOPTED by the Town Board of Baldwin Township this 1st day of November, 2022.

MOTION BY:
SECONDED BY:
IN FAVOR:
OPPOSED:


BALDWIN TOWNSHIP

Jay Swanson, Chair

ATTEST:


Joan Heinen, Town Clerk/Treasurer



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MEMORANDUM

TO: Baldwin Township Town Board

FROM: D. Daniel Licht, AICP

DATE: 27 October 2022

RE: Baldwin Township – ABRA Auto; Site and Building Plan Review

TPC FILE: 269.02

Baldwin North LLC is proposing an addition onto the principal building located at 32018 125th Street. The proposed addition is located on the southwest corner of the existing building and will be used for additional parts storage and vehicle detailing. Section XX-9-2.A of the Zoning Ordinance requires that expansion of an existing principal building within the C1, General Commercial District be subject to review by the Planning Commission and approval of the Town Board.

The Planning Commission considered the site and building plan review application at their meeting on 26 October 2022. Mr. Kendrick Johnson as the business owner to explain the project and he agreed with the recommendations of Town staff. The Planning Commission discussed the business operation, but had no concerns regarding the proposed building expansion. Following discussion, the Planning Commission voted 6-0 to recommend approval of the site and building plans subject to the conditions as recommended by Town staff.

A resolution approving the proposed Site and Building Plans as recommended by the Planning Commission is attached for consideration by the Town Board at their meeting on 1 November 2022. For a complete review of the application, please refer to the Planning Report dated 21 October 2021 included in the Planning Commission packet.

- c. Joan Heinen, Town Clerk/Treasurer
- Dan Bogart, Town Engineer
- Andy Schreder, Town Building Official
- Bob Ruppe, Town Attorney