

RESOLUTION NO: 2023-05

TOWN OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

APPROVAL OF A
PRELIMINARY PLAT AND FINAL PLAT
OF THE KLEIN ADDITION

WHEREAS, Stephen Klein (the “applicant”) has submitted application for approval of a preliminary plat and final plat of one lot to be known as the Klein Addition; and

WHEREAS, the subdivision application is processed in accordance with Section XX-4-2 of the Subdivision Ordinance; and,

WHEREAS, the Planning Reports dated 17 November 2023 and 20 January 2023 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission conducted a public hearing at their regular meeting on 23 November 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; the Planning Commission tabled action on the application to allow for additional information to be received; and

WHEREAS, at their meeting on 25 January 2023, the Planning Commission recommended that the Town Board approve the request; and

WHEREAS, the Town Board considered the application at their meeting on 6 February 2023.

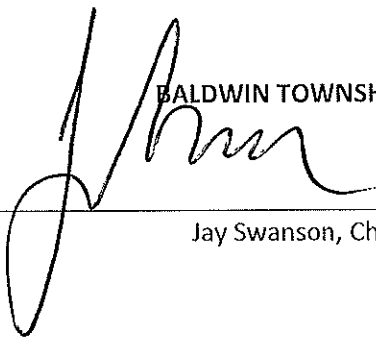
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT the variance is hereby approved, subject to the following stipulations:

1. A deed restriction approved by Town staff shall be recorded with that:
 - a. Requires Lot 1, Block 1, Klein Addition and Lot 3, Block 1, Whispering Oaks remain joined under common ownership.
 - b. Use of Lot 1, Block 1 Klein Addition shall be limited to uses accessory to the principal use of Lot 3, Block 1 Whispering Oaks.
 - c. No Subsurface Sewage Treatment System shall be installed on Lot 1, Block 1 Klein Addition.

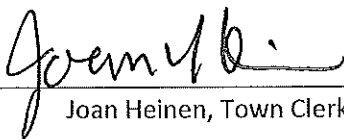
2. Impervious surface coverage within a lot shall be limited to 25 percent of the lot area in accordance with Section XX-90-10.B.1 of the Zoning Ordinance.
3. Delineation of wetlands shall be subject to review and approval of Sherburne County.
4. All drainage and utility easements shall subject to review and approval of the Town Engineer.
5. Park dedication requirements for the subdivision of the proposed lot shall be waived.

ADOPTED by the Town Board of Supervisors of Baldwin Township this 6th day of February, 2023.

MOTION BY:
SECONDED BY:
IN FAVOR:
OPPOSED:


BALDWIN TOWNSHIP

Jay Swanson, Chair

ATTEST:


Joan Heinen, Town Clerk/Treasurer