

RESOLUTION NO: 23-21

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

**VOCE ADDITION
PRELIMINARY PLAT AND FINAL PLAT APPROVAL**

WHEREAS, Daniel Voce and Marco Voce are proposing to subdivide property described by Exhibit A; and

WHEREAS, the developer has submitted application for preliminary plat approval to be processed in accordance with Section XX-4-3.B of the Subdivision Ordinance; and

WHEREAS, the developer is requesting concurrent approval of a final plat approval to be processed in accordance with Section XX-4-3.C of the Subdivision Ordinance; and

WHEREAS, the Planning Report dated 19 May 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 24 May 2023 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 that the Town Board approve the request.

WHEREAS, the Town Board considered the application at their meeting on 5 June 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT the preliminary plat and final plat of the Voce Addition is hereby approved, subject to the following stipulations:

1. Impervious surface within Lots 1-3, Block 1 shall not exceed 25 percent of the lot area.
2. Construction on all lots shall comply with the following setback requirements:

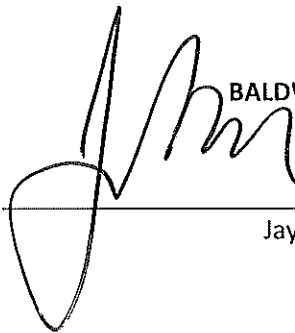
A. Front Yard or Side Yard Abutting a Public Road:		
	County Road (RR Right-of-Way)	67 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet
Ordinary High Water Level		150 feet

3. Access to 128th Street (CR 45) across the abandoned railroad right-of-way parcel for Lots 1-3, Block 1 shall be subject to review and approval of the Sherburne County Engineer.
4. Utilities:
 - a. The preliminary plat shall demonstrate area for a primary and secondary Subsurface Sewage Treatment System for Lot 2, Block 1.
 - b. The existing Subsurface Sewage Treatment Systems for Lots 1 and 3, Block shall be certified as may be required by the Building Ordinance.
 - c. All Subsurface Sewage Treatment Systems and wells shall be subject to review and approval of the Town Building Official.
5. A Sherburne County WCA Land Use Permit shall be required for Lot 4, Block 1 in accordance with Section XX-16-4 of the Zoning Ordinance prior to issuance of a building permit.
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, as recommended by the Park Committee.

ADOPTED by the Town Board of Baldwin Township this 5th day of June, 2023.


MOTION BY: *Lawrence*
 SECONDED BY: *Rush*
 IN FAVOR: *All*
 OPPOSED: *None*

BALDWIN TOWNSHIP



Jay Swanson, Chair

ATTEST:



Joan Heinen, Town Clerk/Treasurer