

RESOLUTION NO: 23-27

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

**LAWRENCE ADDITION
PRELIMINARY PLAT AND FINAL PLAT APPROVAL**

WHEREAS, Bryan Lawrence (the "developer") is proposing to subdivide property described by Exhibit A; and

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

WHEREAS, the Planning Reports dated 22 June 2023 and 13 July 2023 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission at their regular meeting on considered the application; based upon review of the application and evidence received, the Planning Commission recommended by a 7-0 vote that the Town Board approve the application.

WHEREAS, the Town Board conducted a public hearing at their regular meeting on 28 June 2023 to consider the application, preceded by published and mailed notice; the public hearing was closed.

WHEREAS, the Town Board conducted a public hearing at their regular meeting on 17 July 2023 to consider the application, preceded by published and mailed notice; the public hearing was closed.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT:

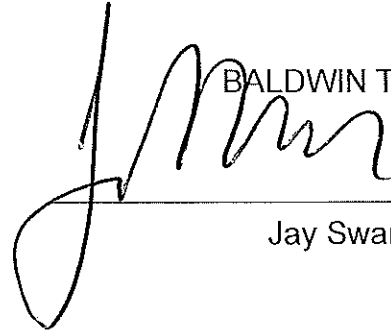
1. Construction on all lots shall comply with the following setback requirements:

At Front Yard or Side Yard Abutting a Public Road:		
	County State Aid Highway	70 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

2. Right-of-way dedication for US Highway 169 and 293rd Avenue (CSAH 9) shall be subject to review and approval of the Minnesota Department of Transportation and the Sherburne County Engineer, respectively,
3. Right-of-way dedication for 120th Street shall be subject to review and approval of the Town Engineer.
4. Access to Lot 1, Block 1 shall require approval of a driveway permit issued by the Town Engineer.
5. All Subsurface Sewage Treatment Systems and wells shall be subject to review and approval of the Town Building Official.
6. The Level 1 Wetland Delineation shall be subject to review and approval of Sherburne County.
7. All easements shall be subject to review and approval of the Town Engineer.
8. 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.

ADOPTED by the Town Board of Baldwin Township this 17th day of July, 2023.

MOTION BY: Holm
SECONDED BY: Rush
IN FAVOR: All
OPPOSED: none

BALDWIN TOWNSHIP

Jay Swanson, Chair

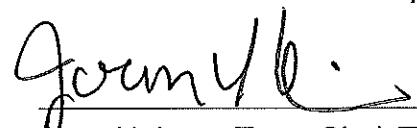
ATTEST:

Joan Heinen, Town Clerk/Treasurer

EXHIBIT A
LEGAL DESCRIPTION

The North 592.00 feet of the Northeast Quarter of Section 28, Township 35, Range 26, Sherburne County, Minnesota, lying east of the following described line "A" and its extensions:

Commencing at Monument 86 per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 71-12; thence North 00 degrees 09 minutes 36 seconds East assumed bearing along a easterly line of Parcel 418 said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 71-12, a distance of 33.00 feet to Monument B5 said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 71-12; thence continuing North 00 degrees 09 minutes 36 seconds East a distance of 92.01 feet to a point on the North line of said Northeast Quarter, said point also being the point of beginning of Line thence South 00 degrees 09 minutes 36 seconds West along last described line a distance of 592.00 feet to the intersection of the South line of said north 592.00 feet of the Northeast Quarter and said Line "A" there terminating.

EXCEPTING THEREFROM: PARCEL 418, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 71-12.