

RESOLUTION NO: 23-28

TOWN OF BALDWIN COUNTY OF SHERBURNE, MINNESOTA

HARDY HOMESTEAD PRELIMINARY PLAT AND FINAL PLAT APPROVAL
AND AUTHORIZATION TO EXECUTE AGREEMENTS

WHEREAS, Val Hardy and Lynn Hardy (the "developer") 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-3-3.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-3-3.C of the Subdivision Ordinance; and

WHEREAS, the Planning Reports dated 17 November 2022 and 13 July 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 and the Planning Commission recommended that the Town Board approve the request,

WHEREAS, Section XX-11-5 of the Subdivision Ordinance requires the developer to enter into a development contract to provide the Town construction and warranty securities for the public and private improvements and to provide the Town various remedies in the event that the developer breaches the terms and conditions of said agreement; and

WHEREAS, the Town Board considered the application at their meeting on 17 July 2023.

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

A. The preliminary plat and final plat of Hardy Homestead 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. Impervious surface shall not exceed 25 percent of lot area or portion of lot within the Shoreland Overlay District.
3. Right-of-way dedication shall be subject to review and approval of the Town Engineer.
4. Design and construction plans for the proposed Town road shall be subject to review and approval of the Town Engineer.
5. The developer shall execute a temporary road easement for the required temporary cul de-sac subject to review and approved of the Town Attorney.
6. All grading, drainage, and erosion control plans shall be subject to review and approval of the Town Engineer.
7. Subsurface Sewage Treatment Systems and well utilities for each lot shall be subject to review and approval of the Building Official.
8. All easements shall be subject to review and approval of the Town Engineer.

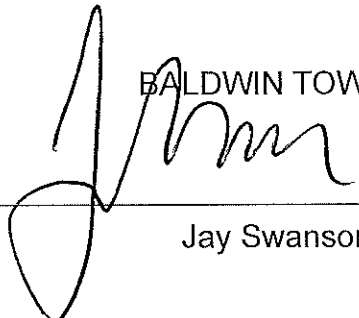
9. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land based on the Town Fee Schedule in effect at the time of final plat approval, subject to review of the Park Committee and approval of the Town Board.

10. The developer shall execute a development contract as drafted by the Town Attorney and subject to approval of the Town Board concurrent with application for final plat approval.

- B. The Development Contract attached hereto is approved in form subject to modification as approved by Town staff.
- C. The Stormwater Maintenance Agreement attached hereto is hereby approved in form subject to modification as approved by Town staff,
- D. The Town Board Chair and Town Clerk/Treasurer are hereby authorized to sign the final plat and execute the agreements on behalf of Baldwin Township,

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

MOTION BY:
SECONDED BY:
IN FAVOR:
OPPOSED:

BALDWIN TOWNSHIP


Jay Swanson, Chair

ATTEST:



Joan Heinen, Town Clerk/Treasurer

EXHIBIT A LEGAL DESCRIPTION

Outlot A, Buck Run, Sherburne County, Minnesota