

RESOLUTION NO: 24-03

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

**THREE SISTERS LAKE
PRELIMINARY PLAT AND FINAL PLAT APPROVAL**

WHEREAS, Philip and Christine Christenson are proposing to subdivide property described by Exhibit A; and

WHEREAS, the developer has submitted application for simple 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 1 February 2024 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 January 2024 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 February 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT the preliminary plat and final plat of Three Sisters Lake 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:		
	Town Road	50 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

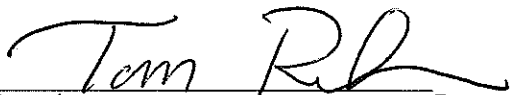
3. Right-of-way dedication and access to Elk Lake Road shall be subject to review and approval of the Town Engineer.
4. All Subsurface Sewage Treatment Systems and wells shall be subject to review and approval of the Town Building Official.
5. All grading, drainage, and stormwater management issues shall be subject to review and approval of the Town Engineer.
6. A Sherburne County WCA Land Use Permit shall be required for Lot 1-3, Block 1 in accordance with Section XX-16-4 of the Zoning Ordinance prior to issuance of a building permit.
7. All drainage and utility 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 for two new lots established with the Simple Plat, subject to review of the Park Committee and approval of the Town Board.

ADOPTED by the Town Board of Baldwin Township this 5th day of February, 2024.

MOTION BY: Lawrence
 SECONDED BY: Case
 IN FAVOR: All
 OPPOSED: none

Absent: Jay Swanson
 Jeff Helm

BALDWIN TOWNSHIP


 Vice chair - Jay Swanson, Chair
 Tom Rush

ATTEST:


 Joan Heinen, Town Clerk/Treasurer