

RESOLUTION NO: 24-21

TOWN OF BALDWIN  
COUNTY OF SHERBURNE, MINNESOTA

APPROVAL OF A CONDITIONAL USE PERMIT  
FOR PID 01-00035-4104

WHEREAS, Troy Tegg has submitted a request for approval of a Conditional Use Permit to allow construction of a single family dwelling upon a non-conforming parcel; and

WHEREAS, the property identified as PID 01-00035-4104; and

WHEREAS, property is guided for rural land uses by the Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District; and

WHEREAS, the applicant is requesting approval of a Conditional Use Permit to allow construction of a single family dwelling upon legal non-conforming lot of record as required by Section XX-15-3.B of the Zoning Ordinance; and

WHEREAS, the Town Board must take into consideration the possible effects of the request with their judgment based upon (but not limited to) the criteria outlined in Section XX-4-3 of the Zoning Ordinance:

- A. The proposed action's consistency with the specific policies and provisions of the Town Comprehensive Plan.

*Finding: Construction of a single family dwelling upon the property is consistent with the Comprehensive Plan.*

- B. The proposed use's compatibility with present and future land uses of the area.

*Finding: The property abuts lots with similar residential uses to the north, west, and south with larger tracts used for agriculture to the east. The proposed use of the property will be compatible within the area.*

- C. The proposed use's potential to impact natural resources such as surface water, groundwater, or wetlands; sites identified for rare biological species habitat; ecologically sensitive areas; or historically significant areas.

*Finding: The proposed single family dwelling will not impact existing natural resources within the property.*

- D. The proposed use's conformity with all performance standards contained within this ordinance and other town ordinances.

*Finding: The proposed single family dwelling will comply with the requirements of the Zoning Ordinance, including criteria for development of non-conforming lots of record, and other ordinances adopted by the Town.*

- E. Traffic generation of the proposed use in relation to capabilities of roads serving the property.

*Finding: The traffic generated by a single family dwelling is within the capacity of roads serving the property.*

**WHEREAS**, the Planning Commission conducted a public hearing at their meeting on 24 April 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 voted to recommend that the Town Board approve the request based on the aforementioned findings; and

**WHEREAS**, the planning report dated 3 May 2024 prepared by the Town Planner, The Planning Company LLC, is incorporated herein.

**NOWHEREFORE BE IT RESOLVED THAT** based on the foregoing information and applicable ordinances, the request is be **APPROVED**, subject to the following conditions:

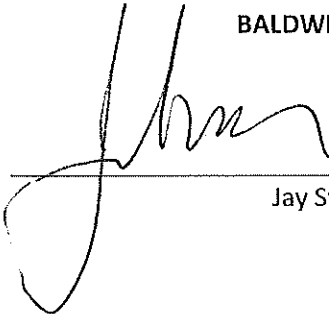
1. The lot shall be developed in accordance with the plans on file with the Town as provided for by Section XX-4-6 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
2. All SSTS issues and permit applications shall be subject to review and approval of the Building Official.

*(Remainder of this page intentionally blank)*


ADOPTED by the Board of Supervisors of Baldwin Township this 3<sup>rd</sup> day of May, 2024.

MOTION BY: Walker  
SECOND BY: Case  
ALL IN FAVOR: All  
THOSE OPPOSED: none  
Jeff Holm Absent

BALDWIN TOWNSHIP

  
\_\_\_\_\_  
Jay Swanson, Chair

ATTEST:

  
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Joan Heinen, Town Clerk/Treasurer