

RESOLUTION NO: 24-26

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

**PRELIMINARY PLAT AND FINAL PLAT APPROVAL
VETSCH THIRD ADDITION**

WHEREAS, Matthew Krotzer and Leah Krotzer are proposing to subdivide property described as Lot 1, Block 1, Vetsch Addition; 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 27 June 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 26 June 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 5-0 to recommended that the Town Board approve the request.

WHEREAS, the Town Board considered the application at their meeting on 1 July 2024.

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

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

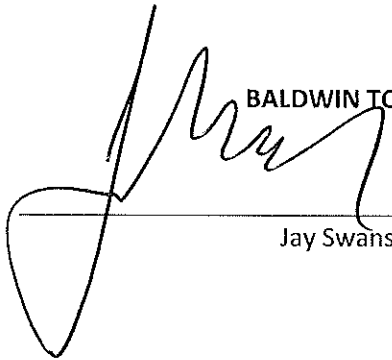
A. Front Yard or Side Yard Abutting a Public Road:		
	Town Road	50 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet
Ordinary High Water Level		150 feet

2. Access to Lot 2, Block 1 shall require approval of a driveway permit issued by the Town Engineer.
3. All Subsurface Sewage Treatment Systems and wells shall be subject to review and approval of the Town Building Official.
4. All wetland issues shall be subject to review and approval of Sherburne County.
5. All easements shall be subject to review and approval of the Town Engineer.
6. 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.


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ADOPTED by the Town Board of Baldwin Township this 1st day of July, 2024.

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


BALDWIN TOWNSHIP

Jay Swanson, Chair

ATTEST:


Joan Heinen, Town Clerk/Treasurer