

RESOLUTION NO: 24-31

TOWN OF BALDWIN  
COUNTY OF SHERBURNE, MINNESOTA

PRELIMINARY PLAT AND FINAL PLAT APPROVAL  
WHITETAIL KNOLL

**WHEREAS**, Sand Dune Properties MN, LLC IS proposing to subdivide property identified as 01-00036-2400 describe as:

*The North Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 35, Range 26, Sherburne County, Minnesota.*

**WHEREAS**, the developer has submitted application for preliminary and final plat approval to be processed in accordance with Section XX-4-3.B of the Subdivision Ordinance (Simple Plat); 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 2 August 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 July 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 7-0 to recommended that the Town Board approve the request.

**WHEREAS**, the Town Board considered the application at their meeting on 5 August 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

2. Right-of-way dedication for 100<sup>th</sup> Street shall be subject to review and approval of the Town Engineer.
3. Access to Lot 2, Block 1 shall require approval of a driveway permit issued by the Town Engineer.
4. All Subsurface Sewage Treatment Systems and wells shall be subject to review and approval of the Town Building Official.
5. A Level 1 Wetland Delineation shall be subject to review and approval of Sherburne County.
6. All easements shall be subject to review and approval of the Town Engineer.
7. 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 1<sup>st</sup> day of July, 2024.

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

BALDWIN TOWNSHIP

Jay Swanson, Chair

ATTEST:

Joan Heinen, Town Clerk/Treasurer