

**RESOLUTION NO: 2024-12**

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

**BALDWIN PRAIRIE  
PRELIMINARY PLAT AND FINAL PLAT APPROVAL**

**WHEREAS**, 33 Acre 108<sup>th</sup> LLC is 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 Commission conducted a public hearing at their regular meeting on 27 March 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 recommend that the Town Board approve the request.

**WHEREAS**, the Planning Report dated 28 March 2024 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

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

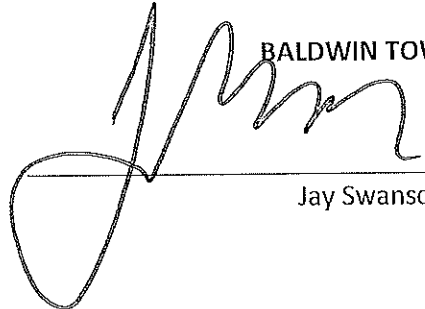
**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT** the preliminary plat and final plat of Baldwin Prairie is hereby approved, subject to the following stipulations:

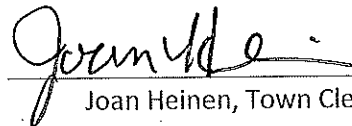
1. The preliminary plat shall be revised to indicate the buildable area within Lot 1, Block 1.
2. Right-of-way dedication for 108<sup>th</sup> Street (CSAH 19) shall be subject to review and approval of Sherburne County.
3. Access for Lot 1, Block 1 and Outlot A to 108<sup>th</sup> Street (CSAH 19) shall be subject to review and approval of Sherburne County.
4. A certificate of compliance for the existing subsurface sewage treatment system shall be submitted in accordance with Section XX-4-2.C.1 of the Building Ordinance.

5. A Level 1 wetland delineation and any wetland impacts 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. No park dedication requirement is due at this time; park dedication requirements for Outlot A shall be deferred until such time as application is made for preliminary plat and final plat approval to subdivide the property.

ADOPTED by the Town Board of Baldwin Township this 1<sup>st</sup> day of April, 2024.

MOTION BY: *Lawrence*  
SECONDED BY: *Rush*  
IN FAVOR: *All*  
OPPOSED: *Jeff Holm absent*

  
BALDWIN TOWNSHIP  
Jay Swanson, Chair

ATTEST:  
  
Joan Heinen, Town Clerk/Treasurer