

RESOLUTION NO: 24-44

**CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA**

**PRELIMINARY PLAT AND FINAL PLAT APPROVAL
WILLOW RIDGE ESTATES**

WHEREAS, Twin City Acoustics, Inc., Profit Sharing Plan and Trust is proposing to subdivide property identified as 01-00026-2400 described 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 12 November 2024 prepared by the City Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission conducted a public hearing at their regular meeting on 23 October 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 recommend that the City Council approve the request.

WHEREAS, the City Council considered the application at their meeting on 18 November 2024.

NOW THEREFORE THE BALDWIN CITY COUNCIL RESOLVES THAT the preliminary plat and final plat of Willow Ridge Estates is hereby approved, subject to the following stipulations:

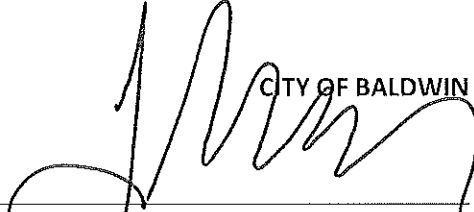

1. The preliminary plat shall be revised to indicate the buildable area within Lots 1 and 2, Block 1.
2. Right-of-way dedication for 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
3. Access for Lot 2, Block 1 to 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
4. A certificate of compliance for the existing subsurface sewage treatment system within Lot 1, Block 1 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 Sherburne County.
6. All easements shall be subject to review and approval of the City Engineer.
7. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land dedication in accordance with the City Fee Schedule Ordinance.

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ADOPTED by the Baldwin City Council this 18th day of November 2024

MOTION BY: Helm
SECONDED BY: Lavsh
IN FAVOR: All
OPPOSED: None

CITY OF BALDWIN

Jay Swanson, Mayor
ATTEST:

Joan Heinen, City Clerk/Treasurer