

RESOLUTION NO: 25-06

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

**APPROVAL OF A CONDITIONAL USE PERMIT
CENTURY CUSTOM CABINETS**

WHEREAS, applicant Century Custom Cabinets has submitted a request for a Conditional Use Permit to allow a light industry use at 31924 125th Street.

WHEREAS, the property is identified as 01-00419-0160 and legally described as Lot 5, Block 1 Buenaventura Vista, Baldwin, Sherburne County, Minnesota.

WHEREAS, the property is guided for commercial land uses by the Comprehensive Plan.

WHEREAS, the property is zoned C1, General Commercial District.

WHEREAS, the applicant is proposing cabinet manufacturing and assembly upon the property; light industry is allowed within the C1 District subject to approval of a Conditional Use Permit subject to Section 900-4-4.K of the Zoning Ordinance.

WHEREAS, the City Council must take into consideration the possible effects of the request with their judgment based upon (but not limited to) the criteria outlined in Section 900-4-2 of the Zoning Ordinance:

- A. The proposed action's consistency with the specific policies and provisions of the town comprehensive plan.

Finding: The Comprehensive Plan guides the property for commercial uses. A light industry use is located within an area of similar businesses and maintains or enhances the character of the immediate neighborhood. The proposed light industry use is consistent with the City's economic development goals to expand business activity and employment within Baldwin.

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

Finding: The subject property is surrounded by other properties zoned for commercial uses and developed with a range of businesses, several of which are light industry in character. The proposed occupancy of the subject property will be compatible with existing and future uses in 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 use will not impact natural resources or historically significant areas.

- D. The proposed use's conformity with all performance standards contained within [the Zoning Ordinance] and other City ordinances.

Finding: The propose use will comply with all applicable City ordinances.

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

Finding: The proposed use has access to 125th Street, which has adequate capacity to accommodate traffic generated by the proposed use.

- F. The proposed use can be accommodated by existing public services and facilities and will not overburden the City's service capacity.

Finding: The proposed use will not overburden the City's existing service capacity.

WHEREAS, the Planning Commission considered the application at their meeting on 26 March 2025; those wishing to speak were heard by the Planning Commission; the Planning Commission voted 6-0 to recommend approval of the application.

WHEREAS, the planning report dated 2 April 2025 prepared by the City Planner, The Planning Company LLC, is incorporated herein.

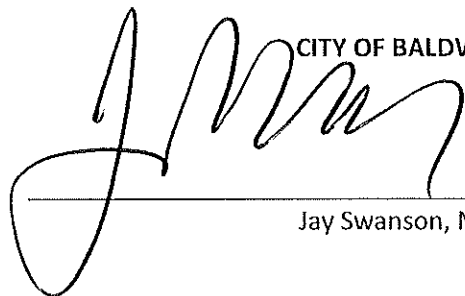
NOWHEREFORE BE IT RESOLVED BY THE BALDWIN CITY COUNCIL THAT Based on the foregoing information and applicable ordinances, the request is hereby **APPROVED**, subject to the following conditions:


1. The site and building shall be developed in accordance with the plans as submitted to the City except as modified herein.
2. The building plans shall be subject to review and approval of the Building Official in accordance with Section 900-17-4 of the Zoning Ordinance.
3. The existing septic system shall be subject to review and approval of the Town Building Official as required by Section 920-4-2.C.2 of the Building Ordinance.
4. Any grading, drainage, and erosion control issues shall be subject to review and approval of the City Engineer.

(remainder of page intentionally blank signatures follow)

ADOPTED by the Baldwin City Council this 7th day of April, 2025.

MOTION BY: Holm
SECOND BY: Rush
ALL IN FAVOR: All
THOSE OPPOSED: none


CITY OF BALDWIN
Jay Swanson, Mayor

ATTEST:

Joan Heinen, City Clerk/Treasurer