

**RESOLUTION NO: 25-12**

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

**NORTHLAND PONDS  
FINAL PLAT APPROVAL  
AND AUTHORIZATION TO EXECUTE AGREEMENTS**

**WHEREAS**, The Lakeside Investments, LLC (the “developer”) is proposing to subdivide property described by Exhibit A; and

**WHEREAS**, a preliminary plat for the proposed subdivision was approved by the City Council on 16 December 2024.

**WHEREAS**, the developer has submitted application for final plat approval to be processed in accordance with Section 910-3-3.C of the Subdivision Ordinance; and

**WHEREAS**, the Planning Report dated 30 April 2025 prepared by the City Planner, The Planning Company, LLC, is incorporated herein by reference; and

**WHEREAS**, Section 910-11-5 of the Subdivision Ordinance requires the developer to enter into a development contract to provide the City construction and warranty securities for the public and private improvements and to provide the City various remedies in the event that the developer breaches the terms and conditions of said agreement; and

**WHEREAS**, the City Council considered the application at their meeting on 7 April 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Baldwin City Council that:

- A. The final plat of NORTHLAND PONDS is hereby approved, subject to the following stipulations:
1. Access from Lots and 2, Block 1 to 116<sup>th</sup> Street (CR 39) shall be subject to review and approval of Sherburne County.
  2. The proposed intersection of 280<sup>th</sup> Avenue with 116<sup>th</sup> Street (CR 39) shall be subject to review and approval of Sherburne County.
  3. The developer shall dedicate a temporary roadway easement at the terminus end of 280<sup>th</sup> Avenue, subject to review and approval of City staff.

4. Outlot A shall be deeded to the City for future right-of-way purposes.
5. The right-of-way and street design and construction for 280<sup>th</sup> Avenue shall be subject to review and approval of the City Engineer.
6. Access to individual lots from City streets shall comply with Section 1.08 of the City Right-of-Way Ordinance and Section 900-21-6.B.2.b of the Zoning Ordinance.
7. Construction on all lots shall comply with the following setback requirements:

A. Front Yard or Side Yard Abutting a Public Road:		
	County Road	67 feet
	City Street:	50 feet
B. Side Yard (except as allowed by Section 900-51-5.A):		20 feet
C. Rear Yard:		25 feet
D. Ordinary High Water Level		
	Lot 2, Block 1	75 feet
	Lots 3-6, Block 1; Lots 1-2, Block 2; Lots 1-2, Block 3	150 feet

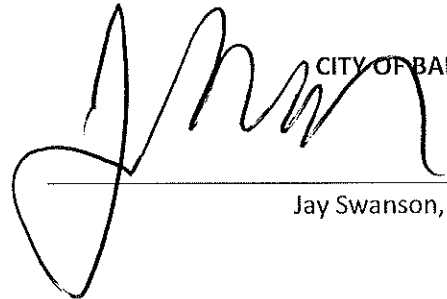
8. Impervious surface within all or portions of lots within the Shoreland Overlay District shall not exceed 25 percent; proposed impervious surface within the Shoreland Overlay District shall be shown on the certificate of survey for each lot with application for a Building Permit.
9. Subsurface Sewage Treatment Systems and well utilities for each lot shall be subject to review and approval of the Building Official.
10. All grading, drainage, and erosion control plans shall be subject to review and approval of the City Engineer.
11. All wetland issues shall be subject to review and approval of the City Engineer.
12. All easements shall be subject to review and approval of the City Engineer.
13. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land based on the Fee Schedule Ordinance in effect at the time of final plat approval, subject to approval of the City Council.
14. Development of the subject property shall comply with the Bald and Golden Eagles Protection Act, including issuance of a General Permit for Disturbance, subject to review and approval of the U.S. Fish and Wildlife Service.

15. The developer shall execute a Development Agreement as drafted by the City Attorney and approved by the City Council.
  16. The final plat and Development Agreement shall be recorded within 120 days after City Council approval as required by Section 910-3-3.C.6 of the Subdivision Ordinance.
- B. The Development Contract between the City of Baldwin and Lakeside Investments, LLC is hereby approved in form subject to modification of fees, charges, and securities as approved by City staff.
- C. The Mayor and Town Clerk/Treasurer are hereby authorized to sign the final plat and execute the agreements on behalf of the City.

*(remainder of page intentionally blank signatures follow)*

ADOPTED by the Baldwin City Council this 5<sup>th</sup> day of May, 2025.

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

  
CITY OF BALDWIN  
Jay Swanson, Mayor

ATTEST:  
  
Joan Heinen, City Clerk/Treasurer

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Northeast Quarter of the Southwest Quarter of Section 34, Township 35, Range 26, Sherburne County, Minnesota, excepting therefrom the South 200.00 feet of the 200.00 feet of the North 654.00 feet of the East 798.00 feet, Also excepting therefrom the South 78.00 feet of the North 454.00 feet of the West 453.00 feet of the East 798.00 feet of the Northeast of the Northeast Quarter of the Southwest Quarter of Section 34, Township 35, Range 26, Sherburne County, Minnesota.