

RESOLUTION NO: 25-27

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

APPROVAL OF AN INTERIM USE PERMIT
NORTH COUNTRY GOLDENS LLC

WHEREAS, applicants Travis and Mikaela Nietz (d/b/a North Country Goldens LLC) are requesting an Interim Use Permit to allow a commercial kennel; and

WHEREAS, the property is PID 01-00007-1105 located at 31516 136th Street NW; and

WHEREAS, the property is guided for Rural Residential land uses Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District; and

WHEREAS, commercial kennels are allowed in the R1 District subject to approval of an Interim Use Permit in accordance with Section 900-5-4.H of the Zoning Ordinance; and

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 900-5-3 of the Zoning Ordinance:

- A. The proposed action's consistency with the specific policies and provisions of the City Comprehensive Plan.

Finding: The Comprehensive Plan promotes continuation and development of rural character. Operation of a commercial kennel is a use common in rural areas and consistent with the policies of the Comprehensive Plan.

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

Finding: The 10.00 acre property is surrounded by large unplatted rural residential parcels such that the area of the surrounding parcels and the subject site will separate the proposed commercial kennel from adjacent dwellings mitigating potential compatibility issues. Furthermore, the proposed kennel is to be located within an existing building upon the property surrounded by existing mature trees, which will further mitigate any potential compatibility issues.

- 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 commercial kennel will not impact existing natural resources within the

property.

- D. The proposed use's conformity with all performance standards contained within this ordinance and other City ordinances.

Finding: The proposed commercial kennel complies with the requirements of the Zoning Ordinance and other ordinances adopted by the City.

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

Finding: The traffic generated by the proposed commercial kennel is within the capacity of 136th Street and other streets serving the property.

WHEREAS, the planning reports dated 13 October 2025 and 26 October 2025 prepared by the City Planner, The Planning Company LLC, is incorporated herein

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 22 October 2025 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 to adopt findings and recommended that the City Council approve the request based on the aforementioned findings.

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

1. The property shall be developed in accordance with the plans on file with the Town as provided for by Section 900-5-7 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
2. The 1,296 square foot pole building shall be subject to inspection by the Building Official; and Building Code deficiencies shall be corrected by the property owner.
3. Dogs shall be confined or under control of the operator and/or staff at all times; at minimum of one employee shall be present 24 hours each day.
4. The number of dogs that may be kept at the kennel shall be limited to not more than boarding for 40 dogs over six months of age, including no more than 10 unsterilized female dogs over six months of age.
5. Outdoor exercise areas shall be subject to review and approval of the Zoning Administrator, and:
 - a. Fenced with a minimum height of six feet and constructed with durable materials to keep dogs from escaping over, under, or through the fence.
 - b. Setback a minimum of 500 feet from any single family dwelling not that of the property owner.

6. Waste management:
 - a. The property owner shall provide for proper disposal of animal feces at least twice each with disposal into containers suitable to control odor and prevent organism contamination, subject to review and approval of the Zoning Administrator.
 - b. Waste containers shall be emptied, removed from the property, and disposed of by a licensed mixed municipal solid waste hauler.
7. A driveway permit shall be required for any modification of the existing driveway within the public right-of-way, subject to review and approval of the City Engineer.
8. The Interim Use Permit shall terminate upon any of the following events, whichever occurs first:
 - a. Upon violation of conditions under which the interim use permit was issued.
 - b. Upon change in the town's zoning regulations that renders the use nonconforming.
 - c. The redevelopment of the use and property upon which it is located to a permitted or conditional use as allowed within the respective zoning district.
 - d. Upon a change in ownership, whether pursuant to move, sale, transfer, assignment, or otherwise, the interim use permit is terminated and the proposed new owner is required to apply for a new Interim Use Permit in accordance with the provisions of the Zoning Ordinance.
 - e. The approved use is inactive for one year or longer as determined by the zoning administrator.

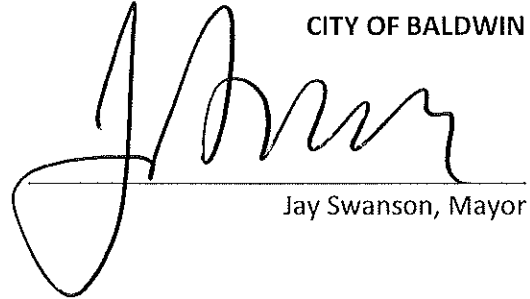
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ADOPTED by the Baldwin City Council this 3rd day of November, 2025.

MOTION BY: *Rush*
SECOND BY: *Walker*
ALL IN FAVOR: *All*
THOSE OPPOSED: *None*

Jeff Holm Absent

CITY OF BALDWIN



Jay Swanson, Mayor

ATTEST:



Joan Heinen, City Clerk/Treasurer