

RESOLUTION NO: 25-29

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

**SITE AND BUILDING PLAN APPROVAL
PID 01-00455-0105**

WHEREAS, Boe Resources, LLC. (the “developer”) is proposing to construct a 12,000 square foot principal building and site improvements on property located at 31540 125-1/2 Street NW; and

WHEREAS, the property is legally described as Lot 1, Block 1, Georgetown Second Addition; and

WHEREAS, the developer has submitted application for Site and Building Plan Review to be processed in accordance with Section 900-9-2.A of the Zoning Ordinance; and

WHEREAS, the Planning Reports dated 12 October 2025 and 26 October 2025 prepared by the City Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission considered the application at their regular meeting on 22 October 2025; based upon review of the application and evidence received, the Planning Commission recommended by a 7-0 vote that the City Council approve the request.

WHEREAS, the City Council considered the application at their meeting on 3 November 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BALDWIN CITY COUNCIL THAT the Site and Building Plan Review application is approved subject to the following conditions:

1. The subject property shall be developed in accordance with the site and building plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council in accordance with Section 900-9-5 of the Zoning Ordinance.
2. Uses occupying Building #1 shall include only those permitted uses allowed within the I1 District or those conditional or interim uses subject to approval of the applicable zoning application; residential occupancy of the principal building is prohibited.
3. The design and construction of the public street access and all off-street parking areas shall be subject to review and approval of the City Engineer.
 - a. The site plan shall be revised to provide for the concrete curb and/or concrete bollards as required by the Zoning Ordinance.

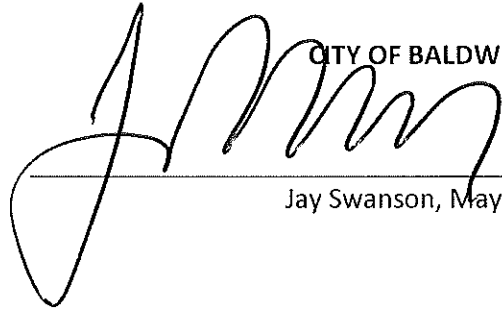
4. A photometric lighting plan detailing intensity, fixture design, and height that complies with Section 900-16-10 of the Zoning Ordinance shall be submitted prior to issuance of a building permit, subject to review and approval of the Zoning Administrator.
5. Any exterior storage of waste containers shall be within an enclosure that screens the area from view of public rights-of-way and adjacent properties, subject to review and approval of the Zoning Administrator.
6. All signs shall comply with Chapter 23 of the Zoning Ordinance, subject to issuance of a sign permit of the Zoning Administrator.
7. All grading, drainage, and erosion control plans shall be subject to review and approval of the City Engineer.
8. All utility plans shall be subject to review and approval of the Building Official.

(Remainder of page intentionally blank signatures to follow)

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


MOTION BY: *Case*
SECONDED BY: *Rush*
IN FAVOR: *All*
OPPOSED: *None*

Jeff Holm Absent


CITY OF BALDWIN

Jay Swanson, Mayor

ATTEST:



Joan Heinen, City Clerk/Treasurer