

RESOLUTION NO: 26-05

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

APPROVAL OF AN INTERIM USE PERMIT AMENDMENT
FOR PID 01-00015-4401

WHEREAS, owner Mason Management, LLC has submitted a request for approval of an Interim Use Permit amendment to allow expansion of a commercial kennel at 30209 116th Street; and

WHEREAS, the property identified as PID 01-00015-4401; and

WHEREAS, the property is guided for rural land uses by the Comprehensive Plan; and

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

WHEREAS, the Baldwin Town Board adopted Resolution 24-22 on 3 May 2024 approving a commercial kennel upon the subject property; and

WHEREAS, the applicant is requesting approval of an Interim Use Permit amendment to allow expansion of the commercial kennel building; 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 Town 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 the existing use has operated without issue since it was established. The requested expansion is 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 +/-35 acre property is surrounded by large rural tracts such that the area of the surrounding parcels and the subject property separates the commercial kennel from surrounding residential dwellings mitigating potential compatibility issues. Furthermore, the kennel is to be located within a clearing 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 expansion of the commercial kennel will not impact existing natural resources within the property.

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

Finding: The expansion of the 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 street serving the property.

Finding: The traffic generated by the existing commercial kennel is within the capacity of 116th Street and other roadways serving the property. The proposed expansion of the commercial kennel will not increase traffic generated by the use in excess of available capacity.

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 25 February 2026 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 recommend that the City Council approve the request based on the aforementioned findings.

WHEREAS, the planning report dated 26 February 2026 prepared by the Town Planner, The Planning Company LLC, is incorporated herein.

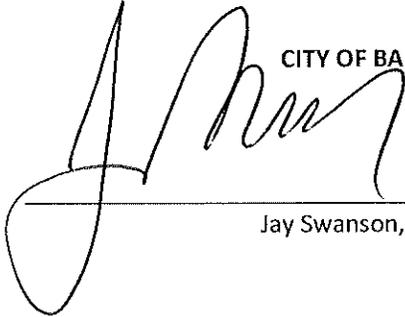
NOWHEREFORE BE IT RESOLVED THAT based on the foregoing information and applicable ordinances, the application is **APPROVED**, subject to the following conditions:

1. The provisions of Resolution 24-22 approved by the City Council on May 3, 2024 remain in full force and effect except as modified herein.
2. The property shall be developed in accordance with the plans on file with the City as provided for by Section XX-5-7 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
3. The site plan shall be revised to reflect the dimensions of the proposed addition consistent with the architectural plans.
4. One parking space compliant with Americans with Disabilities Act dimension and surface requirements (including an access aisle) shall be provided, subject to review and approval of the Zoning Administrator.
5. All grading, drainage, and erosion control issues are subject to review and approval of the City Engineer as part of the building permit review process.

(Remainder of this page intentionally blank)

ADOPTED by the Baldwin City Council this 4th day of March, 2026.

MOTION BY: *walker*
SECOND BY: *case*
ALL IN FAVOR: *A1*
THOSE OPPOSED: *none*


CITY OF BALDWIN
Jay Swanson, Mayor

ATTEST:

Joan Heinen, City Clerk/Treasurer