

RESOLUTION NO: 26-10

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

SITE AND BUILDING PLAN APPROVAL
PID 01-00009-3105

WHEREAS, Andy's Electric (the "developer") is proposing to construct two 6,900 square foot principal buildings and site improvements on property located at XXXXX 313th Avenue NW; and

WHEREAS, the property is legally described as described by Exhibit A; 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 Commission considered the application at their regular meeting on 25 March 2026; based upon review of the application and evidence received, the Planning Commission recommended by a 6-0 vote that the City Council approve the request; and

WHEREAS, the City Council considered the application at their meeting on 1 April 2026; and

WHEREAS, the Planning Reports dated 18 March 2026 and 30 March 2026 prepared by the City Planner, The Planning Company, LLC, are incorporated herein by reference.

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:

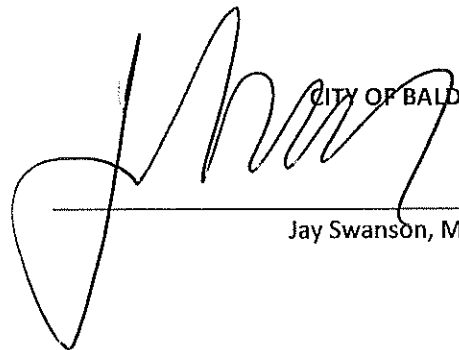
1. The subject property shall be developed in accordance with the site and building plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council in accordance with Section 900-9-5 of the Zoning Ordinance.
2. Construction of Building #2 shall only require approval of a building permit provided that the structure complies with the provisions of the Zoning Ordinance then in effect at the time, subject to review and approval of the Zoning Administrator.
3. Uses occupying the subject property 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.
4. The submitted building plans shall be revised include the percent of stone finish on the north elevation as required by the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

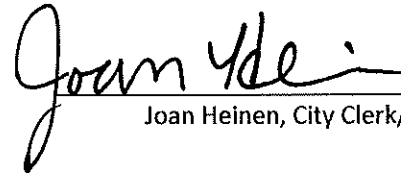
5. A landscape plan shall be submitted for the subject property to include planting of the minimum number of trees as required by the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
6. The location of the west access relative to the intersection of 126th Street and 313th Avenue shall be subject to review and approval of the City Engineer.
7. The width of the proposed accesses being greater than 24 feet shall be subject to review and approval of the City Engineer.
8. The site plan shall be revised to provide for a minimum 15 foot setback of all off-street parking areas and drive aisles.
9. The design and construction of off-street parking areas shall be subject to review and approval of the City Engineer.
10. 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.
11. 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.
12. All signs shall comply with Chapter 23 of the Zoning Ordinance, subject to issuance of a sign permit of the Zoning Administrator.
13. All wetland delineation, grading, drainage, and erosion control plans shall be subject to review and approval of the City Engineer.
14. All utility plans shall be subject to review and approval of the Building Official.
15. The property owner shall enter into a Performance Agreement as required by Section 900-9-6 of the Zoning Ordinances drafted by the City Attorney and subject to approval of the City Council.

(Remainder of page intentionally blank signatures to follow)

ADOPTED by the Baldwin City Council this 1st day of April, 2020

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


CITY OF BALDWIN
Jay Swanson, Mayor

ATTEST:

Joan Heinen, City Clerk/Treasurer

**EXHIBIT A
LEGAL DESCRIPTION**

Property Description (Warranty Deed - Doc. No. 943658):

The North 695.00 feet of the West 315.00 feet of the East 883.00 feet of the North Half of Southwest Quarter of Section 9, Township 35, Range 26, Sherburne County, Minnesota.