

RESOLUTION NO: 26-33

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

APPROVAL OF ZONING ORDINANCE AMENDMENT
MASON MANAGEMENT, LLC / COUNTRY PUP KENNELS, LLC

WHEREAS, Mason Management, LLC ("Owner") owns the property at 30209 116th Street 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 Town Board adopted Resolution 24-22 on 3 May 2024 approving an Interim Use Permit to allow a commercial kennel upon the subject property; and

WHEREAS, the City Council adopted Resolution 26-05 on 4 March 2026 amending the Interim Use Permit to further allow for and regulate a commercial kennel upon the subject property; and

WHEREAS, the City Council must take into consideration the possible effects of the request with its judgment based upon (but not limited to) the criteria outlined in Section 900-3-2 of the Zoning Ordinance:

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

Finding: A goal of the Comprehensive Plan is to develop a cohesive land use pattern that ensures compatibility and functional relationships among activities. Policies to achieve this goal include:

- Regulate incompatible land uses so that conflicts are minimized through the use of physical barriers, distance, screening, or proper physical orientation of lots and buildings.*
- Provide land use transitions and proper buffering between distinctly different types of land uses.*
- Establish standards for development of all land uses to ensure desired community character.*
- Consider interim uses where land use designations are provided for long-term market needs and absorption, provided that the activities are compatible with existing and proposed uses and will not obstruct planned development.*

Operation of a commercial kennel is a use common in rural areas, which is currently allowed by the Zoning Ordinance. The existing use has operated without documented issue since it was established, demonstrating that the performance standards adequately offset potential negative effects. The proposed Zoning Ordinance amendment is consistent with the goals and 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. The area of the subject parcel and surrounding parcels separates the commercial kennel from surrounding residential dwellings mitigating potential compatibility issues. A minimum lot area requirement and increased setback requirements included in the proposed Zoning Ordinance amendment codify these conditions as additional protections to mitigate any potential compatibility issues caused by this or other commercial kennels proposed to be regulated as conditional uses with the Zoning Ordinance amendment.

- 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 Zoning Ordinance amendment will not, by itself, create impacts natural resources; potential site-specific impacts will be reviewed through the Conditional Use Permit process for commercial kennels.

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

Finding: The proposed Zoning Ordinance amendment allowing commercial kennels as a conditional use within the R1 District includes additional performance standards to ensure functionality, land use compatibility, and provision of adequate infrastructure that all uses will be required to comply with.

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

Finding: The existing commercial kennel, or any commercial kennel proposed as a conditional use within the R1 District, will be required to demonstrate through the Conditional Use Permit process that traffic generated by the use is adequately served by streets from which the use is accessed.

WHEREAS, The Planning Commission conducted a public hearing at their meeting on 23 September 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 4-1 to recommend that the City Council approve the request based on the aforementioned findings; and

WHEREAS, the planning report dated 29 September 2026 prepared by the City Planner, The Planning Company LLC, is incorporated herein; and

WHEREAS, the City Council considered the application at its meeting on 7 October 2026.

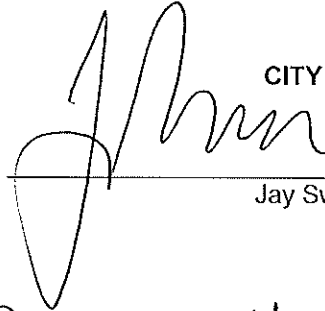
NOW THEREFORE BE IT RESOLVED THAT based on the foregoing information and applicable ordinances, the application is **APPROVED**.

(Remainder of page intentionally blank; signature follows)

ADOPTED by the Baldwin City Council this 7th day of October, 2026.

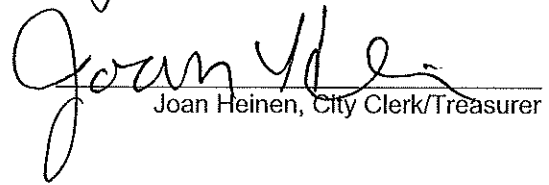
MOTION BY: Holm
SECONDED BY: Rush
IN FAVOR: walker
OPPOSED: case, swanson

CITY OF BALDWIN



Jay Swanson, Mayor

ATTEST:



Joan Heinen, City Clerk/Treasurer