

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-028**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT FOR JOINT ACCESS FOR 5
BELOW LOCATED AT 7352 GLORY ROAD
(CITY FILE NUMBER 2026-006)**

WHEREAS, Agree Limited Partnership (“the applicant”) has requested approval of a conditional use permit amendment for property legally described as follows:

Lot 1, Block 1, Central Lakes Crossing Second Addition, subject to and together with an easement of record, Crow Wing County, Minnesota

WHEREAS, the Planning and Zoning Commission has reviewed the requests at a duly called Public Hearing on March 10, 2026 and recommended approval; and

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their March 17, 2026 meeting and directed City staff to prepare findings of fact according to the record at that meeting; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request for conditional use permit amendment, subject to the following findings and conditions, and those findings in the staff report dated March 10, 2026:

1. The conditional use permit amendment allows for joint access, in accordance with the application and plans received by the City on February 10, 2026, revised application received February 13, 2026, and revised site plan received on April 3, 2026, except as amended by this resolution, based on the finding that all applicable conditional use permit standards have been met as identified in the staff report dated March 10, 2026.
2. A building permit is required prior to beginning any new construction.
3. **Prior to issuance of a building permit**, the applicant shall:
 - a. Update all applicable plans to reflect the redesign of the project without setback variances.
 - b. Enter into an Escrow Agreement.
 - c. Submit any required amendments to existing private joint access easements as required by the City Attorney.
 - d. Submit a landscape plan that complies with the requirements of the landscape ordinance.
 - e. Submit lighting plans as needed to show ordinance compliance. Specifically identify compliance with wall pack shielding, free-standing parking lot lighting height requirements, and site photometrics.
 - f. Provide compliance with zoning review items related to the development plan.

4. All new and replaced roof top units (RTUs) shall comply with the requirements of the ordinance. Specifically, no rooftop unit (RTU) shall be visible if viewed at a height of five feet (5') above finish floor level at a distance of one hundred feet (100') from the building; any visible portion of any RTU beyond this point shall be painted to match the primary color of the exterior of the principal structure.
5. Any new mechanical equipment, gas meters, satellite dishes, and other utility hardware, whether located on the roof or exterior of the building or on the ground adjacent to it, shall be designed (including exterior color) and located to be aesthetically harmonious and compatible with the building. Screening may be required where the design, color and location of the equipment are found to be ineffective to buffer noise or provide aesthetic harmony.
6. All signage requires separate sign permits and shall comply with the zoning ordinance requirements.
7. All exterior lighting shall have a ninety-degree cutoff shield that conceals the light source with a non-sag, non-yellowing lens and shall fully comply with the lighting standards of the zoning ordinance.
8. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and improvements.

Whereupon, said Resolution is hereby declared adopted on this 7th day of April 2026.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal