

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-013**

**RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT
FOR “VETERANS FIRST ADDITION” FOR PROPERTY LOCATED AT THE NORTHEAST
CORNER OF NOVOTNY ROAD AND LAKE FOREST ROAD
(CITY FILE NUMBER 2026-002)**

WHEREAS, Roger Fink, Trident Development (“the applicant”) has requested approval of a preliminary and final plat for an 80-unit apartment development on property located at the northeast corner of Novotny Road and Lake Forest Road, legally described as follows:

Outlot D, Veterans, Crow Wing County, Minnesota, and;

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on February 10, 2026, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their February 17, 2026, meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the preliminary and final plat of Timberline Heights, based on the finding that the standards in Title 11 of the Baxter Subdivision Ordinance are met as identified in the staff report dated February 10, 2026. Specifically:

1. The subdivision does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
2. The subdivision does not fall within the corridors of any planned or proposed street as shown upon the official map or approved area plans; and
3. The subdivision does not violate any local, state or federally adopted law, ordinance, regulation, plan or policy.

FURTHER BE IT RESOLVED that the following conditions of approval shall be met:

1. The approval of the preliminary and final plat is based on the application and plat received by the City on January 5, 2026, and January 12, 2026, except as may be amended by this resolution.
2. The preliminary and final plat is contingent on approval of the Rezoning to Planned Unit Development, and approval of the PUD General and Final Plan.

3. **Prior to Recording the plat**, the applicant shall:
 - a. Submit plat recording checklist items as reviewed and approved by city staff, to include an independent plat check letter and the submittal of an electronic CAD version of the Final Plat.
 - b. Payment of park dedication fees in compliance with the park dedication ordinance and Fee Schedule at the time of recording the final plat.
 - c. Add a Utility Easement over the sanitary sewer main and water main.
 - d. Comply with any plat requirements from Crow Wing County.
4. A building permit is required prior to beginning any new construction.
5. No building permits shall be issued until the final plat, agreements, and easements are filed and recorded with Crow Wing County.
6. The final plat approval shall expire two years from the date of this approval unless the applicant has recorded the plat or requested an extension in writing.

Whereupon, said Resolution is hereby declared adopted on this 17th day of February, 2026.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal