

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2024-093**

**RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT
OF “RYAN ADDITION TO BAXTER” FOR PROPERTY LOCATED AT 12692 TIMBERWOOD
DRIVE (CITY FILE NUMBER 2025-037)**

WHEREAS, CA Commercial Development (“the applicant”) has requested approval of a preliminary and final plat on property located at 13688 Elder Drive, legally described as follows:

Outlot B, Costco Addition, Crow Wing County, Minnesota.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on November 12, 2025, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their November 18, 2025 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 request to approve preliminary and final plat of Costo Second Addition, based on the finding that the standards in Title 11 of the Baxter Subdivision Ordinance are met as identified in the staff report dated July 9, 2024. 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 plans received by the city on October 13, 2025, except as amended by this resolution, based on the finding that all applicable subdivision standards have been met.
2. Approval of the preliminary and final plat shall be contingent upon approval of conditional use permits for drive through use and amended joint access.
3. Approval of the preliminary and final plat shall be contingent upon any requirements by the Minnesota Department of Transportation.

4. **Prior to Recording the plat**, the applicant shall:
 - a. Submit plat recording checklist items such as submittal of a plat check letter, and electronic CAD version of the final plat, as reviewed and approved by city staff.
 - b. Pay park dedication fees for the plat to the City at the current rate identified in the City Fee Schedule.
5. A building permit is required prior to beginning any new construction.
6. No building permits shall be issued until the final plat, agreements, and easements are filed and recorded with Crow Wing County.
7. 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 19th day of November, 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal