

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2025-095**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING AN APARTMENT ACCESSORY TO A
SINGLE-FAMILY HOME FOR PROPERTY LOCATED AT 5257 CEDARDALE LANE
(CITY FILE NUMBER 2025-035)**

WHEREAS, Kevin and Mary Finnegan (“the applicant”) have requested approval of a conditional use permit for property legally described as follows:

Outlot B, Fifth Southdale Addition to Baxter, Except the East 350 feet thereof, and except the West 66 feet thereof, Section 14, Township 133, Range 029 Crow Wing County, Minnesota.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called 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 for a conditional use permit, subject to the following findings and conditions:

1. The conditional use permit allows for an accessory apartment to be located within the home for property located at 5257 Cedardale Lane, in accordance with the application and plans received by the city on October 13, 2025, except as may be 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 November 12, 2025.
2. A permit is required prior to beginning any construction of the building addition.
3. The single family detached dwelling shall be owner occupied.
4. There shall be no separate ownership of the accessory apartment use.
5. There shall be no separate rental of the accessory apartment use.
6. Only one such apartment shall be permitted in the dwelling.
7. There shall be no separate exterior entrance serving the accessory apartment. Specifically, the entrance to the accessory apartment shall be through the home.

8. The accessory apartment shall be fully integrated within the single-family home and shall not be physically separated or cut off from the rest of the dwelling.
9. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use or requests an extension in writing prior to the date of expiration.

Whereupon, said Resolution is hereby declared adopted on this 18th day of November, 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal