

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2025-074**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE EXPANSION
OF A CHURCH PARKING LOT FOR PROPERTY LOCATED AT 6284 FAIRVIEW ROAD (PID 40120903)
(CITY FILE NUMBER 2025-026)**

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

Southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 12 lying north of highway right-of-way, except part platted “Winklers Pine Woods Addition to Village of Baxter”, except part to church, and except two parts to Bisek, and except part to City of Baxter for a park, and except another part to Lakewood Evangelical Free Church as conveyed on Document Number 429426, subject to quiet title action per Document Number 779763, Crow Wing County, Minnesota, and;

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called Public Hearing on September 9, 2025 and recommends approval, and;

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their September 16, 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 amendment, subject to the following findings and conditions:

1. The conditional use permit allows for the expansion of an existing church parking lot, in accordance with the application and plans received by the city on August 6, 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 September 9, 2025.
2. A permit is required prior to beginning any construction of the parking lot.
3. **Prior to issuance of a permit for the parking lot**, the applicant shall:
 - A. Submit a landscape plan in compliance with the City’s landscape ordinance for review and approval by the City.
 - B. Submit design elements for the parking lot in compliance with the parking ordinance to be reviewed and approved by the City. Design elements shall include, but are not limited to, parking lot islands, parking stall dimensions, and drive aisle dimensions.
 - C. Enter into a stormwater facilities maintenance agreement.

4. 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 16th day of September, 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal