



ITEM REPORT
PLANNING AND ZONING COMMISSION

Agenda Date: 9/9/2025
Agenda Section: New Business

TO: Baxter Planning and Zoning Commission

FROM: Joshua Doty, Community Development Director

REQUEST: **Review of HRA Redevelopment Plan Amendment** to determine if the plan amendment is consistent with the City's Comprehensive Plan

APPLICANT: City of Baxter

ZONING: N/A

1. Application Request

The Crow Wing County HRA, Housing and Redevelopment Authority is requesting that the Planning Commission review if the HRA Redevelopment Amendment is consistent with the City's Comprehensive Plan. Specifically, under State Law, Crow Wing County is required to sell tax forfeited lots at estimated market value and that any special assessments are paid. To date, the lots in question have not been acquired due to these combined costs. The attached HRA Plan Amendment would allow the County HRA to acquire lots and sell them to a developer to allow development of the properties.

2. Recommendation

Staff recommends approval of the HRA Redevelopment Plan Amendment, subject to the findings and conditions in the attached resolution.

Attachments

1. Draft Resolution Approving HRA Redevelopment Plan Amendment
2. HRA Redevelopment Plan Amendment
3. Site Details