

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2025-068**

**RESOLUTION APPROVING A CONDITIONAL USE PERMITS TO ALLOW A MOTOR VEHICLE REPAIR
BUSINESS AND JOINT ACCESS FOR PROPERTY LOCATED SOUTH OF 7399 GARRISON ROAD (PID
40070559
(CITY FILE NUMBER 2025-021)**

WHEREAS, Les Schwab Tire Center (“the applicant”) has requested approval of conditional use permits for property legally described as follows:

Lot 1, Block 1, Central Lakes Crossing Third Addition, Crow Wing County, Minnesota, and;

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

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their August 19, 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 permits, subject to the following findings and conditions:

1. The conditional use permit allows a drive through motor vehicle repair business, in accordance with the application and plans received by the city on June 18, 2025, revised pylon plans received on July 1, 2025, and revised civil plans received 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 August 12, 2025.
2. The conditional use permit allows for joint access between the subject properties, in accordance with the application and plans received by the City on June 18, 2025, revised pylon plans received on July 1, 2025, and revised civil plans received 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 August 12, 2025.
3. There shall be no storage of tires, equipment, materials, damaged vehicles, parts or accessory equipment outside of the principal building
4. All servicing and repair of vehicles and equipment shall occur inside the principal building.

5. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota uniform fire code.
6. The applicant shall comply with any conditions from the Minnesota Department of Transportation.
7. A building permit is required prior to beginning any new construction.
8. **Prior to issuance of a building permit for the office building**, the applicant shall:
 - A. Submit architectural plans and physical color samples for the exterior of the building verifying that the proposed colors are Earth-tone as required by the ordinance.
 - B. Submit a joint-access easement for review and approval by the city attorney. The joint-access easement shall be recorded against the property with the Crow Wing County Recorder's Office.
 - C. Revise plans to include a 6-foot-tall trash enclosure rather than 8-foot-tall.
 - D. Submit landscape plans in compliance with the landscaping ordinance. Specifically, the applicant shall revise the landscape plan to include a presence of trees on the Highway 371 frontage and to swap out the Ginko tree with an approved species.
 - E. Provide a Watermain Easement around the water improvements.
 - F. Enter into an Escrow Agreement.
 - G. Enter into a Stormwater Facilities Maintenance Agreement.
 - H. Provide compliance with any zoning review items related to the development plan, as shown with the building permit application.
9. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use.

Whereupon, said Resolution is hereby declared adopted on this 19th day of August, 2025.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal