

**CITY OF BAXTER, MINNESOTA  
RESOLUTION 2025-029**

**RESOLUTION APPROVING A FINAL PLAT  
FOR “COMMON INTEREST COMMUNITY NUMBER 1088 FAIRVIEW OFFICE PARK SIXTH  
SUPPLEMENTAL CIC PLAT” LOCATED EAST OF 13822 BLUESTEM COURT**

WHEREAS, On the Wing Investments, LLC. (“the applicant”) has requested approval of a final plat on property legally described as follows:

Outlot C, Common Interest Community Number 1088 Fairview Office Park, Crow Wing County, Minnesota.

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 a final plat, based on the finding that the standards in Title 11 of the Baxter Subdivision Regulations are met. Specifically:

1. The final plat is a re-plat of an outlot to a lot and block to allow the construction of the sixth building in the development.
2. The plat does not require the creation of any public utility easements;
3. The plat does not landlock or otherwise impair convenient ingress and egress to or from the subject tract or any adjacent property;
4. 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 final plat is based on the application and plans received on February 5, 2025.
2. **Prior to Recording the plat**, the applicant shall:
  - a. Pay the required park dedication fee at the city’s rate at the time of payment.
  - b. Submit plat recording checklist items as reviewed and approved by city staff.
3. A building permit is required prior to beginning any new construction.
4. **Prior to the issuance of a building permit**, the applicant shall:
  - a. Submit building elevation drawings for review and approval by City staff.
  - b. Enter into a Stormwater Facilities Maintenance Agreement.

5. No building permits shall be issued until the final plat and any related agreements are filed and recorded with Crow Wing County.
6. The building permit plan set shall be consistent with the original development approvals for items such as building design and landscaping.
7. Property irons shall be installed, marked and preserved through the construction period on the site.

**Whereupon, said Resolution is hereby declared adopted on this 4<sup>th</sup> day of March 2025.**

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**Darrel Olson, Mayor**

**ATTEST:**

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**Kelly Steele, City Clerk**

***City Seal***