

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-087**

**RESOLUTION APPROVING A PUD, PLANNED UNIT DEVELOPMENT GENERAL AND
FINAL PLAN TO AMEND THE MASTER SIGN PLAN FOR PROPERTY LOCATED AT 14275
EDGEWOOD DRIVE (CITY FILE NUMBER 2026-039)**

WHEREAS, Essentia Health (“the applicant”) has requested approval of a PUD, Planned Unit Development General and Final Plan to Amend the current PUD for property located at 14275 Edgewood Drive, legally described as follows:

LOTS 1, 2, AND 3, BLOCK 1 THIRD ADDITION TO BAXTER WAL-MART
SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE
CROW WING COUNTY, MINNESOTA, RECORDER'S OFFICE SUBJECT TO
EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD, IF ANY.

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

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their November 19, 2024 meeting, and;

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 PUD Amendment, based on the finding that the standards in Title 10 of the Baxter Zoning Ordinance are met. Specifically:

1. With the conditions in this resolution, the PUD is consistent with the City's Comprehensive Plan;
2. With the conditions in this resolution, the PUD is consistent with the zoning ordinance requirements; and
3. The PUD 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. PUD Resolution 2024-072 remains valid, except as amended by this resolution.
2. The approval of the PUD general and final plan amendment approves a master sign plan including four monument/directional signs for the Essentia Health portion of the PUD, as indicated on the application and plans received by the city on September 29, 2026, except as amended by this resolution.
3. All signage shall require separate permits and shall be in conformance with the City's sign ordinance, except as allowed with PUD sign plans received by the city on September 29, 2026.
4. The PUD General and Final Plan application is hereby approved with this PUD Amendment.

5. The PUD approval shall expire one year from the date of this approval unless the applicant has recorded the plat or commenced construction or has requested an extension in writing.

Whereupon, said Resolution is hereby declared adopted on this 20th day of October, 2026.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal