

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-065**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE
FUTURE LAND USE PLAN FROM PUBLIC/SEMI-PUBLIC/INSTITUTIONAL TO HIGH
DENSITY RESIDENTIAL FOR APPROXIMATELY 3.7 ACRES LOCATED AT THE
SOUTHWEST CORNER OF CLEARWATER ROAD AND FOREST DRIVE
(CITY FILE # 2026-023)**

WHEREAS, Kuepers Inc. has requested a Comprehensive Plan Amendment to amend the Future Land Use Plan for property legally described as follows:

Lot 1, Block 3, JMS Baxter Estates, Crow Wing County, Minnesota, and;

WHEREAS, the Planning Commission has reviewed the proposed Comprehensive Plan Amendments at a duly called public hearing on August 12, 2026, and recommends approval;

WHEREAS, the City Council considered the Planning Commission recommendation at their August 18, 2026 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 Comprehensive Plan Amendment to amend the Future Land Use Plan for approximately 3.7 acres from Public/Semi-Public/Institutional to High Density Residential, based upon the following findings:

1. The amendment to the Future Land Use Plan to High Density Residential would not negatively impact other elements of the existing Comprehensive Plan.
2. The proposed Future Land Use of High Density Residential would transition land use from Office to High Density to Medium Density to Low Density residential. The proposed amendment allows density and a 4-story building, which in turn minimizes construction footprint on the property, and would therefore, be compatible with the Future Land Use the surrounding properties.

Whereupon, said Resolution is hereby declared adopted on this 18th day of August 2026.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, Assistant City Administrator/Clerk

City Seal