

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-060**

**RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT
OF “BELL BANK ADDITION” FOR PROPERTY LOCATED IN THE SOUTHWEST CORNER OF CLEARWATER
ROAD & GOLF COURSE DRIVE (CITY FILE NUMBER 2026-025)**

WHEREAS, Bell Bank (“the applicant”) has requested approval of a preliminary and final plat on property located in the southwest corner of Clearwater Road and Golf Course Drive, legally described as follows:

Lots 3, 4, 5 & 6, Block 1, Golf Course Drive Commercial Park, Crow Wing County, Minnesota.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called a Public Hearing on August 12, 2026, and recommends approval, and;

WHEREAS, the City Council considered the Planning and Zoning Commission recommendation at their August 18, 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 to approve preliminary and final plat of Bell Bank Addition, based on the finding that the standards in Title 11 of the Baxter Subdivision Ordinance are met as identified in the staff report dated August 12, 2026. Specifically:

1. The subdivision does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
2. The subdivision does not fall within the corridors of any planned or proposed street as shown upon the official map or approved area plans; and
3. 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 preliminary and final plat is based on the application and plans received by the city on July 13, 2026, revised preliminary and final plat received on July 23, 2026, except as amended by this resolution, based on the finding that all applicable subdivision standards have been met.
2. Approval of the preliminary and final plat shall be contingent upon approval of a conditional use permit for drive through use.

3. **Prior to Recording the plat**, the applicant shall:
 - a. Submit plat recording checklist items such as submittal of a plat check letter, title opinion, and electronic CAD version of the final plat, as reviewed and approved by city staff.
4. A building permit is required prior to beginning any new construction.
5. No building permits shall be issued until the final plat, agreements, and easements are filed and recorded with Crow Wing County.
6. The final plat approval shall expire two years from the date of this approval unless the applicant has recorded the plat or requested an extension in writing.

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

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal