



CITY OF BAXTER

LAND USE APPLICATION FORM

For Internal Use Only

Project # _____

Fees Paid: \$ _____

Escrow Paid \$ _____

Receipt # _____

Escrow Code _____

Type of Application (check all that apply)

- ☐ Architectural Review
- ☐ Conditional Use Permit
- ☐ Interim Use Permit
- ☒ Variance
- ☐ Sketch Plan Review
- ☐ Administrative Subdivision
- ☐ Preliminary Plat
- ☐ Final Plat

- ☐ Vacation (Street ROW/Easements)
- ☐ Comprehensive Plan Amendment
- ☐ Zoning/Subdivision Ordinance Amendment
- ☐ PUD, Planned Unit Development General Plan
- ☐ PUD, Planned Unit Development Final Plan
- ☐ Mobile/Seasonal Vending Permit
- ☐ Shoreland Alteration Permit
- ☐ Other _____

Project Name: Five Below building addition

Property Information

Address: 7352 Glory Road #50

PID Number: 40070580

Legal Description (attach if necessary): LOT 1 BLOCK 1 CENTRAL LAKES CROSSING SECOND ADDITION

Applicant Information

Name: Agree Limited Partnership

Address: 32301 Woodward Ave. Royal Oak, MI 48073

Street

City

State

Zip

Phone (W): 440-263-1194

Phone (H): _____

Fax: _____

Print or Type Name: John Drain

Email Address: jdrain@agreeerealty.com

Contact Person Name (If other than applicant): _____

Phone: _____ Address: _____

Owner Information

Name: Same as above

Address: _____

Street

City

State

Zip

Phone (W): _____

Phone (H): _____

Fax: _____

Print or Type Name: _____

Email Address: _____

Brief Description of Request: (Attach separate sheet, if necessary)

Variance request to allow an accessory structure (decorative screened enclosures of waste receptacles) to encroach 20 feet into the setback along Glory Road. The variance is necessitated by unique site constraints, including existing drainage and sewer utilities and easements encumbering the western property line, which leave no developable area in the rear of the buildings and necessitate avoiding placement within the interior parking lot due to safety and line-of-sight concerns for vehicular and pedestrian traffic.

If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature John Drain Date 07/28/2026
Applicant's Printed Name John Drain

Owner's Signature John Drain Date 07/28/2026
Owner's Printed Name John Drain
