

CITY OF GRANT
MINUTES

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DATE : February 3, 2014
TIME STARTED : 7:14 p.m.
TIME ENDED : 8:28 p.m.
MEMBERS PRESENT : Councilmember Bohnen, Tronrud, Huber, Lobin and Mayor Carr
MEMBERS ABSENT : None

Staff members present: City Attorney, Nick Vivian; City Planner, Jennifer Haskamp; City Engineer, Phil Olson; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

Mayor Carr called the meeting to order at 7:14 p.m.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Tronrud moved to approve the agenda, as presented. Council Member Bohnen seconded the motion. Motion carried unanimously.

CONSENT AGENDA

January 7, 2014 City Council Meeting Minutes	Approved
Bill List, \$58,811.33	Approved
Washington County Sheriff's Dept., Jul-Dec 2013, \$53,741.88	Approved

Council Member Bohnen moved to approve the Consent Agenda, as presented. Council Member Tronrud seconded the motion. Motion carried unanimously.

STAFF AGENDA ITEMS

City Engineer, Phil Olson

Renewal of Roadside Services Contract, David's Consulting, Mike Perron, KEJ Enterprises – City Engineer Olson advised new contracts are required for roadside services including brushing, tree trimming, and mowing. Three contractors currently complete this work and updated contracts are

1 attached for Council review. These contracts include current contractor pricing and have been
2 extended through 2016.

3
4 Council Member Bohnen added all three contractors have been working in the City for several years
5 and they all work together. He stated he likes having the ability to utilize all three of them and that
6 they can do all the services. He recommended all three contracts be renewed.

7
8 **Council Member Bohnen moved to approve all roadside servies contracts, as presented.**
9 **Council Member Huber seconded the motion. Motion carried unanimously.**

10
11 **City Planner, Jennifer Haskamp**

12
13 **Ed Schmidt Proposed Text Amendment Application, Public Hearing** – City Planner Haskamp
14 advised at the regular City Council meeting on January 7, 2014 the following staff report was
15 presented for review and consideration by the Council regarding the Proposed Text Amendment to
16 allow “Supper Clubs” with a Conditional Use Permit in the A-2 zoning district. Resulting from
17 Council discussion and after hearing from the public, staff was directed to prepare some additional
18 language related to performance standards regarding the proposed text amendment. She reviewed the
19 staff report notingt has been updated to include Council’s direction and additions are identified by
20 underlined and italics for ease of review.

21
22 City Planner Haskamp advised the Applicant has proposed to amend the City’s Zoning Ordinance to
23 allow Supper Clubs in the A2 zoning district with the issuance of Conditional Use Permit (CUP).
24 The submitted application is attached for your review; and the following proposed changes are
25 summarized for your consideration:

- 26
27
- 28 • Section 32-245 (c) Table of Uses. The table currently includes “Supper Club” and identifies it
29 as “N” or not permitted in the A2, R1, and Conservancy zoning districts. The table identifies
30 that “Supper Club” is permitted with a Conditional Use Permit (“C”) within the A1 and
31 General Business (GB) zoning districts. The applicant has proposed to change the designation
32 under A2 to “C” which would allow the use with a Conditional Use Permit and public hearing
33 consistent with the A1 zoning district.
 - 34 • The Applicant is not proposing to change the current definition of Supper Club which is
35 identified within section 32-1 Definitions. Based upon the submitted materials, Mr. Schmidt
36 believes that the hybrid of a Country Club and Supper Club, with existing definitions would
37 accommodate the proposed facility he would propose to operate.

38 City Planner Haskamp stated the Applicant has proposed to simply modify the table of uses to allow
39 Supper Clubs in the A2 zoning district with a Conditional Use Permit. The applicant did not offer
40 any additional modifications, but suggested that the applicability (with respect to their request) would
41 be to allow for the operation of the business as depicted within his Concept Plan which included
42 recreational, food/beverage and banquet facilities.

43
44 City Planner Haskamp stated that since there is an existing definition within the Ordinance, the
45 Council must consider how allowing Supper Clubs – given the current definition – would affect all

1 potential properties within the A2 zoning district. As indicated, the A2 properties tend to be located
2 more centrally within the community and tend to be on smaller lots and located on local road.

3
4 City Planner Haskamp advised staff discussed the proposed changes at the staff meeting held in
5 December, and would offer some additional considerations if the proposed modification is something
6 that the Council wishes to consider:

- 7
- 8 ▪ Providing additional requirements/modifications to the existing definition could be
9 accomplished at the same time as this amendment, if desired. For example, the definition
10 could be modified to restrict the lot size to a minimum of 15 or 20 acres, and have direct
11 access to a County or State Road.
 - 12 ○ For example, if the minimum lot size was added to the Supper Club definition
13 requiring a minimum of 20 acres with direct access to a County or State road
14 approximately 80 +/- parcels would qualify. This represents approximately 3.4% of all
15 total parcels in the community.
 - 16 ▪ Although there is a definition for Supper Club provided, there are no specific performance
17 standards identified within the ordinance. If the Council is concerned about the use, there
18 would be an opportunity to add a new section 32-352 Supper Clubs to further clarify and
19 define the standards expected from any new facility.
 - 20 ▪ Based upon the discussion and recommendation of the City Council at the January 7, 2014
21 meeting, draft text was prepared and is attached as Ordinance 2014-32. The draft language
22 was structured similarly to other performance standards within the adopted Code of
23 Ordinances.
- 24
25

26 Council Member Tronrud referred to a condition relating to 300 feet of frontage on the primary access
27 road and asked if that was covered within the performance standards.

28
29 Mayor Carr stated he believes property owners should have the required frontage on a state or county
30 road. He inquired about sewage disposal on the site and stated he would like it to be clear they cannot
31 hook up to other cities utilities.

32
33 City Planner Haskamp advised that requirement is covered through the City's Comprehensive Plan.

34
35 Mayor Carr suggested the words "at least" be added and bolded to the item outlined in 2B.

36
37 Council Member Huber agreed and noted there are no standards for the different athletic facilities and
38 stated that has to be addressed.

39
40 City Planner Haskamp stated a supper club is different from the recreational facilities. The City does
41 not have clear standards yet for the athletic facilities. There will be one CUP that will cover the
42 supper club and athletic facilities.

43
44 City Attorney Vivian advised the City needs to deal with the text amendment application then the
45 CUP. The Council will have to make decisions about country club standards at some point in time.

1 There is currently not a CUP application in yet so the City cannot address those performance
2 standards.

3
4 Mayor Carr stated the City does not have a definition for a country club. He stated he believes this is a
5 supper club that will have athletic facilities and that is allowed.

6
7 Mayor Carr opened the public hearing at 8:33 p.m.

8
9 Mr. John Smith, 67th Lane, came forward and stated the Council has had a good discussion regarding
10 this issue but it suggested more work needs to be done. He stated he is concerned that the use is in
11 contrast to the City's Comprehensive Plan. The use does not suggest a rural community. If this use
12 were to be allowed he would want it to be thoroughly screened and cause no additional traffic. Dual
13 uses within the City are confusing for people and he does not think the City is ready for the public
14 hearing for this application.

15
16 Ms. Joyce Welander, 83rd Street, came forward and stated she wants to see a plan that shows the
17 locations of the facilities. A public hearing is required when there are any changes to the use or
18 ordinance. She questioned the use of this property in regards to a dual use. She noted the
19 Metropolitan Council accepted the City's Comprehensive Plan as a rural community and they do not
20 want leap frog development. She stated she respects the fact that the City wants to stay rural or she
21 could sell her property. The City spent a lot of time on the Comprehensive Plan and she hopes Grant
22 does not go the way of Lake Elmo. She believes this type of use belongs in commercial zoning. She
23 added she does not want to use all the City's corners.

24
25 Mayor Carr closed the public hearing at 8:47 p.m.

26
27 Mayor Carr stated he does not think this is leap frog development. Supper clubs are allowed in A1
28 zoning and the text amendment is to allow supper clubs in A2 zoning but also added performance
29 standards making it even more restrictive. He thinks the primary use is the restaurant/bar facility
30 which is his main concern. The use would give the community another gathering spot.

31
32 Council Member Huber stated he does not have a problem calling this a supper club that is allowed in
33 A1 and making it more restrictive. He stated his question related to country clubs. There is no
34 definition for that and the use would have given the Council the opportunity to define country club
35 and add performance standards. This use is more like a country club. It is on a corner in Grant, is not
36 leap frog development and gives the City a defense. He also noted there are currently no country
37 clubs within the City.

38
39 City Attorney Vivian noted the application only addresses the use in an A2 zone. It is not property
40 specific as there is no application yet for the specific use.

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1 **Ordinance No. 2014-32, Amending the Grant Code of Ordinances** – City Planner Haskamp
2 reviewed the revisions and additions per the Council discussion.

3
4 **Council Member Tronrud moved to approve Ordinance No. 2014-32, as amended. Council**
5 **Member Lobin seconded the motion. Motion carried with Council Member Huber voting nay.**

6
7 **Resolution No. 2014-05** – City Planner Haskamp advised Resolution No. 2014-05 allows for a
8 summary publication of Ordinance No. 2014-32.

9
10 **Council Member Huber moved to adopt Resolution No. 2014-05, as presented. Council**
11 **Member Bohnen seconded the motion. Motion carried unanimously.**

12
13 **City Attorney, Nick Vivian**

14
15 **Ordinance No. 2014-33, Criminal History Background Checks for City Employees** – City
16 Attorney Vivian advised cities must comply with background check requirements by 2014. He
17 reviewed Ordinance No. 2014-33 noting it meets the minimum requirements. The ordinance will be
18 effective upon publication. It does not apply to independent contractors or Council Members, only
19 City employees.

20
21 **Council Member Huber moved to approve Ordinance No. 2014-33, as presented. Council**
22 **Member Lobin seconded the motion. Motion carried unanimously.**

23
24 **Resolution No. 2014-06, Summary Publication of Ordinance No. 2014-33** – City Attorney Vivian
25 advised Resolution No. 2014-06 allows for a summary publication of Ordinance No. 2014-32.

26
27 **Council Member Huber moved to adopt Resolution No. 2014-06, as presented. Council**
28 **Member Lobin seconded the motion. Motion carried unanimously.**

29
30 **NEW BUSINESS**

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32 There was no new business.

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34 **UNFINISHED BUSINESS**

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36 There was no unfinished business.

37
38 **DISCUSSION ITEMS**

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40 **City Council Reports:**

41
42 Mayor Carr advised the City submitted a letter of support to the County for the separation of the
43 Gateway Trail at Jamaca Avenue. He requested the Grant Trail Rangers be notified regarding this
44 issue. He also advised he has been working on the Manning trail access being moved approximately

1 ten feet and installing a stop sign. That project will be completed and he requested the property
2 owner be notified.

3
4 Mayor Carr stated the City should move forward with definitions. The City Planner can develop
5 some basic definitions and bring them forward. He indicated he would help with City Planner with
6 that project.

7
8 City Planner Haskamp clarified she would not be working on the definitions but would bring back a
9 list of what definitions are needed within the City Code.

10
11 Council Member Huber stated he believes the City Planner should work on the definitions.

12
13 Mayor Carr stated there needs to be a starting point and the City Planner can provide the overview.
14 He indicated he believes the Council can do simple definitions.

15
16 Council Member Huber stated feedback on policy is beneficial. He would like to make sure the
17 definitions are neutral and come back to the Council from a professional. The Council should not be
18 doing definitions and he does not want the definitions to be political.

19
20 Council Member Huber reviewed the Groundwater Management Plan overview from the memo
21 included in the packets noting the City needs to keep a close eye on this issue.

22
23 Council Member Bohnen stated Grant is going good stewards of the land but all cities will be treated
24 the same as high density areas with large volumes. The City of Grant will be held to the same
25 standards as those high volume areas and that is very concerning.

26
27 Council Member Huber stated there will be some information at the City officer regarding propane
28 assistance.

29
30 **Staff Updates:**

31
32 There were no staff updates.

33
34 **COMMUNITY CALENDAR FEBRUARY 4 THROUGH FEBRUARY 28, 2014:**

35 **Mahtomedi Public Schools Board Meeting, Thursday, February 13, 2014, Mahtomedi District**
36 **Education Center, 7:00 p.m.**

37 **Stillwater Public Schools Board Meeting, Thursday, February 13th and 27th , 2014, Stillwater**
38 **City Hall, 7:00 p.m.**

39 **Charter Commission Meeting, Thursday, February 20th , 2014, Mahtomedi City Hall, 7:00 p.m.**

40 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

41
42 **ADJOURN**

1 **There being no further business, Council Member Bohnen moved to adjourn at 8:28 p.m.**
2 **Council Member Huber seconded the motion. Motion carried unanimously.**

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4 The City Council adjourned to a work session to take public comment. No one was present for public
5 comment and no action was taken.
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11 These minutes were considered and approved at the regular Council Meeting March 4, 2014.
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16 _____
17 Kim Points, Administrator/Clerk

16 _____
17 Tom Carr, Mayor

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