

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2010-09**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR  
ADVANCE SELF STORAGE**

**WHEREAS**, Advance Self Storage (Advance) (“Applicant”) has submitted an application for an Amended Conditional Use Permit for public enclosed rental storage or garages, exterior and open storage, and office uses at 11130 60th Street North in the City of Grant, Minnesota; and

**WHEREAS**, the property is legally described as follows:

Rustad Addition Lot 2, Block 1; and

**WHEREAS**, the uses on the property at 11130 60th Street North have existed since January 1982, which is prior to the adoption date of the ordinance (December 7, 1982); and

**WHEREAS**, Section 32-142 of the City’s ordinance permits a CUP to be automatically issued for uses permitted with a CUP in existence prior to the adoption date of the ordinance; and

**WHEREAS**, the uses on the property are public enclosed rental storage or garages which is a permitted use with a CUP in the General Business District; and

**WHEREAS**, the applicant is requesting to expand the uses on the property to include exterior storage and office uses; and

**WHEREAS**, the ordinance requires that changes to uses on a property require an amendment to the CUP; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on January 19, 2010, and has recommended approval to the City Council; and

**WHEREAS**, the City Council for the City of Grant has considered the Planning Commission's recommendation at its February 1, 2009, City Council meeting;

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of Advance Self Storage (Advance) for an Amended Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City's Zoning Ordinance which provides that a Conditional Use Permit may be granted "if the applicant has proven to a reasonable degree of certainty" that specific standards are met. The City Council's Findings relating to the standards are as follows:

- The use is designated in Section 32-245 as a conditional use for the General Business District.
- The use conforms to the city's comprehensive plan.
- The use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- The use is compatible with the existing neighborhood.
- The use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to people, property, or the general welfare because of production of traffic, noise, smoke, fumes, glare, odors, or any other nuisances.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The use will not increase flood potential or create additional water runoff onto surrounding properties.

**FURTHER BE IT RESOLVED**, that the following conditions of approval of the Conditional Use Permit shall be met:

1. The permitted principal use is public enclosed rental storage or garages.
2. Permitted accessory uses include exterior and open storage, and office uses.
3. All permitted accessory uses must be accessory to the permitted principal use.

4. Changes in type or intensity of use on the property, except as identified herein, shall require an amendment to the CUP.
5. All waste, refuse or garbage shall be kept in an enclosed building or property contained in a closed container designed for such purposes.
6. Structures within setbacks shall be relocated to meet setback requirements.
7. All activities occurring under the Amended CUP shall meet the conditions of the City's Noise Ordinance.
8. Hours of operation for shall be from 7:00 AM to 8:00 PM, which would include trucks loading and unloading materials on the property and any activity related to that process.
9. The hours of operation for waste pickup shall not be earlier than 7:00 AM nor later than 6:00 PM.
10. A fence meeting the standards of section 32-315 of the City's zoning ordinance shall be constructed between Advance Self Storage and 6077 Lake Elmo Avenue.
11. The CUP shall be subject to annual review by the City for compliance with the conditions set for in the CUP. The applicant shall comply with City Ordinances that require the applicant to pay a CUP review fee.
12. All fees and escrow are paid to the City.
13. Lighting ordinance requirements shall be met.
14. In accordance with City ordinances, violation of the terms of the CUP may result in revocation of this permit.

Adopted by the Grant City Council this 2nd day of March, 2010.

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Tom Carr, Mayor

State of Minnesota                    )  
  ) ss.  
County of Washington                )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on \_\_\_\_\_, 2010 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Kim Points  
Clerk  
City of Grant