

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2016-05**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
A BAR AND TAVERN
(COZZIE’S TAVERN AND GRILL)**

WHEREAS, Cozzie’s Holding, LLC (“Applicant”) has submitted an application for a Conditional Use Permit to operate a Restaurant, Bar and Tavern (“Cozzie’s Tavern and Grill”) located at 11154 60th Street North in the City of Grant, Minnesota; and

WHEREAS, the subject property has been used for a bar and tavern for the recent past; and

WHEREAS, the Applicant recently purchased the property and has proposed to operate a new business which requires modifications and improvements to the existing facilities on site; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on December 1, 2015.

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 Cozzie’s Holding, LLC for 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:

- Restaurants, Bars or Taverns are designated in Section 32-245, table of uses, as a conditional use for the General Business (GB) zoning district.
- The use conforms to the city’s comprehensive plan, and maintains business uses in the General Business district in compliance with the guided land used designation.

- A similar use has been on the subject property for the past several decades, and the proposed modifications will be consistent with previous uses of the property.
- The modifications at the site and facility will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood if conditions of the permit are met.
- The use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- 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 provided conditions of the permit are met.

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

1. The Applicant shall meet and comply with all of the conditions stated within the Conditional Use Permit dated January 5, 2015 (the “Permit”).
2. The site plan shown on the Certificate of Survey dated April 3, 2015 shall be updated as required within the Permit, and the revised site plan shall be made a part of the Permit. Any proposed changes, modifications or expansions beyond those demonstrated on the updated site plan may require an amendment to the Permit.
3. The Applicant shall obtain all necessary licenses and permits from Washington County, Valley Branch Watershed District, Minnesota Department of Health, and the MPCA which are necessary in carrying out its operations on the premises including a building permit, if applicable.
4. All escrow amounts shall be brought up to date and kept current.
5. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
6. Any violation of the conditions of the Permit may result in the revocation of said Permit.

Adopted by the Grant City Council this 5th day of January, 2016.

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 _____, 2016 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 _____, 2016.

Kim Points
Clerk
City of Grant