

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2017-15**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
9711 KESWICK AVENUE NORTH  
(LANOUX STABLES)**

**WHEREAS**, Lawrence and Maureen Lanoux (“Owners” or “Applicant”), Julie Brady, and Jamie Moeller (“Applicant”) has submitted an application for a Conditional Use Permit to operate a Horse Boarding and Training Facility known as Lanoux Stables to be located at 9711 Keswick Avenue North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Owners reside on the Subject Property; and

**WHEREAS**, the Applicant is proposing to operate a Horse Boarding and Training Facility to support up to 65 equines; and

**WHEREAS**, the Horse Boarding and Training use will be accessory to the principal use; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 18, 2017; and

**WHEREAS**, on July 18, 2017 the Planning Commission recommended approval of the application subject to certain conditions; and

**WHEREAS**, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on August 1, 2017.

**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 Lawrence and Maureen Lanoux, Julie Brady, and Jamie Moeller for a 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 Horse Boarding and Trailing use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A2 zoning district when the number of horses exceeds 10 on any property.
- The use conforms to the city's comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- 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 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 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 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 Applicant shall meet and comply with all of the conditions stated within the Conditional Use Permit dated August 1, 2017 (the "Permit").
2. The Permit shall be reviewed in compliance with the City's CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Minnesota Department of Health, Browns Creek Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 1st day of August 2017.

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Jeff Huber, 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 \_\_\_\_\_, 2017 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 \_\_\_\_\_, 2017.

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Kim Points  
Clerk  
City of Grant