

**City of Grant
City Council Agenda
February 4, 2025**

The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, February 4, 2025, in a teleconference format and in person at Town Hall for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to two (2) minutes with five (5) speakers maximum. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

- (1) _____
- (2) _____
- (3) _____
- (4) _____
- (5) _____

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

- A. January 7, 2025 City Council Meeting Minutes**
- B. January 2025 Bill List, \$62,223.27**
- C. Bremer Bank, 2019/2020 Road Project, \$82,824.00**

5. STAFF AGENDA ITEMS

A. City Engineer, Brad Reifsteck

1. Approval of Ten-Year Capital Improvement Plan Update

B. City Planner, Jennifer Swanson

i. PUBLIC HEARING, Consideration of Resolution No. 2025-04, Request for Minor Subdivision, 11154 60th Street N

ii. PUBLIC HEARING, Consideration of Amended Conditional Use Permit, Two Silo Farmhouse Resort, 7040 117th St N

C. City Attorney, Nick Vivian (no action items)

6. NEW BUSINESS

A. Consideration of Resolution No. 2025-05, Appointment of Council Vacancy

7. UNFINISHED BUSINESS

8. DISCUSSION ITEMS (no action taken)

A. Staff Updates (updates from Staff, no action taken)

B. City Council Reports/Future Agenda Items (no action taken)

9. COMMUNITY CALENDAR FEBRUARY 5 THROUGH FEBRUARY 28, 2025:

Mahtomedi Public Schools Board Meeting, Thursday, February 13th and February 27th, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, February 13th, Stillwater City Hall, 7:00 p.m.

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

Presidents' Day, Monday, February 17th, 2025

10. ADJOURNMENT

CITY OF GRANT
MINUTES

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DATE : January 7, 2025
TIME STARTED : 6:32 p.m.
TIME ENDED : 7:50 p.m.
MEMBERS PRESENT : Councilmember Rog, Cornett,
Cremona and Mayor Giefer
MEMBERS ABSENT : None

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

CALL TO ORDER

The meeting was called to order at 6:32 p.m.

PUBLIC INPUT

Mr. Loren Sederstrom, 9330 107th St N, came forward and congratulated those that were elected and stated he would like to serve on the Cable Commission on behalf of the City of Grant.

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

City Attorney Vivan provided the Oath of Office to Mayor Jeff Giefer, Council Member Lindsay Cremona and Council Member Ben Cornett.

Mayor Giefer presented a plaque to previous Mayor Jeff Huber and thanked him for his years of service to the City.

SETTING THE AGENDA

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

CONSENT AGENDA

- December 2024 Bill List, \$107,740.00 Approved
- Clerk 2025 Pay Increase – 3% per 2025 Budget Approved
- 2024 Pay Equity Report Approved

1 Washington County, 2024 Election Expense Approved

2
3 Woodchuck, ROW Trees Approved

4
5 OMG, Final Pay Voucher, \$13,746.86

6
7 Council Member Rog moved to approve the consent agenda, as presented. Council Member
8 Cornett seconded the motion. Motion carried unanimously.

9
10 **STAFF AGENDA ITEMS**

11 **City Engineer, Brad Reifsteck (no action items)**

12
13 **City Planner, Jennifer Haskamp**

14
15 **PUBLIC HEARING, Consideration of Resolution No. 2025-01, Variance Request for Side Yard**
16 **Setback, 7076 Lone Oak Trail** – City Planner Haskamp advised Applicant and Owner Streetcar
17 Holdings, Inc. dba White Oaks Savanna (“Applicant”) is requesting a variance from the minimum
18 side yard setback at 7076 Lone Oak Trail N. The subject property is located in the northeasterly
19 corner of Lake Elmo Ave N (CSAH 17) and Lone Oak Trail N in the White Oaks Savannah (WOS)
20 subdivision. The Applicant is the developer and owner of the WOS subdivision, and the subject
21 property is a vacant lot that is subject to the WOS development agreement executed within the City,
22 and private covenants and architectural restrictions.

23
24 A duly noticed public hearing has been published, and letters were sent to adjacent property owners
25 within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City
26 Council meeting on January 7, 2024.

27
28 The following staff report summarizes the requested variance, existing conditions, draft findings, and
29 conditions of approval.

30
31 **PROJECT SUMMARY**

<p>Applicant/Owner: Streetcar Holdings, Inc.</p>	<p>Lot Size: 7.0 Acres Location: 7076 Lone Oak Trail N, Grant, MN 55082 PID: 25.030.21.33.0001 Land Use: RR/AG Zoning: A1</p>
<p>Request: The Applicant is requesting a variance from the minimum side yard setback abutting a County Road to construct a single-family residential structure on the subject property.</p>	

32
33 The Applicant is requesting a variance from the 65-foot side yard setback to encroach approximately
34 25-feet into the required setback from the western property line abutting the CSAH 17 right-of-way.
35 Per the Applicant’s narrative and the documentation provided, the proposed use of the lot for a single-

1 family detached residential structure is not feasible because the 65-foot setback constrains the
2 buildable area. The site plan is provided in Attachment B.

3
4 City Planner Haskamp stated City Code Sections 32-59 and 32-60 establish the criteria to review and
5 approve variance requests. The variance application process requires the Applicant to prepare a
6 statement of reasons why the request is made describing the hardship (or practical difficulty)
7 describing how, “the proposed use of the property and associated structures in question cannot be
8 established under the conditions allowed by this chapter or its amendments and no other reasonable
9 alternate use exists; however, the plight of the landowner must be due to physical conditions unique
10 to the land, structure or building involved and are not applicable to other lands, structures or buildings
11 in the same zoning district....Economic considerations alone shall not constitute a hardship.” The
12 Applicant’s narrative is provided in Attachment B and describes their reasons for the variance
13 request.

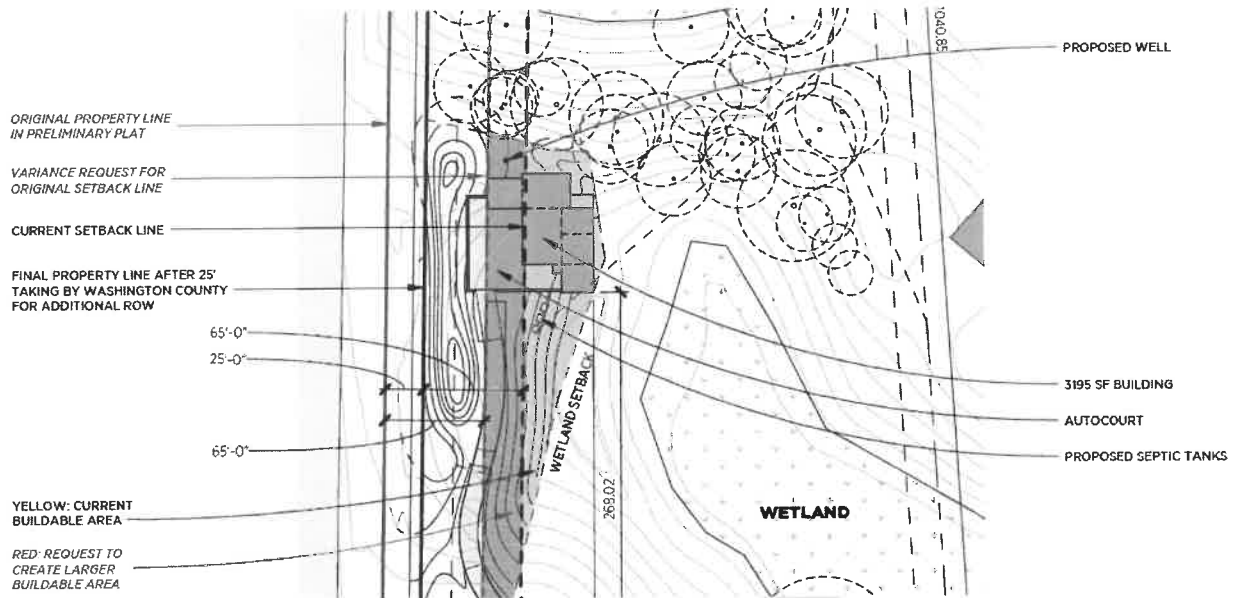
14
15 In addition to City Code, the Applicant must comply with the requirements established by the
16 Development Agreement for the WOS subdivision as well as the terms and conditions of the Final
17 Plat. The analysis that follows provides an overview of the process from the preliminary and final plat
18 which is relevant to the variance request due to the CSAH 17 right-of-way dedication required as part
19 of the final plat.

20
21 The subject lot is approximately 7.0 acres located in the White Oaks Savanna subdivision and was
22 platted in 2018. The lot is bordered by Lake Elmo Ave N (CSAH 17) to the west and Lone Oak Trail
23 N to the south with access to the lot from Lone Oak Trail N. There are two (2) wetland areas that
24 surround the identified buildable area on the lot, which were delineated as part of the platting process.
25 The site has an established white oak savanna with 31 heritage oak trees, all of which will remain as
26 part of the proposed project, and varied topography that slopes down towards the delineated wetland
27 areas.

28
29 During the Preliminary Plat and Final Plat process the buildable area on the subject lot was identified.
30 The buildable area was delineated outside of all required setback areas, wetlands, wetland buffers,
31 woodland preservation areas and rights-of-way. After these areas were excluded, the buildable area
32 on the lot was generally identified as the southwest quadrant of the property abutting the CSAH 17
33 right of way. The buildable area is required to accommodate all principal and accessory structures,
34 driveways, stormwater facilities, septic system and well.

35
36 After receiving Final Plat approval from the City, the Final Plat was circulated for review by different
37 governmental bodies. The Washington County Department of Transportation conditioned their
38 approval and required Streetcar Holdings, Inc. to dedicate an additional 25-foot strip abutting the full
39 westerly property line of the subject lot for future right-of-way. This condition had the effect of
40 moving the western lot line to the east by 25-feet, and consequently shifted the setback line. The
41 resulting width of the buildable area was reduced from about 65-feet to approximately 40-feet. The
42 buildable area with existing right-of-way setback, wetland setback and physical constraints is
43 highlighted in yellow in Figure 1 below. The requested variance area is identified in pink.

1 **Figure 1. Current Buildable Area with Setbacks and Physical Constraints**



2
3
4 The Applicant is requesting a variance from the 65-foot side yard setback to encroach approximately
5 25-feet into the setback area to allow for a more reasonable area to site the improvements. This would
6 effectively push the setback line to the location that was approved as part of the initial Preliminary
7 Plat.

8
9 City Planner Haskamp advised dimensional requirements are established in Chapter 32, Section 246
10 of the City’s Code. Properties that are zoned A1 are subject to a minimum side yard setback of 65-
11 feet when the side yard abuts a road right-of-way (corner lot). The variance request is summarized
12 below (see Attachment B for the site plan):

13

Minimum Side Yard Setback (from street in case of corner lot)	Proposed	Variance	Description
65’	40’	25’	The proposed side yard setback aligns with what was initially approved by the City as part of the Final Plat process. The variance from the setback will allow for a portion of the attached accessory structure to encroach into the setback area. All portions of the Principal Structure will meet the required setback.

14
15 City Planner Haskamp advised when evaluating a variance request, the applicant must demonstrate
16 that “1) the proposed use of the property... in question cannot be established under the conditions
17 allowed by this chapter and no other reasonable alternate use existing; 2) the plight of the landowner
18 must be due to physical conditions unique to the land ... and are not applicable to other lands ... in

1 the same zoning district; and 3) the unique conditions of the site cannot be caused or accepted by the
2 landowner...” The following analysis is provided in response to each criterion:

3
4 **1) *Proposed Use is Reasonable***

5
6 The WOS subdivision was platted with the intent of developing each lot with a single-family
7 residential structure. All lots within the subdivision were determined to meet the minimum
8 design criteria and requirements as part of the Preliminary and Final Plat process. The
9 Applicant is requesting the variance to allow for the construction of a single-family detached
10 structure that is comparable in size and scale to the other lots/homes developed within the
11 subdivision. It is reasonable to use the property in a manner that is consistent with the
12 subdivision intent and to request a variance from the standard so that a home can be built that
13 is consistent with the surrounding properties and neighborhood.

14
15 The Applicant has provided their analysis in Attachment B.

16
17 **2) *Physical Conditions are unique to the land.***

18
19 The lot slopes downward towards the wetland areas on the north half and eastern edge of the
20 properties. As shown on the site plan, a variable 75-foot setback from the wetland edge was
21 established during the preliminary and final plat process. The white oak savanna on the
22 property bisects the lot and the heritage trees are unique to the property and are intended to be
23 preserved as part of the conservation subdivision. The natural characteristics and limitations,
24 in combination with the right-of-way acquired from Washington County during the Final Plat,
25 constrain the suitable area for a new single-family residential structure and required septic
26 system on the lot. Washington County requested the additional right-of-way after all of the
27 site planning, including wetland buffers, were completed which significantly altered the
28 buildable area on the lot. The physical conditions of the property are unique to this lot and are
29 not present on any other lot within the WOS subdivision. While the natural characteristics
30 were present during the platting process, the additional right-of-way requested by Washington
31 County at the late stages of the project had unintended consequences to the buildability of the
32 subject lot.

33
34 The Applicant has provided their analysis in Attachment B.

35
36 **3) *Unique Conditions are not caused by the landowner.***

37
38 The additional right-of-way, in combination with the physical constraints were not created by
39 the landowner, and Staff believes that the Applicant has demonstrated an effort to work with
40 and integrate the existing site conditions into development of the lot. Staff also believes that

1 the requested variance has been minimized to the extent possible and reflects what was
2 initially approved by the City as part of the Final Plat process.

3
4 The Applicant has provided their analysis in Attachment B.

5
6 The intended use of the subject property is not feasible with the current lot constraints. There are also
7 no viable alternative locations for the single-family structure because of the limited buildable area. As
8 demonstrated on Figure1 and in Attachment B, the buildable area must accommodate the principal
9 and accessory structures as well as the septic system.

10
11 The lot was approved for a single-family residential lot as part of the Final Plat process, and therefore
12 it is reasonable for the Applicant to develop the site for its intended use. Further, it is reasonable and
13 desired for the lot to be developed with a structure of similar value as the other lots within the
14 subdivision.

15
16 The lot is a part of the WOS subdivision and homes within the subdivision are generally large,
17 custom-built properties. It is generally desirable to have similar valued properties within the
18 subdivision, which requires certain structural improvement values to support the cost of the lot/land.
19 While this is in part due to economic considerations, it is also important to the long-term
20 sustainability of the housing stock within the subdivision. While the Applicant’s narrative describes
21 some economic factors, they are not the sole reason for the request. The request is related to
22 economic considerations; however, staff has determined that the other variance criteria are met.

23
24 No additional engineering comments are provided. All future construction on the lot must comply
25 with the terms of the development agreement which requires review and approval of certain permits
26 by the City Engineer and Building Official.

27
28 It is the Applicant’s responsibility to determine if any additional permitting is necessary from the
29 Browns Creek Watershed District (BCWD) at time of building permit. The Applicant must also
30 obtain a permit from the Washington County Department of Public Health and Environment prior
31 to installation of the septic system. No other agency review is required.

32
33 The following draft findings related to the hardship (practical difficulty) are provided for your
34 review and consideration:

- 35
- 36 ■ The additional right-of-way required by Washington County for CSAH 17 during the Final
37 Plat of White Oaks Savanna moved the side yard setback line on the property at 7076 Lone
38 Oak Trail N., east by approximately 25-feet which consequently shifted the side yard
39 setback line and further constrained the buildable area.
 - 40 ■ The additional 25-foot right-of-way extended the full length of the side-yard on the subject
41 lot and directly impacted the buildable area which abuts the CSAH 17 right of way on the
42 subject lot.

- 1 ▪ The suitable area to site the proposed single-family structure is further constrained by the
- 2 existing wetlands, wetland buffers, topography, and vegetation. These features are
- 3 naturally occurring and are unique to the subject property.
- 4 ▪ The proposed use of the lot to develop a single-family detached residential structure is a
- 5 reasonable use of the property and the strict application of the City’s ordinances would not
- 6 permit the construction as proposed.
- 7 ▪ The proposed variance is consistent with the Comprehensive Plan and the Zoning
- 8 Ordinance which permits and encourages rural residential uses.
- 9 ▪ The Applicant has minimized the variance to the extent possible and is proposing a
- 10 buildable area that aligns with the initial Preliminary Plat approval.
- 11 ▪ The requested variance is not driven by economic considerations alone.

12
13 *Draft Conditions as noted in the Attached Resolution:*

- 14
- 15 ▪ The Applicant must comply with all applicable terms and conditions of the Development
- 16 Agreement when developing the lot.
- 17 ▪ No further encroachment into the side-yard shall be permitted, except for the
- 18 improvements as noted on the Site Plan.
- 19 ▪ The Applicant must obtain the proper permits from the Washington County Department of
- 20 Public Health and Environment prior to installation of the septic system.
- 21 ▪ The Applicant shall be required to obtain any necessary permits and/or approvals from the
- 22 Browns Creek Watershed District prior to construction. A copy of any correspondence or
- 23 permits shall be provided to the City prior to construction.
- 24

25 Staff recommends approval of the requested variance A draft resolution of approval for your
26 review and consideration is provided in Attachment A.

27
28 **Council Member Cremona moved to open the public hearing at 6:57 p.m. Council Member**
29 **Cornett seconded the motion. Motion carried unanimously.**

30
31 Mr. Matt Eddy, 7060 Lake Elmo Ave N, came forward and asked if a variance would be required if
32 the lot were ten acres.

33
34 **Council Member Cornett moved to close the public hearing at 7:01 p.m. Council Member**
35 **Cremona seconded the motion. Motion carried unanimously.**

36
37 **Council Member Cornett moved to adopt Resolution No. 2025-01, as presented. Council**
38 **Member Cremona seconded the motion. Motion carried unanimously.**

39
40 **City Attorney, Nick Vivian**

41
42 **Consideration of DNR Lease, Stillwater Oaks** – City Attorney Vivian advised Stillwater Oaks
43 Association ("Association") has asked the City for assistance in facilitating use of land

1 regulated by the Minnesota DNR. The Association requires a storm sewer pipeline to serve the
2 homes within its development. The pipeline is required to cross the Brown's Creek Trail
3 which is regulated by the Minnesota DNR. The DNR will not lease directly to a private entity
4 but will lease the land to the City and allow the City to sublease to the Association. The portion
5 of the Gateway Trail area required for the storm sewer pipeline location and installation is 20
6 feet wide and 193 feet long consisting of approximately .09 acres.
7

8 Attached is a copy of the proposed Miscellaneous Lease ("Lease") between the State of
9 Minnesota and the City of Grant. Exhibit A to the Lease depicts the Lease Premises. Also
10 attached is the Sublease with the Association with passes all term, covenant and condition of
11 the Lease through to the Association, makes the Association responsible for performance of
12 the Lease obligations and includes indemnification of the City for any losses the City might
13 sustain. The Sublease requires the Minnesota DNR's consent.
14

15 The sole use of the Leased Premises is for a drainage ditch, installation and use of a
16 stormwater pipe and related drainage facilities. City Staff recommends approval.
17

18 City Attorney Vivian advised he has no issues with the lease and the HOA is ultimately
19 responsible. The lease will need to be renewed at some point in future. The Engineer has
20 no concerns regarding water plow in the ditch and there is also a drainage pond. The
21 Request is at the discretion of the Council.
22

23 Mr. Jason Palmby, Developer, came forward and stated to ask for additional improvements
24 as part of the development is problematic. This is not a significant overflow and updating
25 the City on the HOA Financials could be a condition of approval.
26

27 City Attorney Vivia stated this is for overflow purposes only and there are other storm
28 ponds that have to be maintained. The HOA will maintain the ponds and pipes. An escrow
29 could be required.
30

31 **Council Member Cremona moved to approve DNR Lease with the addition of the**
32 **HOA Financial Statements, Emergency Contacts and Board information must be**
33 **submitted to the City annually as well as an escrow provided for repairs to be**
34 **determined by the City Engineer. Council Member Rog seconded the motion. Motion**
35 **carried unanimously.**
36

37 NEW BUSINESS

38 **Consideration of Ordinance No. 2025-83, 2025 Fee Schedule** – Staff recommended some of the
39 City fees be increased as presented in the draft ordinance.

40 **Council Member Cornett moved to approve Ordinance No. 2025-01, as presented. Council**
41 **Member Rog seconded the motion. Motion carried unanimously.**
42

1 **Consideration of Resolution No. 2025-02, Summary Publication of Ordinance No. 2025-83 –**
2 Staff advised Resolution No. 2025-02 authorizes summary publication of Ordinance No. 2025-83.

3
4 **Council Member moved to adopt Resolution No. 2025-02, as presented. Council Member --**
5 **seconded the motion. Motion carried unanimously.**

6 **Consideration of 2025 City Council Meeting Schedule –** Staff advised a 2025 meeting schedule
7 was provided in the packet for approval. It was noted all meetings are subject to change.

8 **Council Member Cremona moved to approve the 2025 City Council Meeting Schedule, as**
9 **presented. Council Member Th seconded the motion. Motion carried unanimously.**

10 **Consideration of 2025 Appointment List –** Staff advised a draft appointment list was provided in
11 the Council packets. New appointments need to be made for Deputy Mayor and Investment Advisor.

12 **Council Member Rog moved to approve the 2025 Appointment List, as amended. Council**
13 **Member Cornett seconded the motion. Motion carried unanimously.**

14 **Consideration of December 3, 2024 City Council Meeting Minutes – Council Member Cornett**
15 **moved to approve December 3, 2024 City Council Meeting Minutes, as presented. Council**
16 **Member Rog seconded the motion. Motion carried with Council Member Cremona abstaining.**

17 **Consideration of Resolution No. 2025 – 03, Declare Council Vacancy –** Staff advised the Council
18 must declare a vacancy for the vacant City Council seat. At the next meeting the Council will
19 consider appointing someone to that vacant seat.

20 Council directed staff to post the vacancy on the City website and advised anyone who is interested to
21 contact their Council Members directly.

22 **Council Member Cremona moved to adopt Resolution No. 2025-03, as presented. Council**
23 **Member Cornett seconded the motion. Motion carried unanimously.**

24
25 **UNFINISHED BUSINESS**

26 **DISCUSSION ITEMS (no action taken)**

27 **Staff Updates (updates from Staff, no action taken)**

28 **City Council Reports/Future Agenda Items**

29
30 **COMMUNITY CALENDAR JANUARY 8 THROUGH JANUARY 31, 2025:**

31 **Mahtomedi Public Schools Board Meeting, Thursday, January 9th and January 23rd,**
32 **Mahtomedi District Education Center, 7:00 p.m.**

33 **Stillwater Public Schools Board Meeting, Thursday, January 9th, Stillwater City Hall, 7:00 p.m.**

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

35 **Martin Luther King Day, Monday, January 20th, 2025**

36
37 **ADJOURNMENT**

1 **Council Member Cornett moved to adjourn at 7:50 p.m. Council Member Cremona seconded**
2 **the motion. Motion carried unanimously.**

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5 These minutes were considered and approved at the regular Council Meeting February 4th, 2025.

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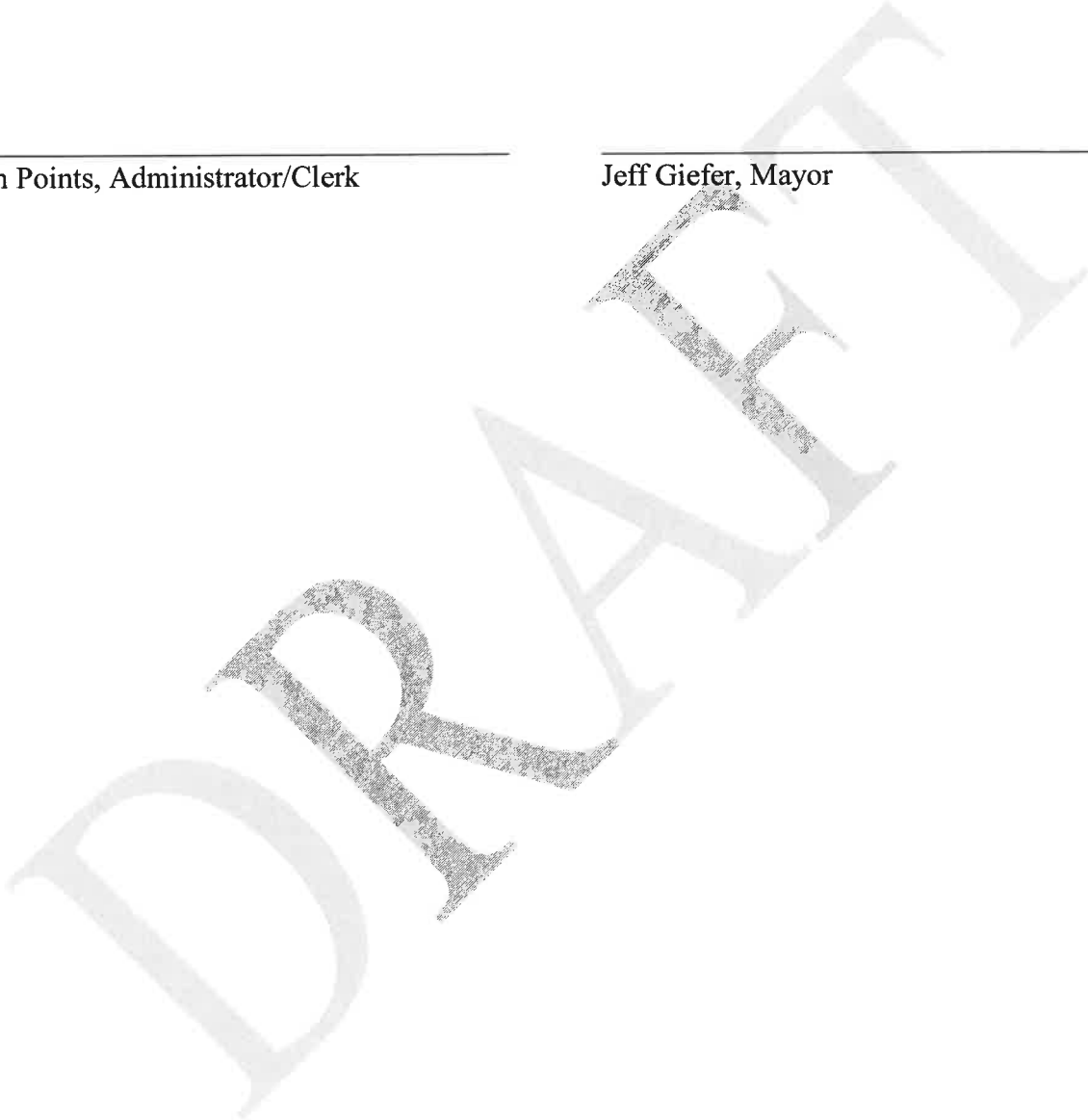
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11 _____
Kim Points, Administrator/Clerk

12 _____
Jeff Giefer, Mayor

13



Fund Name: All Funds

Date Range: 01/01/2025 To 01/27/2025

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
01/20/2025	Payroll Period Ending 01/27/2025	16641	Jan2025Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
	Total For Check	16641					\$ 1,000.55
01/27/2025	Payroll Period Ending 01/27/2025	16640	January 2025	N	Clerk Salary	100-41101-100-	\$ 4,546.01
	Total For Check	16640					\$ 4,546.01
01/27/2025	Washington County Transportation	16642	Inv#228158	N	Snow & Ice Removal	100-43113-210-	\$ 748.12
	Total For Check	16642					\$ 748.12
01/27/2025	LHB	16643	December Engineering	N	Engineering Fees - General	100-41203-300-	\$ 2,271.00
	Total For Check	16643					\$ 2,271.00
01/27/2025	Trade Press	16644	Council Business Cards	N	Office Supplies	100-41313-200-	\$ 130.05
	Total For Check	16644					\$ 130.05
01/27/2025	City of Willernie	16645	2024 Rent	N	Rental City Office	100-41316-210-	\$ 5,294.28
	Total For Check	16645					\$ 5,294.28
01/27/2025	LRS	16646	Town Hall PortaPot	N	Town Hall Porta Pot	100-43007-210-	\$ 159.00
	Total For Check	16646					\$ 159.00
01/27/2025	Kline Bros Excavating	16647	Road Maintenance	N	Road Brushing	100-43114-220-	\$ 7,862.50
	Total For Check	16647					\$ 7,862.50
01/27/2025	SHC, LLC	16648	Planning Services	N	City Planner	100-41209-300-	\$ 1,006.25
	16648				ESCROW	100-49320-300-1034	\$ 1,960.75
	16648					100-49320-300-1035	\$ 1,985.00
	16648					100-49320-300-1037	\$ 2,408.25
	Total For Check	16648					\$ 7,360.25
01/27/2025	Washington Conservation District	16649	4th Quarter Billing	N	MS4	100-43118-300-	\$ 185.71
	Total For Check	16649					\$ 185.71
01/27/2025	CenturyLink	16650	City Phone	N	City Office Telephone	100-41309-321-	\$ 174.98
	Total For Check	16650					\$ 174.98
01/27/2025	Waste Management	16651	Recycling -	N	Recycling	100-43011-384-	\$ 6,040.25
	Total For Check	16651					\$ 6,040.25

Fund Name: All Funds

Date Range: 01/01/2025 To 01/27/2025

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
01/27/2025	Bremer Bank	16652	2019/20 Road Project Bond	N	2019/2020 Road Project	100-43136-530-	\$ 30,744.00
		16652				100-43136-530-	\$ 52,080.00
	Total For Check	16652					\$ 82,824.00
01/27/2025	Press Publications	16653	Summary Publications-Public Hearings	N	Escrow	100-49320-351-1034	\$ 55.00
		16653				100-49320-351-1037	\$ 55.00
	Total For Check	16653					\$ 110.00
01/27/2025	Eckberg Lammers	16654	Legal Services	N	Engineering Fees - General	100-41203-304-	\$ 850.00
		16654			Legal Fees - Complaints	100-41205-304-	\$ 330.00
		16654			Legal Fees - Prosecutions	100-41206-304-	\$ 2,575.00
	Total For Check	16654					\$ 3,755.00
01/27/2025	Ken Ronnan	16655	Video Tech Services - Jan	N	Cable Costs	100-41212-100-	\$ 150.00
	Total For Check	16655					\$ 150.00
01/27/2025	CW Tek	16656	PC/Laptop Work	N	Office Equipment	100-41314-220-	\$ 595.00
	Total For Check	16656					\$ 595.00
01/27/2025	OPG	16657	Annual LF fee	N	Office Equipment	100-41314-210-	\$ 630.00
	Total For Check	16657					\$ 630.00
01/27/2025	League of Minnesota Cities	16658	Membership Dues	N	LMC Dues	100-41304-360-	\$ 5,427.00
	Total For Check	16658					\$ 5,427.00
01/27/2025	MN Department of Labor & Industry	16659	4th Quarter Building Permit Surcharge Conf#1630602024	N	Building Permit Surcharge	100-42005-210-	\$ 2,695.17
	Total For Check	16659					\$ 2,695.17
01/27/2025	Pauszek Inc.	16660	January Assessor Billing	N	Assessing	100-41550-300-	\$ 2,300.00
	Total For Check	16660					\$ 2,300.00
01/27/2025	Maroney's	16661	Large Road Side Pickup	N	Road Garbage Removal	100-43105-384-	\$ 758.00
	Total For Check	16661					\$ 758.00
01/27/2025	Croix Valley Inspector	16662	Building Inspector	N	Building Inspection	100-42004-300-	\$ 6,846.38
	Total For Check	16662					\$ 6,846.38
01/27/2025	PERA	16663	PERA -January	N	Clerk PERA	100-41102-100-	\$ 399.56
		16663				100-41102-120-	\$ 461.03

Fund Name: All Funds

Date Range: 01/01/2025 To 01/27/2025

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
01/27/2025	Adobe	ADEF14	Monthly Fee - Auto	N	Office Equipment	100-41314-210-	\$ 52.00
		ADEF14					\$ 52.00
Total For Check							52.00
01/27/2025	Comcast	CCEF29	Town Hall WIFI - Auto	N	Town Hall Supplies	100-43001-210-	\$ 186.99
		CCEF29					\$ 186.99
Total For Check							186.99
01/27/2025	IRS	EFT215	Payroll	N	Clerk FICA/Medicare	100-41103-100-	\$ 470.24
		EFT215			Clerk Medicare	100-41105-100-	\$ 89.13
		EFT215			Federal Withholding	100-41107-100-	\$ 478.94
		EFT215			Social Security Expens	100-41109-100-	\$ 381.11
Total For Check							1,419.42
01/27/2025	IRS	EFT216	Medical	N	Clerk FICA/Medicare	100-41103-100-	\$ 99.45
		EFT216			Clerk Medicare	100-41105-100-	\$ 18.85
		EFT216			Federal Withholding	100-41107-100-	\$ 100.00
		EFT216			Social Security Expens	100-41109-100-	\$ 80.60
Total For Check							298.90
01/27/2025	Xcel Energy	XcelEFT41	Utilities - Town Hall - Pole Barn - Auto	N	Town Hall Electricity	100-43004-381-	\$ 199.62
		XcelEFT41					\$ 83.46
		XcelEFT41			Well House Electricity	100-43010-381-	\$ 10.83
		XcelEFT41			Street Lights	100-43117-381-	\$ 72.17
Total For Check							366.08
Total For Selected Checks							145,047.27

BREMER BANK

LOAN STATEMENT

PO Box 1000
Lake Elmo, MN 55042-1000

00000160 IBSP0117251052022645 000002 000000 0M

CITY OF GRANT
PO BOX 577
WILLERNIE MN 55090

Account/Note Number	XXXXXXXX0394-00003
Statement Date	01/16/25
Officer	MATTHEW DIETHERT
Branch Number	22017
Current Balance	\$360,000.00
Payment Due Date	02/01/25
Amount Due	\$30,744.00

Call 800-908-BANK (2265) with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00003/C	360,000.00	2.080000	02/01/36	Principal Payment	27,000.00
				Interest To 02/01/25	3,744.00
				Total Due On 02/01/25	\$30,744.00

YEAR-TO-DATE SUMMARY			
Interest Paid	0.00	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

IF THIS IS YOUR FINAL PAYMENT OR MATURITY NOTICE PLEASE CONTACT 800-908-BANK (2265) FOR YOUR FINAL PAYOFF FIGURE.
IF YOU HAVE AN ERROR OR TO REQUEST INFORMATION ON YOUR LOAN PLEASE SEND TO MN-001-23M1, 8555 EAGLE POINT BLVD, LAKE ELMO, MN 55042
INCLUDE YOUR NAME, LOAN NUMBER AND THE INFORMATION YOU ARE REQUESTING.

Please return the bottom portion of the statement with your loan payment.

Check here for change of address or phone number and indicate changes.

CITY OF GRANT
PO BOX 577
WILLERNIE MN 55090

446

Please remit and make check payable to:

Account/Note Number	XXXXXXXX0394-00003
Payment Due Date	02/01/25
Amount Due	\$30,744.00
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

BREMER BANK NATIONAL ASSOCIATION
532 KNOWLES AVENUE SOUTH
NEW RICHMOND WI 54017

00000160-00000001-Page 000001 of 000004-IBSP0117251052022645-FORM226



LOAN STATEMENT

CITY OF GRANT
Account Number XXXXXX0394
Statement Date 01/16/25

LOAN HISTORY									
Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance	
00003	08/09/24	08/09/24	Payment	0.40	3,756.02	0.00	0.00	0.00	

00000160-0000002-Page 000003 of 000004-IBSP0117251052022645-FORM226



LOAN STATEMENT

BREMER BANK

PO Box 1000
Lake Elmo, MN 55042-1000

00000161 IBSP0117251052022645 000002 000000 0M

**CITY OF GRANT
PO BOX 577
WILLERNIE MN 55090**

Account/Note Number	XXXXXXXX1217-00003
Statement Date	01/16/25
Officer	MATTHEW DIETHERT
Branch Number	22017
Current Balance	\$608,000.00
Payment Due Date	02/01/25
Amount Due	\$52,080.00

Call 800-908-BANK (2265) with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00003/C	608,000.00	2.000000	02/01/36	Principal Payment	46,000.00
				Interest To 02/01/25	6,080.00
				Total Due On 02/01/25	\$52,080.00

YEAR-TO-DATE SUMMARY			
Interest Paid	0.00	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

IF THIS IS YOUR FINAL PAYMENT OR MATURITY NOTICE PLEASE CONTACT
800-908-BANK (2265) FOR YOUR FINAL PAYOFF FIGURE.
IF YOU HAVE AN ERROR OR TO REQUEST INFORMATION ON YOUR LOAN
PLEASE SEND TO MN-001-23M1, 8555 EAGLE POINT BLVD, LAKE ELMO, MN 55042
INCLUDE YOUR NAME, LOAN NUMBER AND THE INFORMATION YOU ARE REQUESTING.

Please return the bottom portion of the statement with your loan payment.

Check here for change of address or phone number and indicate changes.

CITY OF GRANT
PO BOX 577
WILLERNIE MN 55090

446

Please remit and make check payable to:

Account/Note Number	XXXXXXXX1217-00003
Payment Due Date	02/01/25
Amount Due	\$52,080.00
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

**BREMER BANK NATIONAL ASSOCIATION
532 KNOWLES AVENUE SOUTH
NEW RICHMOND WI 54017**

00000161-0000001-Page 000001 of 000004-IBSP0117251052022645-FORM226



LOAN STATEMENT

CITY OF GRANT
Account Number XXXXXXX1217
Statement Date 01/16/25

LOAN HISTORY									
Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance	
00003	08/09/24	08/09/24	Payment	0.00	6,100.00	0.00	0.00	0.00	0.00

00000161-0000002-Page 000003 of 000004-IBSP01 17251052022645-FORM226





MEMORANDUM

Date: January 28, 2025
To: Honorable Mayor and City Council,
Kim Points, Administrator, City of Grant
From: Brad Reifsteck, City Engineer, LHB
Re: 10 YR Capital Improvement Plan for Paved Roadway Maintenance

1. **Actions to be considered:**

Motion to approve 10-yr Capital Improvement Plan for Paved Roadway Maintenance for Calendar Years 2025 to 2035.

2. **Background Information:**

The previous 10-year capital improvement plan (CIP) for paved roadway maintenance ended in 2024.

Since 2015, the city's paved roads have increased by 2.7 miles, from 33.5 miles to 36.2 miles. This growth includes developments and the paving of aprons over existing gravel roads. Additionally, during this period, many existing paved roads have been reconstructed, either through special road projects directed by the council or petitioned by residents. The total amount of roads reconstructed since 2015 is approximately 10.5 miles.

The current road policy enables residents living on a paved street scheduled for maintenance in any given year to utilize allocated city-planned roadway maintenance funds for a more extensive roadway reconstruction project. Subsequently, residents are assessed for the remaining costs of street reconstruction, historically ranging from \$7,700 to \$25,000 per buildable lot, according to the city's current policy.

3. **Proposed 10-Year CIP**

The proposed 10-year capital improvement plan, which includes a map, is attached. The city is divided into 4 regions, each containing approximately 8 miles of paved roads, except for the northeast region, which spans approximately 11 miles and has seen the most paved roadways reconstructed over the last 10 years.

Maintenance recommendations for each street segment outlined in the proposed 10-year CIP are categorized into three types:

- **Preventative:** These are newly reconstructed or paved roads.
- **Monitor:** These are paved roads where strategic patching will be used or until a petition is received from residents.



- **Reconstruct:** These are paved roads where strategic patching will be used until a petition is received from residents.

It's crucial to maintain newly constructed roads through activities like crack sealing and fog seals to extend their lifespan and optimize maintenance efficiency. Streets identified for preventative maintenance are scheduled for crack sealing every two years and a crack seal and fog seal every 6 years.

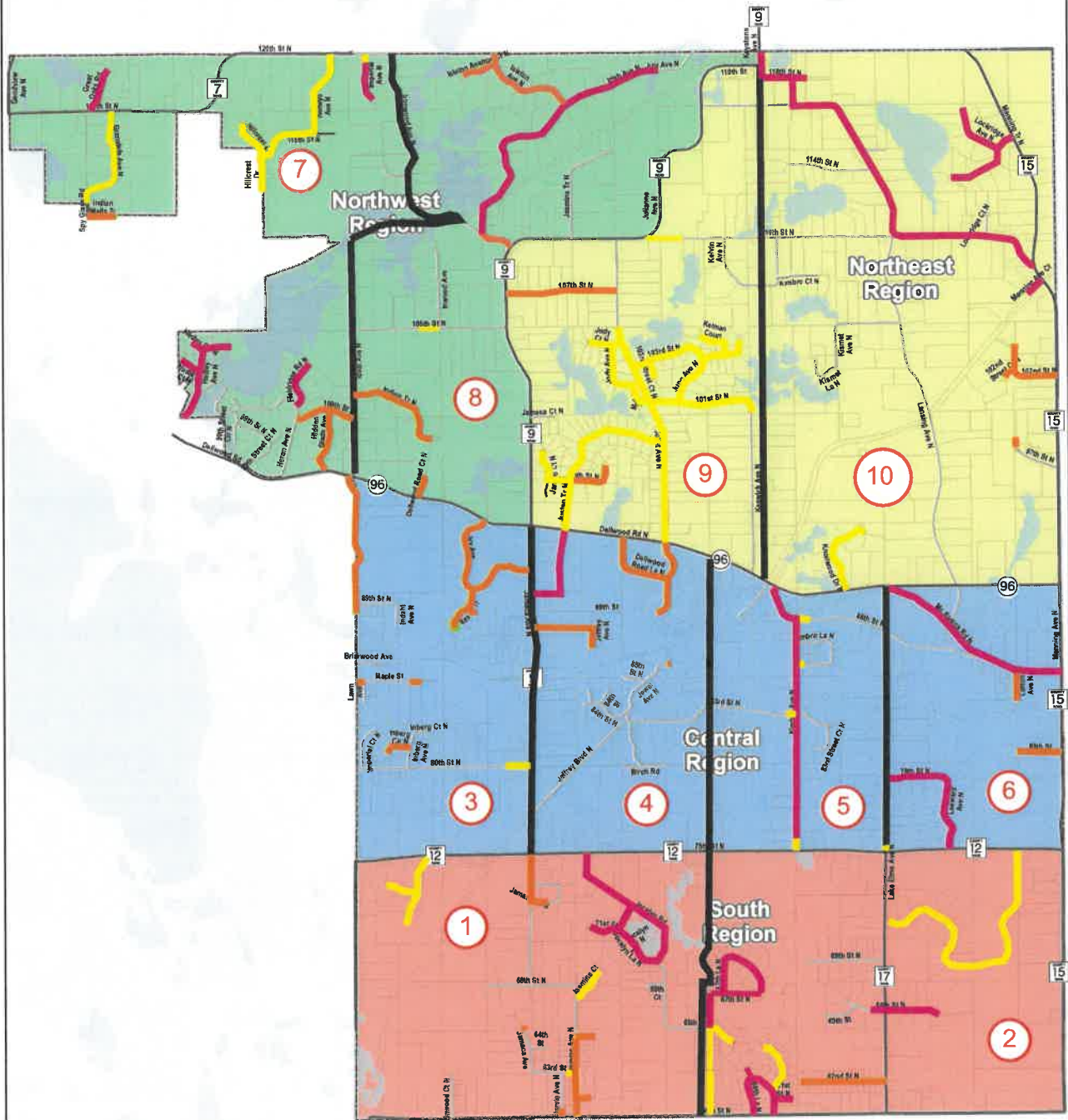
For streets categorized as preventative, the city's roadway maintenance funding will be utilized. Streets classified as monitor or reconstruct will initially receive funding for patching and pothole repairs until a petition for roadway reconstruction is received. Once an overlay or street reconstruction is completed, the street segment will be reclassified as preventative and included in regular scheduled maintenance.

4. Action: Discussion, Motion

Attachment: Proposed 10-Year CIP Map.

Maintenance Recommendations

City of Grant, Minnesota



Maintenance Recommendation

- Reconstruct
- Monitor
- Preventative Maintenance

Other Roads

- Gravel
- Private
- Other Paved Roads

Regions

- Central
- Northeast
- Northwest
- South
- 2 Sub Region

0 0.25 0.5 1 Miles

\\C:\10235-550\GIS\Map\Grant\Prevention\MaintenanceRecommendations_Regions.mxd



STAFF REPORT

TO	City Council Kim Points, City Clerk Nick Vivian, City Attorney Brad Reifsteck, City Engineer	ADDRESS	11154 60 th Street North Grant, MN 55082
FROM	Jennifer Haskamp, AICP, SHC Jenna Shoosmith, SHC	RE	Application for a Minor Subdivision (Lot Split) at 11154 60 th Street North

INTRODUCTION

Cozzie’s Holding LLC (“Applicant”) is requesting a Minor Subdivision (Lot Split) for the property located at 11154 60th Street North. The property was recently purchased by CT Land LLC & J & S Stillwater LLC (“Owner”). The subject property’s septic system is currently located on the neighboring property at 11130 60th Street North under a private easement agreement with the current owner, R-Two Holdings, LLC dba David Rustad. The requested Minor Subdivision (Lot Split) will detach the portion of land where the septic system is located (sending parcel) and adjoin it to the subject property (receiving parcel) so that the septic system and the subject property are under the same ownership. R-Two Holdings, LLC has agreed to this transfer. No new buildable lots will be created as a result of the proposed subdivision.

Public Hearing

A duly noticed public hearing has been published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City Council meeting on February 4, 2025.

The following staff report summarizes the requested Minor Subdivision (Lot Split), existing conditions, draft findings, and conditions of approval.

APPLICATION SUMMARY

<p>Applicant: Cozzie’s Holding, LLC</p> <p>Owner: CT Land LLC & J & S Stillwater LLC</p>	<p>Location: 11154 60th Street North, Grant, MN 55082</p> <p>PID: 3603021330006</p> <p>Lot Size: 1.1 Acres</p> <p>Land Use: General Business (GB)</p> <p>Zoning: General Business (GB)</p>
<p>Request: The Applicant is requesting a Minor Subdivision (Lot Split). The subject property’s septic system is currently located on the adjacent property at 11130 60th Street North under a private easement agreement. If approved, the Minor Subdivision will detach the sending parcel and adjoin it to the receiving parcel so that the septic system and the subject property are under the same ownership.</p>	

REVIEW CRITERIA



The City's subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9 and 30-10. Section 32-246 governs dimensional standards and other zoning considerations. The following analysis provides an overview of the Minor Subdivision request and any relevant established standards.

EXISTING SITE CONDITIONS

The subject property is located at 11154 60th Street North. The 1.1-acre parcel is bordered by commercial uses to the north and east and has frontage along 60th Street North along its southerly border.

In 2016, the subject property was issued a Conditional Use Permit (CUP), which allows for the operation of a Restaurant, Bar, or Tavern as defined in Section 32-1 of the City's Zoning Ordinance. The primary structure is located on the southern half of the property, while the northern portion of the site is predominately utilized as parking space.



Figure 1. Existing Site Conditions

The existing septic system for the subject property is located on the neighboring parcel (11130 60th Street North) under a private easement agreement. The subdivision request will detach that portion of land where the septic system is located (Parcel A in Figure 2) and adjoin it to the subject property (Parcel B in Figure 2) so that the septic system and the subject property are under the same ownership. No new buildable lots will be created as a result of the proposed subdivision.

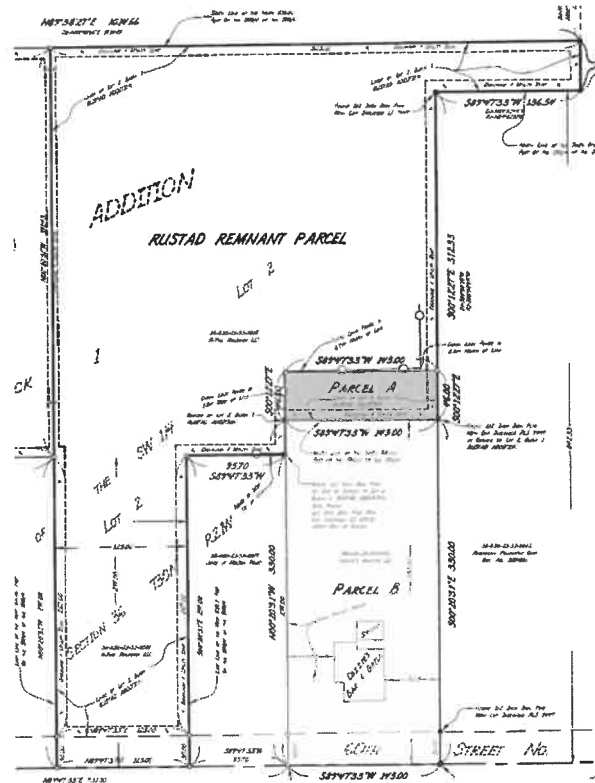


Figure 2. Proposed minor subdivision (lot split) configuration

COMPREHENSIVE PLAN REVIEW



The site is guided General Business (GB) in the City’s adopted Comprehensive Plan. The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City with commercial and general business uses. The proposed Minor Subdivision will also enable the property owners to own the land that contains their existing septic system, which supports the operation of their permitted commercial business.

ZONING/SITE REVIEW

The Applicant submitted a survey exhibit as part of their application (Attachment A). The proposed configuration will detach approximately 6,670-squarefeet of land where the subject property’s septic system is located (Parcel A) and adjoin it to the subject property (Parcel B). If the proposed Minor Subdivision (Lot Split) is approved, Parcels A and B will total approximately 1.25-acres.

Currently, the subject property does not meet the 2.5-acre minimum lot size standard for properties within the General Business (GB) zoning district, per Section 32-246 of the Zoning Ordinance. However, the subject property was created prior to the adoption of the minimum lot size standards. While it does not meet the standard, the lot size is deemed to be a legal non-conforming lot.

Table 1.1 Lot dimensions

Dimensional Standards (Section 32-246)		Parcel A	Parcel B	Combined Parcel A & B
Minimum Lot Area per non-residential structure (acres)	2.5	0.15	1.1	1.25
Minimum Lot Depth (feet)	150	46	330	376
Minimum Lot Width (feet)	300	145	145	145
Frontage on an Improved Public Road	300	N/A	145	145
Setbacks				
Front Yard	65	N/A, no structure proposed	65	65
Side Yard	20		52.3/44.5	52.3/44.5
Rear Yard	30		205	251

As previously stated, the proposed Minor Subdivision and subsequent adjoining of Parcels A and B will ensure that the owners of the subject property will own the land that contains their existing septic system, which will support the operation of the restaurant/bar.

Staff recommends including a condition for approval that Parcel A and Parcel B must be combined.

ENGINEERING STANDARDS

The City Engineer did not have any comments regarding the proposed Minor Subdivision since there are no site or physical improvements proposed.

OTHER AGENCY REVIEW



Staff recommends including a condition that the Applicant is responsible for filing the lot/parcel combination deeds with Washington County Recorder consistent with the exhibit dated 12/22/2024 showing the new lot configuration.

ACTION REQUESTED

Staff has prepared a draft resolution of approval with conditions, which is attached for your review and consideration.

Attachments

Attachment A: Minor Subdivision exhibit dated 12/22/2024

Attachment B: Minor Subdivision Application

Attachment C: Draft Resolution

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2025-04**

**RESOLUTION APPROVING THE REQUEST FOR MINOR SUBDIVISION
(LOT SPLIT) AT
11154 60TH STREET NORTH, GRANT, MN 55082**

WHEREAS, Cozzie’s Holding LLC (“Applicant”) submitted an application for a Minor Subdivision (Lot Split) of the property located at 11154 60th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the intent of the proposed Minor Subdivision (Lot Split) is to detach Parcel A and adjoin it to Parcel B as shown on the Minor Subdivision survey exhibit dated December 22, 2024; and

WHEREAS, the subject property’s septic system is currently located on the adjacent property at 11130 60th Street North under a private easement agreement with the Owner, R-Two Holdings, LLC dba David Rustad; and

WHEREAS, R-Two Holdings, LLC dba David Rustad has agreed to transfer the sending parcel to the receiving parcel; and

WHEREAS, the proposed Minor Subdivision (Lot Split) will enable CT Land LLC & J & S Stillwater LLC (“Owner”) to own both the subject property and the land that contains their existing septic system, which supports the operation of their commercial business; and

WHEREAS, the proposed Parcel A is approximately 6,670-squarefeet, and Parcel B is approximately 1.1-acres; and

WHEREAS, the proposed Minor Subdivision (Lot Split) will reduce the legal nonconformance of Parcel B by 6,670-squarefeet; and

WHEREAS, a duly noticed Public Hearing was held on February 4, 2025; and

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 a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-4 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The proposed Minor Subdivision (Lot Split) request will detach the portion of land where the septic system is located and adjoin it to the subject property so that the septic system and the subject property are under the same ownership.

- No new buildable lots will be created as a result of the proposed Minor Subdivision (Lot Split).
- The proposed Minor Subdivision (Lot Split) conforms to the City’s Comprehensive Plan.
- The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City with commercial and general business uses.
- The proposed Minor Subdivision will ensure that the property owners own the land that contains their existing septic system, which supports the operation of their conditionally permitted restaurant/bar.
- The proposed Minor Subdivision (Lot Split) will reduce the existing legal nonconformance on the subject property by approximately 6,670-squarefeet.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Minor Subdivision (Lot Split) shall be met:

- The Applicant must combine Parcel A and Parcel B.
- The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated 12/22/2024.
- Any future development or redevelopment of Parcel A or Parcel B shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
- Parcel A may not be sold independently of Parcel B.

Adopted by the Grant City Council this 4th day of February 2025.

Jeff Giefer, 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 _____, 2025 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 _____, 2025.

Kim Points
Clerk
City of Grant



City of Grant
 P.O. Box 577
 Willernie, MN 55090
 www.cityofgrant.us

Phone: 651.426.3383
 Fax: 651.429.1998
 Email: clerk@cityofgrant.com

MINOR SUBDIVISION

Application Date:	
Fee: \$400	Escrow: \$4,000

A minor subdivision is any subdivision containing not more than two lots fronting on an existing street, not involving any new street or road, the extension of municipal facilities, or the creation of any public improvements. Minor Subdivisions include lot combinations, lot rearrangements, and exchange of lands.

PARCEL IDENTIFICATION NO (PIN): 36.030.21.33.0006		LOT SIZE: 1.099
PROJECT ADDRESS: 11154 60th St N Stillwater, MN 55082	OWNER: Name: CT LAND LLC & J & S STI Address: 752 Stillwater Rd City, State, Zip: Mahtomedi, MN 5511 Phone: 612-600-3517 Email: alex@kellybrothersltd.com	APPLICANT (If different from Owner): Name: Cozzies Holding LLC Address: 11154 60th ST N City, State, Zip: Stillwater, MN 55082 Phone: 941-330-5964 Email: cchriscoz@gmail.com
BRIEF DESCRIPTION OF REQUEST: Our intention is to combine Lot A of the Rusted Addition to parcel 36.030.21.33.0006		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code sections for a detailed description of required submittal documents, and subsequent process. 1. Chapter 30; Section 30-9		

Required Signatures

*** Note: All parties with a fee interest in the real estate must sign this application before the City will review for completion! ***

Applicant

Fee Title Property Owner (If different from Applicant)

Name: Chris Cosgrove
(Please print)
 Address: 14770 130th St N
 City, State, Zip: Stillwater, MN 55082
 Phone: 941-330-5964
 Cell Phone: 941-330-5364
 Email: cchriscoz@gmail.com
 Signature:
 Date: 10/28/2024

Name: CT LAND LLC & J & S STILLWATER LLC
(Please print)
 Address: 11154 60th St N
 City, State, Zip: Stillwater, MN 55082
 Phone: 612-600-3517
 Cell Phone: 612-600-3517
 Email: alex@kellybrothersltd.com
 Signature:
 Date: 10/28/2024

11-5-24
DAVE RUSTAD R-Two Holdings LLC

Checklist

Please review the attached checklist. Completeness depends on whether or not the applicable checklist items are fulfilled and submitted with your application.

Review Deadline and Timeline

All applications must be received by the deadlines as posted on the City's website. Failure to submit by the date shown may result in a delay in the scheduling of the application for public hearing. Meeting the deadline does not guarantee that an application will be heard at the next meeting. To improve likelihood of appearing on an agenda, it is recommended that applications be submitted earlier than deadline.

According to Minnesota State Statute 462.358 a Minor Subdivision Application has a Statutory review period of 120 days. During the review period the City has the ability to request additional information to assist in its review, and such request shall not impact the review timeline once an application has been deemed complete.

Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the Applicant, the public, City Staff, or its own members. It may question the Applicant and may recommend approval, disapproval, or table by motion the application. The Planning Commission may impose necessary conditions and safeguards in conjunction with their recommendation.

Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council is the only body with the authority to make a final determination and either approve or deny the application for minor subdivision.

Application for Planning Consideration Fee Statement

(Please read carefully and understand your responsibilities associated with this land use application)

The City of Grant has set forth a fee schedule by City Ordinance as posted on the City's website. The City of Grant often utilizes consulting firms to assist in the review of projects. The consultant and city rates are available upon request. By signing this form, the Applicant accepts sole responsibility for any and all fees associated with the land use application from the plan review stage; the construction monitoring stage; and all the way to the release of any financial guarantees for an approved project. In the event the Applicant fails to make payment of all fees associated with the project, the City of Grant will assess any unpaid or delinquent fees related to this application or project against the subject property. If a project is denied by the City Council or withdrawn by the Applicant, the fees associated for the project until such denial or withdrawal, remain the Applicant's responsibility.

I/WE UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant

Fee Title Property Owner

(if different from the Applicant)



Signature

Chris Cosgrove

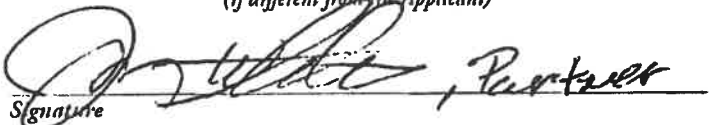
Printed Name

10/28/2024

Date

 11-5-24

DAVE RUSTAD



Alex Kelly

Printed Name

10/28/24

Date



STAFF REPORT

TO	City Council Kim Points, City Clerk Nick Vivian, City Attorney Brad Reifsteck, City Engineer	DATE	January 28, 2025
FROM	Jennifer Haskamp, AICP, SHC Jenna Shoosmith, SHC	RE	Application for an Amended Conditional Use Permit for Two Silo Farmhouse Resort located at 7040 117th Street N

BACKGROUND & INTRODUCTION

On November 2, 2020, Keith Dehnert (“Applicant”) on behalf of the Two Silo Farmhouse Resort, was granted a Conditional Use Permit (CUP) to operate a Farm Winery and Resort on the subject property consistent with the City’s ordinances. The CUP was executed on November 12, 2020, and it identified 38 conditions. On August 5, 2021, the Applicant applied for an Amendment to the 2020 CUP to allow for the demolition of an existing 4,250 SF accessory building and a Building Permit to construct a new 6,000 SF building to be used for winery operations. The CUP Amendment was executed on November 1, 2021, with two (2) additional conditions.

Condition #34 of the Amended 2021 CUP (Condition #32 of the 2020 CUP) states the following:

Any future expansion or intensification of the Two Silo Farmhouse Resort operations shall require an amendment to the Permit. Intensification shall include, but not be limited to: additional facilities/accessory buildings (not sheds) beyond those identified on the site plan, expansion of the parking lot beyond 22 stalls, substantial increase to the number of guests identified in the addendum to the narrative, etc.

Condition #36 of the Amended 2021 CUP (Condition #34 of the 2020 CUP) states the following:

No signage is approved as part of this permit. Any future signage shall be subject to the sign ordinance in place at time of application and may require an amendment to the CUP.

Pursuant to Conditions #34 and #36, the Applicant applied for a second Amendment to the CUP on December 10, 2024. Per the submitted narrative (Attachment A), the Applicant is requesting increased occupancy, expansion of the parking lot, installation of an illuminated wall-mounted “WINERY” sign (after-the-fact), use of the east end concrete apron, and request to install an ambient surround sound system.

Public Hearing

The application for the requested CUP amendment was deemed complete on December 10, 2024. A duly noticed public hearing was published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing is scheduled for the regular City Council meeting on February 4, 2025.

The following staff report summarizes the requested CUP Amendment, existing conditions, draft findings, and conditions of approval.

APPLICATION SUMMARY



<p>Applicant/Owner: Keith Dehnert on behalf of Two Silos Farmhouse Resort, LLC</p>	<p>Location: 7040 117th Street N Lot Size: 21.01 Acres PID: 0503021220001 Zoning & Land Use: A1 – Agricultural Large Scale RR/AG - Rural Residential/Agricultural</p>
<p>Request: Amended Conditional Use Permit (CUP)</p>	

The Applicant is requesting an amendment to the Amended 2021 CUP, which was issued on November 1, 2021. A summary of the proposed amendment is as follows:

1. Occupancy
 - The Applicant is requesting to increase on-site occupancy from 75 to 140 guests.
2. Parking
 - The Applicant is requesting to increase parking capacity to 56 stalls. The Amended 2021 CUP permits 22 stalls with overflow parking to be used on a limited basis. The Applicant is proposing to add 26 permanent stalls to the overflow parking area, and 8 stalls to the areas in front of the garages to accommodate additional guest occupancy.
3. Signage
 - The Applicant is requesting to install an illuminated, wall-mounted “WINERY” sign on the east elevation of the tasting/production building. The sign has already been installed, so the Applicant is seeking an after-the-fact permit. The sign is 55-squarefeet in size and is mounted approximately 15’ from the ground elevation on the east facade of the building. The Applicant is proposing to put the sign on a timer that will turn off the illumination after 10:00pm.
4. Crush Pad
 - The Applicant is requesting to use the concrete apron on the east side of the tasting/production building as a “Crush Pad.” This area will be used for deliveries and processing.
5. Ambient Surround Sound System
 - The Applicant is requesting to install an indoor and outdoor ambient amplified surround sound system to the operation.
6. Future Operations
 - The Applicant includes several future operation options such as expanding the types of crops grown on site, animal husbandry, and a greenhouse.
 - The future operation options are not evaluated as part of the following analysis because they are not included in the current amendment request.

REVIEW CRITERIA

The City Code addresses amendments to existing CUPs in Section 32-152, which states that, “[a]n amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit . . .” As such, the Application to amend the CUP is processed accordingly, and the requested amendment is to consider only those portions of the operations and/or facility that are proposed to change. Section 32-141(d - e) of the City Code states the following when reviewing a Conditional Use Permit:



(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.

The purpose of this amendment is not to consider the use of the property as a Farm Winery, since the determination that the use is consistent with the City's regulations was approved during both the 2020 CUP and the 2021 CUP Amendment process. This amendment is specifically for the requested occupancy increase, parking expansion, illuminated wall-mounted sign, use of the east end concrete apron, and the ambient surround sound system. These items relate to conditions 2, 3, 14, 19, 26, 34, and 36 of the 2021 Amended CUP. Other conditions within the CUP may be affected by this amendment, but the intent and conditions will remain valid and enforceable.

EXISTING SITE CONDITIONS

The subject property is located in the far northwestern corner of the City, which is surrounded by the City of Hugo to the north and the City of Dellwood to the south. The approximately 21-acre site includes an existing farmhouse (principal structure), a grainery building, a tasting/production building, five accessory structures, a windmill, and two silos. The Applicant has planted rows of grape vines on either side of the entry driveway and adjacent to the eastern property line. The site is accessed from an existing driveway that is connected to 117th Street North on the southerly border of the parcel.

It should be noted that the Applicant has already installed the proposed illuminated signage on the east elevation of the tasting/production building. The City received a complaint regarding the sign and its illumination which was investigated by the Zoning Administrator/Building Official. It was determined that the sign was in violation of the ordinance and CUP and an enforcement letter was sent to the Property Owner (Applicant) indicating that an amendment to the CUP was required. After several attempts to get the Applicant to comply, the sign illumination was turned off and this Application for CUP Amendment was submitted. The sign itself remains on the building, and Staff confirmed on a recent site visit that it was not illuminated on the evening of the visit.

ANALYSIS: OCCUPANCY

As stated, the Applicant is requesting to increase on-site occupancy from 75 to 140 guests. Conditions #2 and #3 of the Amended 2021 CUP note the following regarding occupancy:

2. *The occupancy of the site shall be restricted to no more than 75 guests at any one time. Such occupancy shall include the number of guests staying in the overnight accommodations at the Farmhouse.*
3. *The Farmhouse occupancy, which shall be described as the overnight accommodations, shall be limited to no more than 12 guests.*



The requested occupancy increase will nearly double the current limit established by the CUP. While permitting higher occupancy may support the operation of the business, it will also increase the potential adverse impacts to neighboring properties. Higher occupancy may produce additional traffic and noise, among other environmental impacts and disturbances.

Operating in compliance with the existing conditions and limitations established by the CUP demonstrates consideration of the neighboring properties. Recent violations have adversely affected the surrounding area. Staff finds that expansion of the permitted occupancy at this time is unreasonable given violations of the existing CUP over the past year.

Staff Recommendation: Staff recommends denial of the request to amend the CUP to allow for an increase in permitted occupancy.

ANALYSIS: PARKING

The Applicant is requesting to increase parking capacity from 22 to 56 stalls. Conditions #7, #8, and #19 state the following regarding parking:

7. *Overflow parking shall be reserved onsite as shown on the Amended Site Plan and shall remain unobstructed. The overflow parking shall be used on a limited basis and is intended to ensure adequate parking onsite, not to allow for additional guests or patrons in excess of the maximum occupancy identified.*
8. *All parking shall be accommodated onsite, and no visitor parking shall be permitted on 117th Street North.*
19. *The Applicant shall fully design a parking lot to support a minimum of 22-vehicles to supplement existing parking areas on the subject site. The parking lot design shall include proposed materials (which shall be dustless), grading, and full specifications for review and approval by the City Engineer prior to the issuance of a Grading Permit or Building Permit.*

The Applicant is proposing to add 26 parking stalls to the overflow parking area, and 8 stalls to the areas in front of the garages to accommodate additional guest occupancy. A parking plan was not submitted with the application materials. The overflow parking area is not an improved dustless surface, is currently grass (pervious) and is not designed as a permanent parking lot for the business. Any expansion of the parking lot will require full design plans including additional stormwater calculations that must be reviewed by the Rice Creek Watershed District (RCWD) and the City Engineer. As submitted no details regarding the parking lot were submitted with the Application.

As previously noted, staff recommends denial of the increase in occupancy requested and therefore expanding the parking lot at this time is unnecessary since current site improvements support the current CUP occupancy loads.

Staff Recommendation: Staff recommends denial of the request to amend the CUP to expand the parking lot into the Overflow Parking area. All existing conditions of the CUP remain valid and in effect.

ANALYSIS: SIGNAGE

The Applicant is requesting an after-the-fact permit for an illuminated, wall-mounted “WINERY” sign on the east façade of the tasting/production building. The sign area is approximately 55-square feet and is mounted approximately 15’ – 16’ from the ground elevation of the tasting/production building (See Figure 1). The



Applicant is proposing to put the sign on a timer that will turn off the LED-illumination between 10:00pm and daylight. The dimensions and design of the sign are included in the submitted application materials (Attachment A). The following analysis evaluates the sign with respect to the City's signage standards.

Section 32-420 governs permitted signs for uses that require a conditional use permit. It states the following:

- (b.) *To the extent feasible and practicable, signs shall be regulated in a manner similar to that in the use district most appropriate to the principal use involved.*

The Two Silo Farm and Winery is located in an A-1 zoning district, so it is appropriate to evaluate the proposed sign according to the signage standards established for agricultural districts.

Section 32-417 governs signage in agricultural districts. The following analysis considers each of the six (6) standards as they relate to the sign:

- (a.) *Types of Signs Allowed.* *No signs shall be permitted in an agricultural district except the following enumerated signs, if authorized by sign permit or other permit as provided in this division: nameplates, real estate sales, ground, political, temporary, wall, identification and business signs.*

Pursuant to this standard, the "WINERY" sign is a wall sign which is a permitted sign type, provided that the appropriate permit is obtained. As stated, the Applicant installed the sign prior to obtaining a permit and is now seeking an after-the-fact permit. Note that the description implies that the purpose of the sign is for identification purposes.

- (b.) *Maximum surfaces allowed.* *No sign shall be constructed as to have more than two surfaces.*

The wall sign is installed flat/parallel to the façade of the structure and is only visible from one side.
The proposed sign has one surface and meets this standard.

- (c.) *Number of each type of sign allowed per lot frontage.* *One of each of the permitted type of signs, except temporary signs where two will be permitted and political signs where once for each candidate will be permitted.*

The proposed sign is not located in or near the frontage of the subject property which faces south towards 117th Street N. As stated, the sign has been installed on the east façade of the tasting/production building, which faces away from the front of the property on 117th Street North (Figures 1 and 2). However, the sign is visible from 117th Street N., as it curves north approximately 1,400 feet east of the subject property (See Figure 2). Due to topography and lack of vegetation, the sign is visible across the rear, front and side yards of adjacent properties creating a quasi-corner condition. While it is visible from the side and rear yard, the sign is not on the frontage of the lot which is inconsistent with the intent and purpose of the identification sign. **Staff believe that this requirement is not met since the requested sign is not located in the lot frontage, does not identify the business name, and is visible across the yards of adjacent rural residential properties.**



Figure 1. View of the subject property from 117th Street North/Hamlet Avenue North
 Source: Google Maps



Figure 2. Approximate sign visibility from 117th Street North/Hamlet Avenue South
 Source: Washington County GIS



- (d.) Size restrictions. Not more than a total of 32 square feet with an eight-foot maximum for any dimension, except as otherwise restricted in this section. Total square feet of permitted signs per lot or parcel shall not exceed 100 square feet.

Per the submitted application materials, the sign is 3' in height and 18'-7" in width. It is therefore approximately 55-square feet in size, which exceeds the 32-square foot maximum. It also exceeds the 8' length maximum. While the total square feet of signage on the subject property does not exceed the 100-square foot maximum, **the sign does not meet the area or length requirements and therefore does not meet the intent of this regulation.**

- (e.) Height restrictions. The top of the display shall not exceed ten feet above grade.

As part of the 2021 CUP Amendment process, the Applicant was required to submit architectural plans for the proposed tasting/production building. Figure 3 contains the dimensions of the structure, along with the approximate size and location of the sign based on the Applicant's submitted imagery. As shown, the Winery sign is located approximately 15-16' from the ground plane. Staff assumes that height of the sign is intended to be high enough to be visible from across the adjacent properties from the roadway. The purpose of the regulations established in (d) and (e) of the sign code is to minimize the visual impact of signage in the agricultural/rural residential areas, and the sign as designed is intended to maximize the visual impact. **The sign location is approximately 15-16' above the ground plane which exceeds the requirement by 50-60%. Staff determines that this standard is not met.**

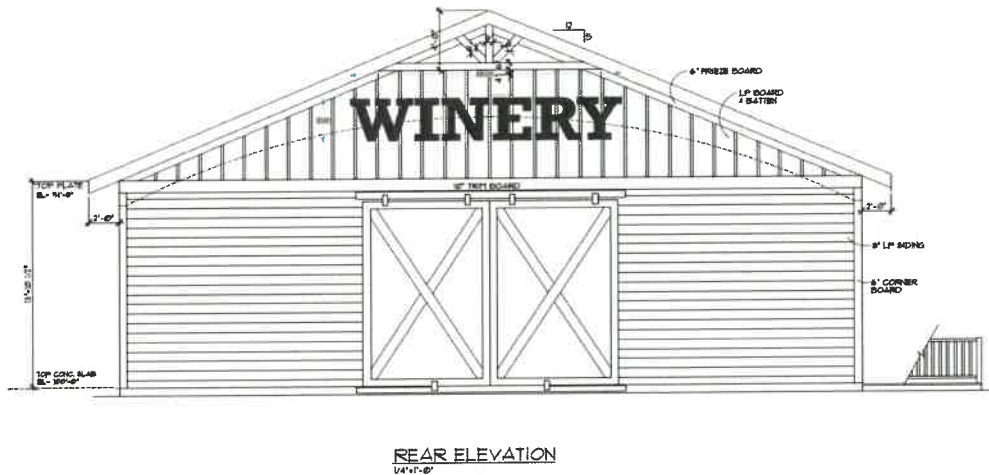


Figure 3. East/rear elevation of tasting/production building with approximate size and location of proposed signage (Note Staff superimposed the Winery Sign on the architectural elevation at the approximate location based on the images submitted.)

- (f.) Setback. Any sign over two square feet shall be setback at least ten feet from any lot line.

Per the submitted plan set, the east façade of the tasting/production building is approximately 120' from the easterly property line (Figure 4). **Staff determines that this requirement is met.**

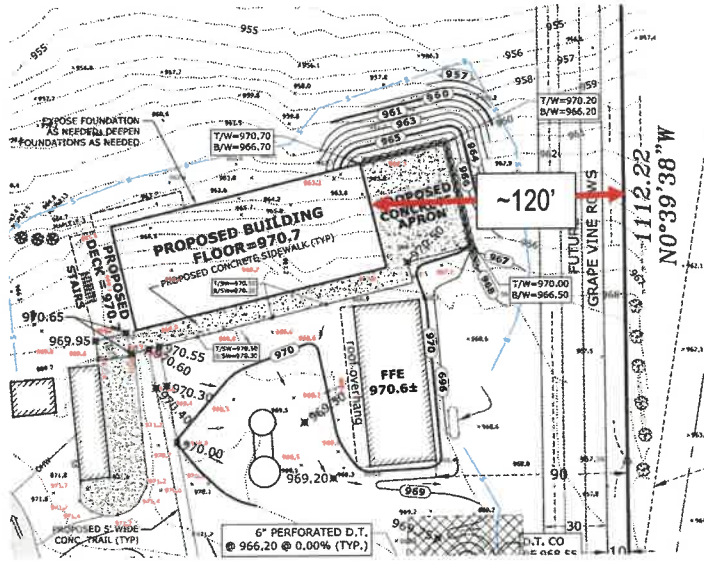


Figure 4. Site plan and approximate signage setback from easterly property line

Section 32-413 further establishes requirements for electrical (illuminated) signs and states the following:

All signs and displays using electric power shall have a cutoff switch on the outside of the sign and on the outside of the building or structure to which the sign is attached. No electrically illuminated signs shall be permitted in a residential or agricultural district.

The proposed sign is electrically illuminated with LED lights. As stated within the requirement, no illuminated signs (or backlit) are permitted within residential or agricultural district. Previous Councils have documented that the purpose of prohibiting such signs is to minimize potential adverse impact to surrounding properties, to maintain dark skies, and to protect rural residential uses. The subject property is in an agricultural zoning district with predominant rural residential uses and the illuminated sign is visible from adjacent residential rear yards and front yards. **Staff finds that this standard is not met.**

Staff Recommendation: Staff finds that the “WINERY” sign only meets three (3) of the six (6) standards established in Section 32-417 for signs in the A-1 zoning district and it does not meet the standard established in Section 32-413 for electrical (illuminated) signs. Staff recommends denial of the request to amend the CUP to allow for the installation of the illuminated, wall-mounted “WINERY” sign. Since the sign has already been installed, staff further recommends removal of the sign and all electrical components associated with the sign.

ANALYSIS: CRUSH PAD

The Applicant is requesting to use the concrete apron on the east side of the tasting/production building as a “Crush Pad.” Per the Applicant’s narrative, this area will be used for deliveries and processing. Condition #14 of the Amended 2021 CUP notes the following regarding the concrete apron:

1. *The concrete apron shown extending from the east elevation and barn doors shall not be used for any formal or informal gathering space. The apron shall only be used for access to the storage area and associated staging of materials/crops.*



The concrete apron is approximately 100-feet from the easterly property line and 150-feet from the principal structure on the adjacent residential property. Given the existing topography, vegetation, and proximity to the neighboring lot, exterior activities on the concrete apron will not be adequately screened. Any deliveries and processing are likely to generate sounds and disturbances that will negatively impact the adjacent residential property.

As stated, operating in compliance with the existing conditions and limitations established by the CUP demonstrates consideration of the neighboring property. Recent violations have adversely affected the surrounding area. Staff finds that the proposed use of the concrete apron or “crush pad” is unreasonable given violations of the existing CUP over the past year.

Staff Recommendation: Staff recommends denial of the request to amend the CUP to allow for use of the “crush pad” for deliveries and processing.

ANALYSIS: AMBIENT SURROUND SOUND SYSTEM (AMPLIFICATION)

The Applicant is requesting to install an indoor and outdoor ambient surround sound system. Condition #26 of the Amended 2021 CUP states the following regarding music amplification:

26. No amplification of music shall be permitted outdoors, including within the outdoor gathering spaces. Amplification of music shall be permitted inside the facilities only. All sound and noise shall be regulated by the MPC.A's noise standards for decibels and use.

The subject Property and winery use is adjacent to rural residential uses on the east and west side of the property. During the initial CUP processes in 2020 and 2021, discussion regarding noise and intensity of activity on the site was discussed extensively. Concerns regarding the activity level and potential adverse impacts on adjacent residential uses and enjoyment of their properties were identified. As a result, the condition regarding sound amplification was included to mitigate the potential effects of the winery operation on adjacent residential uses.

The request to amend this condition is unreasonable given that the operator has been in violation of the current CUP conditions. The City typically considers amendments to existing CUPs when the operator/owner is in full compliance with the terms of their issued CUP.

Staff Recommendation: Staff recommends denial of the request to amend the CUP to allow for the installation of an amplified sound system and recommends that the existing CUP condition remain in place.

ANALYSIS: CONDITIONAL USE PERMIT REVIEW

As provided in the analysis above, given that the owner/operator is in violation of the current CUP, Staff recommends that no further intensification of the use be permitted until the property is brought into full compliance. In similar past situations, the City has determined that a conditional use must be in good standing for a minimum of a year before additional flexibility or further intensification of use be considered for amendment.



Given that this CUP amendment was primarily initiated due to a violation related to the installation of the “WINERY” wall sign without proper permits, the following CUP Amendment analysis specifically addresses the proposed after-the-fact sign present on the property.

Section 32-146(a) governs standards for Conditional Use Permits. The following analysis considers each relevant standard for the proposed CUP amendment requests:

- 1) *The proposed use is designated in section 32-245 as a conditional use for the appropriate zoning district.*

The existing Two Silo operation is a permitted condition use within the A-1 zoning district. The City’s ordinance further permits the installation of a sign for conditionally permitted businesses provided the appropriate permits are obtained. As previously noted, the ordinance guides the review of conditionally permitted signs to align with the spirit and intent of the zoning district in which the property is located. As provided in the prior analysis, the requested wall-mounted, illuminated “WINERY” sign does not meet the requirements established for signage within the agricultural zoning districts.

A business wall sign may be permitted to identify the Two Silos operation, but the installed sign does not meet the general guidance for business signs as stated. The purpose and intent of using the agricultural/rural residential district sign standards as guidance is to minimize potential adverse impact to adjacent agricultural and rural residential uses. The existing sign fails to meet the purpose as it exceeds the area, height and is illuminated which are all inconsistent with the ordinance requirements.

- 2) *The proposed use conforms to the city's comprehensive plan.*

The site is guided Rural Residential/Agricultural (RR/AG) in the City’s adopted Comprehensive Plan. Properties within the RR/AG land use designation are generally described as supporting rural, agricultural, and rural residential uses. Hobby farms, horse boarding and training facilities, and other rural accessory uses are also encouraged in this land use designation. The City’s ordinances conditionally permit resorts, seasonal businesses, and rural event facilities provided certain performance standards are met. Agricultural production, such as that associated with the grapes/vineyard, are a permitted use. The City Council determined that the Two Silo Farmhouse and Resort was consistent with the stated objectives in the Comprehensive Plan during both the 2020 and 2021 CUP application processes. The proposed amendment to the 2021 Amended CUP does not change the intended use for a Farm Winery and Resort.

The Comprehensive Plan also identifies the following relevant goals:

Preserve and protect the City’s rural residential character and quiet quality of life.

*Support uses and development that protects the **night sky**, minimizes traffic and maintains the City’s open space and scenic views.*

Preserve and protect agricultural land and facilities, agricultural lifestyles, and encourage hobby farms and commercial agricultural uses within the City.

Supporting and encouraging agricultural uses like the Two Silos Farmhouse aligns with the City’s goals and objectives. Therefore, some flexibility is warranted; however, the issued CUP provides the conditions under which the business can operate compatibly with adjacent residential uses. While it may be reasonable to amend certain conditions in the future, the operator must demonstrate compliance with the conditions and demonstrate they are a good neighbor before such additional flexibility should be permitted.

Staff finds that the illuminated “WINERY” sign is in conflict with the City’s goal to protect the rural residential character, quiet quality of life, and night sky. As stated, the sign as proposed would be out-of-character for the area, given that it would be the only internally lit, wall mounted sign in the neighborhood and zoning district. Furthermore, uses in the surrounding area are largely characterized by hooded or downcast lights, which limit the amount of light pollution produced.

- 3) *The proposed 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 City received a complaint regarding the sign and its illumination which is visible from adjacent properties rear, side and front yards. Code enforcement determined that the light produced by the illuminated sign did not comply with the ordinance standards and was in violation of the existing CUP. The lit sign is clearly visible from adjacent residential structures adversely affecting their right to enjoyment of their property. Furthermore, given that the sign is visible from 117th Street N at the curve a significant distance from the operations, the illumination could cause a distraction to drivers and impact the general safety and welfare of travelers on the nearby road since the access into the site is more than 1,400 feet from where the sign is visible.

- 4) *The proposed use is compatible with the existing neighborhood.*

Staff conducted an analysis of the surrounding neighborhood and similar uses within the agricultural zoning district. It was determined that the proposed illuminated wall-mounted sign is not in character with the existing neighborhood and that no other businesses in the zoning district have similar signage to promote their business. Comparable businesses generally have wooden ground signs that are either unlit or have landscape (ground) lighting pointed directly at the surface of the sign, as opposed to being self-illuminated or back-lit (Figure 5). **Staff determines that the proposed wall-mounted internally lit/back lit sign is not compatible with the existing neighborhood.**



Figure 5. Signs for comparable businesses in agricultural zoning districts
 Photo Source: Google Maps

- 5) *The proposed use meets conditions or standards adopted by the city through resolutions or other ordinances.*



As stated, the illuminated wall sign only meets three (3) of the six (6) standards established in Section 32-417 for signs in agricultural districts. It also does not meet the requirements for electrical (illuminated) signs established in Section 32-413. **Staff determines that this standard is not met.**

- 6) *The proposed 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 proposed sign will not create additional requirements for facilities and services. **Staff finds that this standard is met.**

- 7) *The proposed 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.*

Given the existing topography and vegetation, exterior lights and sounds produced on the subject property will not be adequately screened from adjacent residential uses. The proposed illuminated wall sign will impact the general welfare of the surrounding neighborhood because it will generate glare and disrupt the night sky. **Staff determines that this standard is not met.**

- 8) *The proposed use will not result in the destruction, loss or damage of natural, scenic or historic features of importance.*

As stated, the illuminated "WINERY" sign conflicts with the City's goal to protect the rural residential character, quiet quality of life, night sky and scenic views of the area. The illuminated sign will disrupt the natural, scenic quality of the area and be out-of-place with the agricultural/rural residential character of the surrounding neighborhood. **Staff determines that this standard is not met.**

- 9) *The proposed use will not increase flood potential or create additional water runoff onto surrounding properties.*

The proposed sign is wall-mounted and will not increase the amount of impervious area on the site or create additional water runoff. **Staff finds that this standard is met.**

ENGINEERING STANDARDS

The City Engineer is reviewing the attached submitted materials. Staff will provide a verbal update at the City Council meeting if any additional concerns are identified.

OTHER AGENCY REVIEW

The proposed amendment does not require review by any other agency unless the City Council determines that intensification of the use is appropriate. If the Council determines that the increase in occupancy is acceptable, additional review by the Rice Creek Watershed District may be required related to the expansion of the impervious surface for the parking lot. However, if the Council determines that the intensification of use is denied then no site improvements are permitted and no other agency review is needed.

ACTION REQUESTED



The City Council may consider the following actions:

- Approve the request to amend the CUP with conditions; or,
- Deny the request with findings; or,
- Table the request and ask for additional information from the Applicant.

Staff recommends denial of the request to amend the Conditional Use Permit to: 1) install a “WINERY” wall sign (after the fact); 2) illuminate the wall sign on the property (after-the-fact); 3) increase the business occupancy; 4) increase the parking lot to accommodate the increased occupancy; 5) utilize the crush pad for additional activities; and 6) install a sound system. Staff requests direction from the City Council to prepare a resolution of denial with findings. The following draft findings are provided for your review and consideration:

- The “WINERY” wall sign was installed without a permit and in violation of the existing Conditional Use Permit for the Two Silo business operation.
- The illumination of the wall sign is out of character with the surrounding area and does not comply with the adopted goals and objectives of the 2040 Comprehensive Plan.
- The illuminated wall sign adversely impacts the surrounding neighborhood and adjacent residential uses.
- The illuminated wall sign could cause a distraction to drivers and impact the general safety and welfare of travelers on the nearby road.
- The wall sign does not comply with the adopted zoning ordinance.
- Increasing occupancy is unreasonable given that the operator has been in violation of the current CUP conditions.
- Expansion of parking is unreasonable given that the operator has been in violation of the current CUP conditions.
- The overflow parking area is not an improved dustless surface and is not designed as a permanent parking lot for the business. As submitted, no details regarding the parking lot were included with the Application.
- Expanding the parking lot at this time is unnecessary since current site improvements support the current CUP occupancy loads.
- Use of the concrete apron or “crush pad” is unreasonable given that the operator has been in violation of the current CUP conditions.
- Installation of an ambient sound is unreasonable given that the operator has been in violation of the current CUP conditions.
- In similar past situations, the City has determined that a conditional use must be in good standing for a minimum of a year before additional flexibility or further intensification of use be considered for amendment.

Attachments

Attachment A: Submitted Narrative and Application Materials, deemed complete on December 10, 2024

RESOLUTION NO. 2025-05

RESOLUTION TO FILL A VACANCY ON THE GRANT CITY COUNCIL

WHEREAS, a vacancy exists on the Grant City Council.

WHEREAS, pursuant to Minnesota Statute § 412.02, subd. 2a, the City Council shall fill the vacancy by appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANT, MINNESOTA, AS FOLLOWS:

1. The City Council appoints ___ with a motion made by Council Member ___ to fill the vacancy on the Grant City Council, effective February 4, 2025 with a term to expire on December 31st, 2026, for the seat vacated by Jeff Giefer.

The motion for adopting the foregoing resolution was duly seconded by Mayor Huber and upon a vote being taken thereon the following voted via voice:

Jeff Giefer -
Ben Cornett -

Lindsay Cremona -
John Rog -

Thereupon said resolution was declared duly passed and adopted and signed by the Mayor and attested by the Administrator/Clerk. Passed by the City Council, City of Grant, Washington County, Minnesota, on this 4th day of February, 2025.

Jeff Giefer, Mayor

ATTEST:

Kim Points, Administrator/Clerk

clerk@cityofgrant.us

From: Robert Mikkelsen <robertmikkelsen6@gmail.com>
Sent: Sunday, November 17, 2024 9:00 PM
To: mayorhuber@cityofgrant.us; Administrator/Clerk; tcarr@cityofgrant.us;
jgiefer@cityofgrant.us; jrog@cityofgrant.us; bcornett@cityofgrant.us
Subject: Resignation

To all members of the Grant City Council, and Kim Points. I am resigning from my position as Investment Advisor, effective December 31st, 2024.

Bob Mikkelsen

City Council Report for January 2025

To: Kim Points city Clerk

From; Jack Kramer Building Official

City Code Violations:

1. No new violations to report.

Abated City Code Violations:

1. Cedar Ridge Residential Treatment Center 11400 Julianne Ave, N. Violation of Conditional Use Permit.
 - a. The management of the Cedar Ridge organization has corrected all of the violations that were noted in the letter dated December 10,2024.

Building Permit Activity:

1. 9 Nine Building Permits were issued for a total valuation of \$ -0- dollars..

Respectfully submitted,



Jack Kramer

Building & Code Enforcement Official

