



**City Council Meeting
Tuesday, June 2, 2026
8380 Kimbro Ave
6:30p.m.**

The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, June 2, 2026, in a teleconference format and in person at Town Hall for the purpose of conducting the business hereafter listed, and all accepted additions thereto. Council members may participate in the meeting remotely via interactive technology.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item during the Public Input portion of the 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 refer to staff for follow-up or be placed on a future agenda.

5. CONSENT AGENDA

- A. May 2026 Bill List, \$155,882.68**
- B. May 5, 2026 City Council Meeting Minutes**
- C. May 20, 2026 Special City Council Meeting Minutes**
- D. Approve Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project**
- E. Approve Amended Technology Use Policy**

6. REGULAR AGENDA

- A. PUBLIC HEARING: Consideration of Conditional Use Permit to operate a Buddhist Temple at 8650 60th Street-City Planner Haskamp**
- B. Waste Management Annual Update**

7. DISCUSSION ITEMS (no action taken)

- A. Staff Updates (updates from Staff, no action taken)**
- B. City Council Reports/Future Agenda Items (no action taken)**

8. ADJOURNMENT

Join Zoom Webinar

<https://us06web.zoom.us/j/82467636411?pwd=1gQOT8Q-SIOBSA0tS9FlNzFLaseX1Q.U1jTxqKCjFai15As>

Webinar ID: 824 6763 6411

Passcode:283733

Fund Name: All Funds

Date Range: 05/01/2026 To 05/28/2026

<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>
05/26/2026	Payroll Period Ending 05/31/2026	17032	May Payroll	N	Clerk Salary	100-41101-100-	\$ 5,286.98
	Total For Check	17032					\$ 5,286.98
05/26/2026	Payroll Period Ending 05/31/2026	17033	May Payroll	N	Clerk Salary	100-41101-100-	\$ 1,100.57
	Total For Check	17033					\$ 1,100.57
05/26/2026	Payroll Period Ending 05/31/2026	17034	May Payroll	N	Clerk Salary	100-41101-100-	\$ 641.64
	Total For Check	17034					\$ 641.64
05/26/2026	ADT Security Services	17035	Town Hall Security Annual Fee	N	Town Hall Maintenance	100-43003-300-	\$ 676.08
	Total For Check	17035					\$ 676.08
05/26/2026	CenturyLink	17036	City Phone	N	City Office Telephone	100-41309-321-	\$ 180.06
	Total For Check	17036					\$ 180.06
05/26/2026	CliftonLarsonAllen	17037	2025 Audit Billing - Invoice L261251567	N	Audit Fees	100-41201-300-	\$ 2,100.00
	Total For Check	17037					\$ 2,100.00
05/26/2026	Croix Valley Inspector	17038	Building Inspector-permits from 2025 & 2023-342	N	Building Inspection	100-42004-300-	\$ 33,121.38
	Total For Check	17038					\$ 33,121.38
05/26/2026	Eckberg Lammers, P.C.	17039	Legal Services-April 2026	N	Legal Fees - General	100-41204-304-	\$ 5,783.50
		17039			Legal Fees - Complaints	100-41205-304-	\$ 1,185.00
		17039			Legal Fees - Prosecutions	100-41206-304-	\$ 2,733.52
		17039			Escrow	100-49320-304-1025	\$ 150.00
		17039				100-49320-304-1049	\$ 125.00
	Total For Check	17039					\$ 9,977.02
05/26/2026	Kristina Handt	17040	Mileage Reimbursement for Bank Deposits, meetings, conferences Jan-May2026	N	Miscellaneous Expenses	100-41306-330-	\$ 354.16
	Total For Check	17040					\$ 354.16
05/26/2026	Jeffrey J Giefer	17041	CleanUp Day reimbursement	N	Miscellaneous Expenses	100-41306-810-	\$ 178.71
	Total For Check	17041					\$ 178.71
05/26/2026	KEJ Enterprises	17042	Roads Supervisor-May 2026	N	Roads Supervisor	100-43014-300-	\$ 15,025.00

Fund Name: All Funds

Date Range: 05/01/2026 To 05/28/2026

<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>
		Total For Check	17042				\$ 15,025.00
05/26/2026	Ken Ronnan	17043	Video Tech Services -May 2026	N	Cable Costs	100-41212-300-	\$ 150.00
		Total For Check	17043				\$ 150.00
05/26/2026	Ken Ronnan	17044	reimbursement for power strip	N	Town Hall Supplies	100-43001-210-	\$ 69.88
		Total For Check	17044				\$ 69.88
05/26/2026	Kline Bros Excavating	17045	Road Grading May Inv #73, Forestry Mulcher May Inv #74, gravel May inv #75	N	Grader Contractor	100-43101-400-	\$ 8,352.50
					Gravel Road Costs	100-43106-400-	\$ 12,762.50
					Road Brushing	100-43114-400-	\$ 8,457.50
		Total For Check	17045				\$ 29,572.50
05/26/2026	LHB	17046	Engineering-2026 Roadway Improvements inv 250489.00-7	N	Engineering Fees - General	100-41203-300-	\$ 4,889.50
					Road Engineering Fees	100-43102-300-	\$ 4,242.58
					Escrow	100-49320-300-1008	\$ 448.00
		Total For Check	17046				\$ 9,580.08
05/26/2026	LRS	17047	Town Hall Portable-May 2026	N	Town Hall Porta Pot	100-43007-210-	\$ 134.00
		Total For Check	17047				\$ 134.00
05/26/2026	Maroney's	17048	Clean Up Day	N	Road Garbage Removal	100-43105-384-	\$ 5,416.31
		Total For Check	17048				\$ 5,416.31
05/26/2026	Northern Salt	17049	Invoice 35259	N	Magnesium Choride	100-43107-210-	\$ 23,605.45
		Total For Check	17049				\$ 23,605.45
05/26/2026	Pauszek Inc.	17050	May Assessor Billing	N	Property Assessor	100-41208-300-	\$ 2,400.00
		Total For Check	17050				\$ 2,400.00
05/26/2026	Press Publications	17051	CUP Buddhist Temple Public Hearing Notice #858564	N	Escrow	100-49320-351-1014	\$ 60.00
		Total For Check	17051				\$ 60.00
05/26/2026	Washington County Property Records	17052	Pay 2026 Asmt Billing - MH and PP Inv #235986	N	Assessing	100-41550-300-	\$ 288.41
		Total For Check	17052				\$ 288.41
05/26/2026	Waste Management	17053	Recycling - May 2026	N	Recycling	100-43011-384-	\$ 8,282.82

Fund Name: All Funds

Date Range: 05/01/2026 To 05/28/2026

<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>
		Total For Check	17053				\$ 8,282.82
05/26/2026	IRS	EFT336	May Payroll-EFT	N	Clerk FICA/Medicare	100-41103-100-	\$ 922.31
		EFT336			Clerk Medicare	100-41105-100-	\$ 174.82
		EFT336			Federal Withholding	100-41107-100-	\$ 931.17
		EFT336			Social Security Expens	100-41109-100-	\$ 747.49
		Total For Check	EFT336				\$ 2,775.79
05/26/2026	Minnesota Department of Revenue	EFT337	May Payroll Tax Deposit-Auto	N	State withholding	100-41106-100-	\$ 421.71
		Total For Check	EFT337				\$ 421.71
05/26/2026	PERA	EFT338	PERA -May-EFT	N	Clerk PERA	100-41102-120-	\$ 806.34
		EFT338			Clerk PERA Withholding	100-41108-100-	\$ 698.83
		Total For Check	EFT338				\$ 1,505.17
05/26/2026	Minnesota State Retirement System	EFT339	MNDGP-Voya- May Payroll Contribution-EFT	N	Admin Def. Income Withholding	100-41114-125-	\$ 2,000.00
		Total For Check	EFT339				\$ 2,000.00
05/26/2026	TMobile	EFT340	City Cell Phone-Auto Pay	N	Road Expenses - Other	100-43116-210-	\$ 18.31
		Total For Check	EFT340				\$ 18.31
05/26/2026	Xcel Energy	EFT341	Pole Barn - Auto	N	Pole Barn Electricity	100-43020-381-	\$ 20.66
		Total For Check	EFT341				\$ 20.66
05/26/2026	Adobe	EFT342	May Subscription-Auto Pay	N	Office Supplies	100-41313-200-	\$ 52.00
		Total For Check	EFT342				\$ 52.00
05/26/2026	Comcast	EFT343	Town Hall Wifi-Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
		Total For Check	EFT343				\$ 190.24
05/27/2026	Minn City/County Managment Assoc.	17054	2026 Dues - Smieja	N	Miscellaneous Expenses	100-41306-210-	\$ 150.00
		Total For Check	17054				\$ 150.00
05/27/2026	Office of the Secretary of State	17055	Notary - Smieja	N	Office Supplies	100-41313-200-	\$ 120.00
		Total For Check	17055				\$ 120.00
05/28/2026	Xcel Energy	EFT344	WELL HOUSE, STREETS, TOWN HALL	N	Town Hall Electricity	100-43004-381-	\$ 76.38
		EFT344			Well House Electricity	100-43010-381-	\$ 289.25
		EFT344			Street Lights	100-43117-381-	\$ 62.12

Fund Name: All Funds

Date Range: 05/01/2026 To 05/28/2026

<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>
		Total For Check	EFT344				\$ 427.75
Total For Selected Checks							\$ 155,882.68

CITY OF GRANT
MINUTES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

- DATE :** : May 5, 2026
- TIME STARTED** : 6:30 p.m.
- TIME ENDED** : 8:14 p.m.
- MEMBERS' PRESENT** : Councilmember Cornett, Rog, Cremona, and Mayor Giefer
- MEMBERS ABSENT** : Council Member Anderson

Staff members present: City Engineer, Brad Reifsteck, City Planner Jennifer Haskamp, City Attorney Amanda Johnson and Interim Administrator Clerk, Kristina Handt.

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Giefer.

PLEDGE OF ALLEGIANCE

APPROVAL OF REGULAR AGENDA

Council Member Cornett moved to approve the agenda, as presented. Council Member Cremona seconded the motion. Motion carried 4-0.

PUBLIC INPUT

Theresa Palumbo, 10740 Inwood Ave N, read the petition she plans to share with neighbors to have portions of 105th St N and Inwood Ave N paved from their current gravel state.

Jamie Kreeger, 7390 73rd Ct N, requested a traffic signal at CSAH 12 and Inwood Way N and asked for Council’s support in working with Washington County.

Denise Jacobson, 8255 114th St N, addressed the Council about dust control concerns on Ironwood Ave and 114th St N, the bumpiness of the road, the widening of the road, concerns about the substrate and its ability to hold the binder of chloride and is requesting better dust control and road substrate.

Cindy Lamarucciola, 11332 Ironwood Ave N, also spoke about the dust problem and roads are unsafe to even walk sometimes especially by the guardrails.

Bill Jacobson, 8255 114th St N, reiterated concerns about the substrate not built to handle all of the traffic on the road, it’s dangerous, health issues with dust, bumpiness so bad sometimes can’t control car. He suggested a stop sign be added at 114th St N and Ironwood Ave N.

CONSENT AGENDA

- A. April 2026 Bill List, \$261,519.62**
- B. April 7, 2026 City Council Meeting Minutes**
- C. April 15, 2026 Special City Council Meeting Minutes**

- 1 **D. Approve Resolution No 2026-14 Accepting Donation from Kevin Helmer**
- 2 **E. Award Quote for Calcium Chloride**
- 3 **F. Approve Resolution No. 2026-18 Approving Quote for the 2026 Pavement**
- 4 **Management Project**
- 5 **G. Approve Certificate of Plat Correction for Elliot’s Crossing 1st Addition**

6
7 **Council Member Rog moved to approve the consent agenda, as presented. Council Member**
8 **Cornett seconded the motion. Motion carried 4-0.**

9
10 **REGULAR AGENDA**

11
12 **Consideration of Resolution No. 2026-15, Elliot’s Crossing 2nd Addition Final Plat**

13
14 City Planner Jennifer Haskamp provided background on the Elliot’s Crossing development noting
15 this is the second phase. The Elliott Crossing preliminary plat included approval of two (2) phases.
16 The final plat for Phase I was approved on November 4, 2024. Summaries of both project phases are
17 provided below:
18

The Elliott Crossing preliminary plat included approval of two (2) phases. The final plat for Phase I was approved on November 4, 2024. Summaries of both project phases are provided below: **Phase I** (*Approved*)

Phase I included twelve (12) rural residential lots ranging in size from 7.5 - 18.4 acres and two (2) outlots. The residential lots are accessed via a new cul-de-sac (Keswick Court), which is approximately 1,998.3-feet in length and connects to 75th Street N to the north.

Phase II (*Subject Application*)

Phase II includes platting five (5) new rural residential lots ranging in size from 5 – 8.18 acres and two (2) new outlots. Outlot A aligns with the three golf holes that are a part of the Indian Hills Golf Course lying south of the new subdivision and Outlot B will remain as open space. Lots will be accessed via a new cul-de-sac (Elliot Lane N), which is approximately 1,928-feet in length and connects to Lake Elmo Ave N to the east.

19
20 As part of the preliminary plat process Phase II identified a sixth lot at the terminus of 69th St N on
21 the south side of PID 2603021430002. The parcel was platted as Outlot B in conjunction with Phase I
22 and is not proposed to be re-platted as part of the second addition plat. As such, if the project
23 proposer wants to develop the parcel in the future they will need to re-plate the parcel and the
24 conditions associated with development of the lot will remain applicable as noted below and restated
25 within the Development Agreement.
26

27 **SUMMARY OF PHASE II:**

- 28 • The general subdivision configuration and lot sizes are consistent with the approved
- 29 preliminary plat for Phase II, however lot 6 at the terminus of 69th St N will remain as an

1 Outlot to Phase I. Minor adjustments have been completed to meet the conditions of the
2 preliminary plat.

- 3 • Phases II will not connect via roadways to Phase I due to the presence of wetlands and the
4 golf holes which are located within the replat of Outlot A.
- 5 • The subdivision will be subject to architectural design standards through the Homeowners
6 Association (HOA).
- 7 • Outlots A and B are proposed to remain open space. Outlot A will be replatted to align with
8 three golf holes that are part of the Indian Hills Golf Course. The holes were relocated and
9 placed in an easement in 2020/2021 through an amended CUP, the CUP should likely be
10 updated to reflect the replat and legal description. The Outlot will become part of the amended
11 CUP and all associated conditions of approval.
- 12 • Each lot is proposed to be served by a private well and septic system. The Preliminary Plat
13 identified primary and secondary drainfield systems and septic reports/boring logs for each
14 lot, which are consistent with Final Plat plan set.
- 15 • The cul-de-sac serving Phase II lots is connected to CSAH 17. An access permit, and any
16 required improvements, must be obtained from Washington County prior to any site work or
17 building permits being issued. The developer is working with the County to obtain the permit,
18 however, at this time of this application has not received their permit approval.

19
20 **Motion by Council Member Cornett, seconded by Council Member Rog to approve Resolution**
21 **No. 2026-15. Motion approved 4-0.**

22
23 **Consideration of Resolution No. 2026-16, A Resolution Proclaiming May 30, 2026 Gasthaus**
24 **Bavarian Hunter Day in the City of Grant**

25 Interim Administrator Handt provided a brief background on the request to honor Gasthaus during the
26 business's 60th Anniversary and noted the resolution provided in the packet by Council Member Rog
27 declaring May 30, 2026 Gasthaus Bavarian Hunter Day in Grant and providing more historical
28 background on the business.

29
30 **Motion by Council Member Rog, seconded by Council Member Cremona to approve**
31 **Resolution No. 2026-16. Motion approved 4-0.**

32
33 **Consideration of the 2027 Budget Calendar**

34 Interim Administrator Handt presented a proposed budget calendar for developing the 2027 budget
35 beginning with work sessions in July and August.

36
37 **Motion by Council Member Cremona, seconded by Council Member Rog to approve the**
38 **proposed 2027 Budget Calendar with additional work sessions in July and August . Motion**
39 **approved 4-0.**

40
41 **Consideration of Resolution No. 2026-17, Resolution Authorizing Authority of the Personnel**
42 **Committee and Discussion of City Administrator Next Steps**

43
44 City Attorney Johnson posed a number of questions for council's consideration on how they wanted
45 to move forward following the expiration of Interim City Administrator Handt's contract on May 24,
46 2026. She asked Council the following questions:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

1. Do you want to repost a City Administrator position?
2. Do you want to go back to a City Clerk model?
3. Do you want to engage a consultant (such as Redpath) for Treasurer services?
4. Do you want to reach out to any of the previous resumes the Council received?
5. Do you want to hire a temporary administration consultant? a. Scott Saehr would be available to assist but cannot dedicate full-time efforts.
6. Do you want to explore search firm options (note, these cost \$25-45k)?

Council direction was to post for a full time City Administrator/Clerk and a part time 16 hours a week Treasurer/Deputy Clerk. Council also wanted a parallel path to pursue interim help such as consultants for treasurer services and administration. The Personnel Committee will revisit the previous resumes submitted for the Clerk/Administrator role. The Council did not want to explore search firm options. The Personnel Committee comprised of Mayor Giefer and Council Member Cornett will prepare postings, do initial screenings and interviews and have wide authority to carry out the search process with the Council approving any hires or contracts. City Attorney Johnson will update the resolution with the names of the committee members and clarify it's for the roles of city administrator, clerk and treasurer.

Motion by Council Member Cremona, seconded by Council Member Cornett to approve Resolution 2026-17 as amended, Motion approved 4-0.

DISCUSSION ITEMS (no action taken)

Staff Updates (updates from Staff, no action taken)

Interim Administrator noted the Building and Code Enforcement Officials' report in the packet as ongoing efforts on code enforcement.

City Attorney Johnson mentioned broadband discussions that have been happening and deferred to the Mayor for more information.

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

Mayor Giefer asked the Council if they would like Mike Bradley to come to a work session to discuss broadband franchising. The Council was in agreement. Giefer noted the Ramsey Washington Cable Commission would need to approve as they would pay his fees so he will follow up after that. Giefer shared there was a meeting next Friday about the stoplight with Commissioner Miron. Giefer asked Interim Administrator Handt to share the concerns shared during public comment about roads with the city's contractors. Giefer reported that Clean Up Day went well with 60 vehicles and about 120 people participating. 11.58 tons of trash were collected. Giefer thanked the council members who were onsite helping that day.

Council Member Cremona reminded folks that should would not be at the June meeting and not able to participate remotely.

CLOSED SESSION

1 **Motion by Mayor Giefer, seconded by Council Member Cremona that Pursuant to the holding**
2 **in Prior Lake American v. Mader, there is no land use decision before the Council at this time,**
3 **instead the sole purpose for this closed session is to discuss the allegations made by Mark**
4 **McGrath’s attorney in what he identifies as his “fifth and final complaint”. Therefore,**
5 **balancing the policies served by the attorney-client privilege and the open meeting law, absolute**
6 **confidentiality is needed in this case because there is no application of any kind before the**
7 **Council that may be served by the open meeting law. The City shall hold a closed session in**
8 **accordance with Minn. Stat. Sec.13.D.05, subd. 3(b) as permitted by attorney-client privilege.**
9 **Approved 4-0.**

10
11 **Council recessed for 5 minutes.**

12
13 **ADJOURNMENT**

14 **Council Member Cremona, seconded by Mayor Giefer moved to return to open session and**
15 **adjourn at 8:14 p.m. Motion carried 4-0.**

16 These minutes were considered and approved at the regular Council Meeting on June 2, 2026.
17
18
19
20

21
22 _____
23 Kristina Handt, Interim Administrator/Clerk

21
22 _____
23 Jeff Giefer, Mayor

CITY OF GRANT
MINUTES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

DATE : : May 20, 2026
TIME STARTED : 11:08 a.m.
TIME ENDED : 1:07 p.m.
MEMBERS' PRESENT : Councilmember Cornett,
Rog, Anderson and Mayor Giefer.
MEMBERS ABSENT : Councilmember Cremona joined virtually

Staff members present: City Attorney Amanda Johnson

CALL TO ORDER

The Mayor called the meeting to order at 11:08 a.m.

Motion by Council Member Cornett, seconded by Council Member Anderson to approve the agenda. Motion approved 5-0.

Interview Candidate for City Administrator Position and related items including possible contract discussion/approval and offer.

Council interviewed Lacey Smieja for City Administrator position. Ms. Smieja provided her background and experience.

Lacey Smieja stepped out of the building.

Council discussed offering Lacey Smieja the position and the terms of the proposed employment agreement.

Motion by Councilmember Cornett, second by Councilmember Cremona to hire Ms. Smieja and approve her employment agreement. Motion approved 5-0.

Contract Amendment for Interim City Administrator

Motion by Councilmember Anderson, seconded by Councilmember Cremona to extend Interim City Administrator through June 15 and approve contract amendment. Motion approved 4-1 with Rog dissenting.

Closed Session: Council will hold a closed session pursuant to Minn. Stat. Sec. 13D.05, subd. 3(b) for the purposes of attorney-client privileged communications to discuss possible additional litigation related to *Hillukka v. Grant*, Court File No. 82-CV-25-3834. The Council will not come back into open session after the closed session except to adjourn the meeting.

1 **Motion by Mayor Giefer, seconded by Councilmember Cornett to go into closes session**
2 **pursuant to Minn. Stat. 13D.05, subd. 3(b) for the purposes of an attorney-client privileged**
3 **conversation to discuss litigation related to Hillukka v. Grant, File No. 82-CV-25-3834.**
4

5 **ADJOURNMENT**
6

7 **Motion by Councilmember Cornett, second by council member Rog to adjourn meeting at**
8 **1:07pm. Motion passed 5-0.**
9

10 These minutes were considered and approved at the regular Council Meeting on June 2, 2026.
11
12
13

14 _____
15 Kristina Handt, Interim City Administrator/Clerk Jeff Giefer, Mayor
16
17



STAFF REPORT

DATE: June 2, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project

BACKGROUND:

In February, the City Council approved a cooperative cost share agreement with Washington County for design engineering, wetland delineation and mitigation, and geotechnical engineering related to the new trail segment on CSAH 12. The project is out to bid and the county will be awarding a contract soon. As a result, the agreement with Washington County needs to be updated to include the construction administration costs.

ISSUE BEFORE COUNCIL:

Should the City Council approve the Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project?

PROPOSAL:

Included in your packet is contract #1828, Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project. It incorporates the previous contract approved in February and adds the estimated 8% of construction administration. This number will be updated once the county awards a bid.

In addition to the cost share portion it lays out payment terms to ensure the city can submit for reimbursement for SHIP grant funds by the October 2026 deadline. It also includes language around maintenance and ownership along with other standard contract language.

The agreement has been reviewed by the City Attorney and City Engineer.

OPTIONS:

- 1) Approve the Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project
- 2) Amend and then Approve the Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project
- 3) Do not approve the Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project

FISCAL IMPACT:

While costs will be updated once the county awards the bid, the current estimate of city cost share is \$54,545 which will be covered through the general fund and SHIP grant reimbursement.

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project and authorize the Mayor and Clerk to execute the agreement.”

ATTACHMENTS:

- Cooperative Agreement Between the City of Grant and Washington County for Project Costs of CSAH 12 Safe Routes to School Trail Project

**COOPERATIVE AGREEMENT BETWEEN THE CITY OF
GRANT AND WASHINGTON COUNTY FOR PROJECT COST OF COUNTY
STATE AID HIGHWAY (CSAH) 12 SAFE ROUTES TO SCHOOL TRAIL
PROJECT**

WASHINGTON COUNTY	
CONTRACT NO.	18281
DEPT.	PUBLIC WORKS
DIVISION	TRANSPORTATION
TERM	SIGNATURE – END OF PROJECT

THIS AGREEMENT, by and between the City of Grant, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County."

WITNESSETH:

WHEREAS, the County intends to construct a new trail along the south side County State Aid Highway (CSAH) 12 from the Mahtomedi Middle School Entrance to Inwood Way North in the City of Grant; and

WHEREAS, the project was awarded Safe Routes to School funding through the state of Minnesota which will cover project construction costs. Engineering and other soft costs will be the responsibility of local agencies; and

WHEREAS, items included in the Project require City cost participation in accordance with "Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects"; and

WHEREAS, the City and County desire to use local funds for these improvements; and

WHEREAS, the City and County have previously entered into agreement #17926 to define project engineering costs, a new cooperative effort between the City and County is the appropriate method to facilitate the construction costs of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute 162.17 sub.1 and Minnesota Statute 471.59.

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

A. PURPOSE

The purpose of this Agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein and shall consist of this Agreement, Exhibit A (Location Map) and Exhibit B (Estimated Cost Splits).

B. PLANS AND SPECIFICATION PREPARATION

1. The County shall be responsible for the preparation of all the plans and specifications for the Project, including but not limited to, compliance with all applicable standards and policies and obtaining all approvals required in formulating the bid specifications for all County and City components of this Project.
2. The following County project number has been assigned to the Project: SAP 082-612-028 (CSAH 12).

C. RIGHT OF WAY AND EASEMENTS

1. The County shall acquire all permanent rights of way, permanent easements, and temporary slope easements, which will be acquired in the name of the County.

2. Any rights of way, permanent easements, and temporary slope easements that cannot be obtained through negotiation will be acquired by the County through eminent domain proceedings.

D. ADVERTISEMENT AND AWARD OF CONTRACT

After plans and specifications have been approved by the County, all permits and approvals obtained, and acquisition of necessary rights-of-way and easements, the County shall advertise for construction bids and at the sole discretion of the County award the contract to the lowest responsible bidder.

E. CONSTRUCTION ADMINISTRATION, OBSERVATION, AND TESTING

The County shall be responsible for the construction administration, inspection, and for the observation and testing for all construction items.

F. COST PARTICIPATION ITEMS AND ESTIMATED COSTS

The City hereby agrees to be bound to the cost participation provisions in the “Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects”, which is incorporated into this Agreement by reference. The prior agreement #17926 included costs for Design Engineering, Wetland Delineation & Mitigation, and Geotechnical Engineering. This agreement will encompass construction and construction administration costs. The City’s cost participation is set forth in Table 1 and is broken down into two categories which are: 1) Construction and 2) Construction Engineering/Contract Administration.

1. Contract #17926

Contract #17926 laid out costs for design engineering, wetland delineation and mitigation, and geotechnical engineering.

2. Construction

Construction costs shall be the cost to construct the Project. The County has prepared a statement of estimated quantities and cost splits hereto attached as Exhibit B. The City shall pay to the County its share of the total cost as shown in Exhibit B and set forth in Table 1. The County received the Safe Routes to School grant which is anticipated to cover 100% of project construction costs. After the County has awarded the construction contract, Exhibit B will be updated to reflect the actual contractor’s unit prices.

3. Construction Engineering/Contract Administration

Construction engineering/contract administration costs shall be construction observation, construction testing, construction administration, staking, conducting and recording the pre-bid, pre-construction and weekly construction meetings, reviewing monthly pay estimates, labor compliance, and other administrative functions necessary for the Project. Construction engineering/contract administration is 8% of the construction cost. The City shall pay 8% of the City’s share of the construction cost for construction engineering/contract administration as set forth in Table 1. After the County has awarded the construction contract, Exhibit B will be updated to reflect the estimated construction engineering/contract administration cost.

TABLE 1 – ESTIMATED COSTS				
City of Grant Cost Summary				
ITEM	TOTAL COST	COUNTY COST	CITY COST	SRTS GRANT
Contract #17926	\$84,650	\$42,325	\$42,325	-
Construction	\$305,492	-	-	\$305,492
Construction Engineering/Contract Administration (8% Const. Costs)	\$24,440	\$12,220	\$12,220	-
TOTAL ESTIMATED COST	\$414,582	\$54,545	\$54,545	\$305,492

4. The costs and shares attributable to the City and payable to the County as shown in Table 1 are merely estimated and a final reconciliation of costs as set forth in Section G below shall be done at the end of the Project. Actual City costs and shares are based on the following:
 - a. Costs associated with Contract #17926 shall follow terms laid out in that contract.
 - b. Construction shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes.
 - c. Construction engineering/contract administration shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes and liquidated damages.

G. PAYMENT

1. Construction and Construction Engineering/Contract Administration
 - a. After the County has awarded the construction contract, the County shall update Exhibit B to conform the Exhibit to the amounts in the awarded bid and shall invoice the City for all fees in agreement #17926 as well as 10 percent of the City's estimated construction and construction engineering/contract administration cost based on the updated Exhibit B.
 - b. During construction, the County shall submit to the City partial estimates of work performed by the contractor. The City shall pay to the County its share of the partial estimate as determined in Section F.
 - c. Upon substantial completion of the work the County shall submit to the City a final invoice and final reconciliation of costs. The reconciliation will add or subtract contract amendments to the City's Project components, adjustments for liquidated damages pursuant to Section I., and previous Project cost payments made by the City to the County.
2. The costs set forth in Table 1 for design engineering and right of way shall be separate line items on the invoice and paid by the City on a reimbursable basis.
3. In the event that the City paid more in advance than the actual cost of the City's portion of the Project, the County shall refund without interest the amount to the City.
4. The City shall pay 100 percent of an invoice amount within thirty (30) days of receipt.

H. CONTRACT CHANGES

Any modifications or additions to the final approved plans and/or specifications of the Project shall be made part of the construction contract through a written amendment to the construction contract and the cost for such changes shall be appropriated as set forth in Section F. of this Agreement.

I. LIQUIDATED DAMAGES

Any liquidated damages assessed to the contractor in connection with the work performed on the Project shall be used to adjust the project completion costs thus adjusting the City's construction engineering/contract administration costs as stated in F.2.

J. CONDITIONS

The City shall not assess or otherwise recover any portion of its cost for this Project through special assessment of County-owned property.

K. CIVIL RIGHTS AND NON-DISCRIMINATION

The provisions of Minn. Stat. 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein, and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

L. WORKERS COMPENSATION

It is hereby understood and agreed that any and all employees of the City and all other persons employed by the City in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the County and that any and all claims that may or might arise under the Worker’s Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said City employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the County.

It is hereby understood and agreed that any and all employees of the County and all other persons employed by the County in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the City and that any and all claims that may or might arise under the Worker’s Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said County employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the City.

M. INDEMNIFICATION

1. The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this Agreement.
2. The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this Agreement.
3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a “cooperative activity” and it is the intent of the parties that they shall be deemed a “single governmental unit” for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
4. Each party’s liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

N. DATA PRACTICES

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

O. TERM

This Agreement shall remain in full force and effect until terminated by mutual Agreement of the parties.

P. COUNTERPARTS

This Agreement may be executed in counterparts.

Q. SEVERABILITY

If any provision or provisions of this Agreement are held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

R. MAINTENANCE/OWNERSHIP

1. Upon completion of the project, the City shall own and maintain the following under this project:
 - a. Grant may, under their own authority but not required, perform winter snow removal from the trail. The County will not complete snow removal on sidewalks, trails, or pedestrian ramps within the CSAH 12 or City right-of-way. Grant may also mow along the trails if desired. Washington County will mow a minimum of twice per year.

2. Upon completion of this project the County shall own and maintain the following under this project:
 - a. Washington County will own trails, pedestrian refuge medians, and pedestrian ramps within Washington County right-of-way. The County will complete major maintenance of these items. Major maintenance reconstruction, regrading, and/or pavement replacement. The County will not mow boulevards or complete snow removal on sidewalks, trails, pedestrian refuge medians, or pedestrian ramps within the CSAH 12 or City right-of-way.

IN TESTIMONY WHEREOF the parties have duly executed this Agreement by their duly authorized officers.

WASHINGTON COUNTY

CITY OF GRANT

 Chair Date
 Board of Commissioners

 Mayor Date

 Kevin Corbid Date
 County Administrator

 City Clerk Date

Approved as to form:

Approved as to form:

 Assistant County Attorney Date

 City Attorney Date



STAFF REPORT

DATE: June 2, 2026

Consent

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Technology Use Policy Update

BACKGROUND:

The city last updated the Technology Use Policy in 2018. Last year the city received a finding in the annual audit similar to previous years about the passwords not being changed monthly as noted in the policy.

ISSUE BEFORE COUNCIL:

Should the City Council update the Technology Use Policy?

PROPOSAL:

In discussing the findings around the technology policy with the auditor this year, I expressed concern about changing all passwords monthly and that was not a best practice I was used to following in other communities. He provided suggestions on how to update the policy and the best practices they share specifically for passwords related to financial matters or banking institutions. Paragraph 15, Password, has been updated to reflect these changes. These changes are more in line with industry standards, realistic for staff to follow and should result in reduced findings in the annual audit.

OPTIONS:

- 1) Adopted the amendments to the Technology Use Policy
- 2) Revise and then adopt amendments to the Technology Use Policy
- 3) Do not make changes to the Technology Use Policy

FISCAL IMPACT:

NA

RECOMMENDATION:

If removed from the consent agenda:

“Motion to approve the amendments to the Technology Use Policy.”

ATTACHMENTS:

- Redlined draft updates to Technology Use Policy

TECHNOLOGY USE POLICY

This policy established guidelines for the proper use of the city's computer and Internet resources. All employees and Council Members have the responsibility to use these resources in a professional, ethical and lawful manner.

Employees are given the use of computers and access to the internet to assist them in the performances of their jobs. The computer and related technology belong to the City and, except as provided in this policy, may only be used for authorized business purposes.

1. **Provision of Technology.** The City provides email, internet access, and computers to its employees because we believe that they will make employees more productive in their work for the City. However, abuse of technology privileges will result in substantial restriction of these privileges. All employees are responsible to understand and follow these policies.
2. **Prohibited Activities.** Sending, receiving, displaying, intentionally viewing, printing, or otherwise disseminating material that is fraudulent, harassing, illegal, sexually explicit, obscene, intimidating or defamatory is prohibited. Employees encountering such material must report it to the Administrator/Clerk.
3. **Prohibited Uses.** Employees may not use the City's computers or internet resources for commercial or personal advertisements, solicitations, gambling, on-line bidding, promotions, destructive programs (e.g., viruses and/or self-replicating code), or any other unauthorized personal use. If there is any question whether a use is appropriate, it should be forwarded to the Administrator/Clerk for a determination. Limited personal use during non-business hours is permitted as described in this policy. Any personal email must not contain any suggestion that the communication is from the City.
4. **Email.** Employees should exercise the same care in drafting an email as they would for any other written communication. Anything created on the computer or internet could be considered "public data", and likely will be reviewed by others. Email represents the City, should be carefully drafted and reviewed. Keep in mind that email communications, whether internal or external, may be the subject of litigation.

The City provides employees with an email address for work-related use. Some personal use of the city email system by employees is allowed, provided it does not interfere with an employee's normal work and is consistent with all City policies. The City allows employees to access personal email accounts via the internet provided such access occurs during non-work hours and fully complies with this policy. Personal email should not be received at a City email address.

The following related to both business and personal email content sent from the City computer:

- Use common sense and focus primarily on using email for City business. Never transmit an email that you would not want other employees to read or that you would be embarrassed to see in the newspaper.
- Do not correspond by email on confidential communications.
- Do not open email attachments or links from an unknown sender. Delete junk or “spam” email without opening if possible, do not respond to unknown senders.
- Do not include personal information about yourself or others in an email.
- Do not use harassing language, including sexually harassing language, or any remarks that include insensitive language or derogatory, offensive or insulting comments or jokes.
- Do not curse or use swear words.

5. **Internet.** The City provides internet access to employees for work on City business. Employees may use this access for work related matters in a professional manner. Occasional person use of the internet is acceptable within the bounds of all City policies. The following considerations apply to all uses of the internet whether business related or personal:

- There is no quality control on the internet. All information found on the internet should be considered suspect until confirmed by another source.
- Personal use of the internet during non-work hours (breaks, lunch, etc.,) is permitted. However, employees may not at any time access inappropriate sites. Some examples of inappropriate sites include but are not limited to adult entertainment, sexually explicit material, gambling, or material advocating intolerance of other people, races or religions, or in manners that otherwise violate City policies related to respectful workplace and harassment prevention. If you are unsure whether a site may include inappropriate information, you should not visit it.

6. **Personal Data.** An employee’s City email and other personal documents on the City computer, internet use and records of computer usage via a City computer may be considered “public” data and may not be protected by privacy laws. Employees should not expect privacy in an activity conducted on a City owned computer.

7. **Waiver of Privacy.** When you use the city’s computers or internet resources, you cannot expect that your correspondence will remain private. The City has the right, but not the duty, to monitor any and all aspects of its computer system, at the City’s discretion. Employees waive any right to privacy in anything they create, store, send, or receive on the City computer.

- 8. Compliance with Applicable Laws and Licenses.** Employees must comply with all software licenses, copyrights, and all other state and federal laws governing intellectual property and online activity.
- 9. Personal Use.** The City recognizes that some personal use of City owned computers and related equipment has and will occur. Some controls are necessary, however, to protect the city's equipment and computer network and to prevent abuse of this privilege:
- Only City employees may use City owned equipment.
 - Personal use must take place during non-work hours (breaks, lunch, etc.). Personal use should never preempt work use.
 - Reasonable use of the City's internet access and equipment for personal correspondence is allowable, provided it does not interfere with an employee's normal work and is consistent with all provisions in this policy.
- 10. Software, Hardware, Games and Screen Savers.** Software or downloads (free or purchased), hardware, games, screen savers, toolbars, clipart, music and movie clips, other equipment that may compromise the integrity of the City's computer system and are prohibited and must be removed. Employees are allowed to provide a screen saver on City owned computers that are appropriate and can be removed.
- 11. Storing and Transferring of Documents.** Electronic documents, including emails, electronic communication and business related materials created on an employee's home or personal computer, should be stored on the City's network in accordance with City records retention policies and the Minnesota Data Practices Act. Files from appropriate personal use of the city's equipment may be stored on your computer's local hard drive, providing the size of all personal files does not exceed 50 MB and the content complies with this policy. Personal files that contain copyright materials may not be stored on the City computer systems.
- 12. Management of Files – Official Records.** Because the storage capacity of the network is limited, all users are responsible for deleting outdated files, being sure to adhere to any records retention policies and procedures. If computer files are deleted, employees should take care in maintaining paper copies of any files that must be retained according to the records retention schedule.

All data that is composed, transmitted or received on City owned technology is considered to be part of the official records of the City, and therefore subject to disclosure as appropriate under state and federal laws. Most documents will be considered public records unless classified otherwise by state or federal law. However, employees must use the same caution in releasing information on City technology systems as they do when releasing hard copies of information. If in doubt about whether information is public, employees must wait to release it until they have checked with the City Attorney.

Email and other electronic documents must be saved in accordance with the City's records retention schedule if they are required for ongoing legal, fiscal, administrative, operational or research purposes. These records should be saved to word processing or paper file for storage according to the City's records and retention schedule. An example of this would be official correspondence on a litigated matter. Any email or other documents that does not fall into his category may be deleted immediately. It is up to the discretion of the Administrator/Clerk if the electronic document or a paper file is the official record of the City, per the records retention schedule.

13. Portable Files. To facilitate off-site work, employees may copy appropriate files to and from portable media (i.e. CD, DVD, USB drives, memory sticks, etc.). Any portable media used in computers outside of the City of Grant should be checked for viruses before using in a City computer. No other files or information may be copied from City computers.

14. Remote Access. Certain employees may be given the ability to access the City's computer systems from remote locations or from home, using either personal equipment or City owned equipment.

Remote access is limited to the Administrator/Clerk, staff classified as exempt and who frequently work independently on City business. Non-exempt staff may be given temporary access from time to time as needed, but only with approval.

15. Passwords. All City passwords are the property of the City and must be provided to the City upon request. The changing of passwords for City computers and financial or banking websites will be conducted at a minimum of once every quarter unless multifactor authentication is used then changes shall occur annually or as required by the vendor. every month. Employees shall not reuse the same passwords in subsequent quarters. Employees shall utilize strong passwords that are 14-16 characters in length and include a mixture of uppercase and lowercase letters, numbers and symbols.

16. Notice of Computer Problems. Employees are responsible for notifying the appropriate City representatives, website provider, and/or computer repair team about computer problems. The Administrator/Clerk is authorized to order required repairs to the City computer. Employees should err on the side of caution when reporting issues.

INTERNAL CONTROL PROCEDURES

Internal Control consists of five components: control environment, risk assessment, control activities, the information system, and monitoring control performance. The City of Grant analyzes and integrates these five components in to their business practices. Any and all employees, are directly involved in helping the city make sure that these

practices are followed and are asked to familiarize themselves with the City's internal control documents and processes.



STAFF REPORT

To: Mayor and City Council
Lacey Smieja, City Administrator/Clerk

Date: May 26, 2026

CC: Brad Reifsteck, PE, City Engineer
Amanda Johnson, City Attorney

RE: Application for a Conditional Use Permit to
operate a Buddhist Temple at 8650 60th St N

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

In October 2022, Bwei Paw (“Applicant”) and Pan Ti Tan (“Owner”) applied for a Conditional Use Permit to operate a Buddhist Temple from the property located at 8650 60th St N., Grant, MN. The Applicant’s initial submission included a narrative, site and parking plan (See Attachment 1: Applicant’s October 23, 2022 CUP Submission). The Application was deemed incomplete for review in 2022 and additional information was requested per City Code. The Application has remained incomplete for approximately 3.5 years, and over that time the Applicant has intermittently met with City Staff, consultants and provided supplemental information. In December 2022 the Applicant submitted supplemental information and the City again determined that the application was incomplete for review (See Attachment 2: Applicant’s December 13, 2022 Supplemental Information). Over the next couple of years, staff met with the Applicant’s representatives, including their engineer, to discuss the challenges of the site and to discuss what information was outstanding and needed to complete the review. In mid-2025 staff met with the Applicant’s civil engineer to discuss options for the driveway and parking expansion given the constrained nature of the site due to significant wetland areas. After that meeting, no further correspondence from the Applicant was received until earlier this year when the Applicant’s new representative, Vong Thao (“Applicant’s Representative”), contacted the City. Staff met with the Applicant and Applicant’s Representative to discuss the needed items so that a full review could be completed and sent to the City Council for consideration. In response, the Applicant’s representative submitted supplemental information which is included as Attachment 3: Applicant’s supplemental information March 27, 2026.

The City has requested additional information, including detailed site plans, engineering and grading plans, and architectural plans repeatedly for the past 3.5 years, but the materials have not been submitted. The Applicant’s materials as submitted are attached to this staff report, and the items provided complete the City’s checklist but the information provided does not meet or comply with certain requirements and adopted standards as described throughout this report. The Applicant was notified several times since the initial 2022 application was submitted that while the request for Conditional Use Permit remained active, and incomplete, they were not permitted to operate the Buddhist Temple at the property.



Public Hearing

A duly noticed public hearing is scheduled for June 2, 2026, and property owners within 1,320-feet were notified of the subject application.

Application Summary

Applicant: Bwei Paw Applicant’s Representative: Vong Thao Owner: Pan Ti Tan	Site Size: 9.9 Acres (431,244 SF)
Zoning: A2 - Agricultural Small Scale Future Land Use: Rural Residential/Ag	Location Description and PIDs: PID 3303021430001
Address: 8650 60 th St N. Grant, MN 55082	Request: Conditional Use Permit (CUP) to operate a Buddhist Temple with residential uses, events and gathering

The Applicant is requesting a new Conditional Use Permit (CUP) to operate a Buddhist Temple on the property located at 8650 60th Street N. The applicant submitted a narrative in 2022, which was later revised, and for purposes of this review the narrative dated March 23, 2026 is the accurate description of the proposed operations. The following activities are described within the Operational Narrative:

- Maximum of 11 scheduled events per year. Maximum event attendance is 50 people.
- Events will include religious practices that will be conducted within the existing storage building (note that staff understands this to be the existing home on the site).
- No additional parking or parking lot expansion is proposed. During events, parking is proposed to be managed by a designated on-site coordinator.
- The applicant proposes to expand the driveway from 12’ to 20’ from the entrance to the praying building (northwest accessory building).
- The northwest storage building (note, the applicant describes as northwest, however, the building in question appears to be located southwest of the existing home per the driveway sketch) is approximately 2,365 square feet and it is planned to be used for praying services.
- An ADA accessible bathroom is proposed in the SW corner of the praying building (existing accessory building). The narrative states that doors will be expanded as needed to comply with ADA requirements.
- No expansion of the existing home or modification of the structure is proposed, and all other accessory buildings will be utilized solely for storage. The existing home will be used by the Buddhist monks that will live on site (note, the 2022 narrative stated that there are currently four Buddhist monks and one elder living on the property).
- Daily activity will be limited. Five or fewer individual are anticipated on site each day, with visiting hours between 9 AM and 5:00 PM.

Review Criteria

The City Code states the following for consideration when reviewing a Conditional Use Permit (32-141):



“(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.”

Section 32-245 Table of Uses establishes the list of permitted and conditionally permitted uses in the City. Subsection (b) states, “Uses shall be allowed according to the use table in subsection (c) of this section. When a specific use is not listed, the closest similar listed use shall determine the restrictions and conditions which apply.”

The Table of Uses identifies “Churches” as permitted with a Conditional Use Permit, which is most similar in use to the proposed Buddhist Temple.

Zoning and Dimensional standards with corresponding code sections are identified in the analysis in subsequent sections of this report.

Existing Site Conditions

The subject site is located at 8650 60th Street N, Grant, MN. Prior to the current Owner’s purchase, the subject property was used for a single-family residence. The parcel is developed with an approximately 5,800 SF home (principal structure), a 2,296.9 SF accessory building, and two sheds one approximately 327.6 SF and one approximately 193.6 SF for a total of 2,818 SF of accessory building square footage on site. The home is landscaped with a patio area off the main entrance (front), and a deck and gazebo are off the rear of the home, and large open area located northeast of the structure is visible in the area and is noted as a ‘patio’ in some of the Applicant’s submitted site plans. The parcel is oriented north-south, with the primary frontage on 60th Street N., on the southerly property line. The existing home and accessory buildings are accessed via an ~870-foot long single driveway that connects to the roadway.

The parcel has extensive woodland areas and wetlands. The existing improvements are located in a clearing on the parcel, and the existing driveway weaves through the wetland areas that lie on both the east and west side of the access driveway. Per the National Wetland Inventory and GIS records the site has significant wetlands including south of the existing improvements (home and accessory buildings) and north of the home to the property line. The Applicant completed a partial wetland delineation on the south half of the property lying east of the existing driveway. A full delineation was not completed, and therefore the delineation is considered in conjunction with the NWI. The NWI of the full site, and the delineated boundaries as submitted by the Applicant are provided in the attachments to this staff report.



Comprehensive Plan Review

The site is guided RR/AG – Rural Residential/Agricultural in the City’s adopted Comprehensive Plan. Land within the RR/AG land use designation is generally described as supporting rural residential and agricultural uses with limited non-residential uses that require a CUP. The proposed Buddhist Temple is similar to other places of worship, congregation and churches in the City. Depending on the site, improvements, and conditions established the proposed operation could be consistent with the adopted Comprehensive Plan.

Zoning/Site Review

The Applicant’s narrative states that no exterior improvements are proposed. The existing home is proposed to be used for residential purposes (living area for Buddhist monks and elders) and the existing accessory building is proposed to be converted into a prayer facility. The narrative states that no exterior expansion of the accessory building is proposed. The narrative states that no additional parking or parking area is proposed. The only site changes proposed include the expansion of the existing driveway from 12’ to 20’ wide.

It should be noted that the initial submission packages included site plans prepared by a civil engineer that identified a parking lot, temporary parking and other parking bays off the existing driveway. Based on the most current narrative, those changes are no longer proposed and only the expansion of the driveway is contemplated. Therefore, for purposes of the analysis, the description in the narrative in conjunction with the driveway expansion concept are evaluated for conformance with the applicable code. Any reference to the initial site plan are clearly identified to reduce any confusion regarding the proposed improvements.

Likewise, the initial submission indicated that the principal structure would be converted for the events and would be used to host gatherings. In the most recent submission, the narrative indicates that the home will no longer be used for religious or gathering activities, but will be used for residential uses and the Buddhist monks’ daily meeting/activity space. The current plan is to convert the existing accessory building into a prayer facility and the floor plan of the accessory building is evaluated for conformance with the applicable code sections.

Dimensional Standards

The following site and zoning requirements in the A2 district related to the proposed application. As described above, the Applicant’s updated narrative states that no site improvements are proposed except for the expansion of the driveway which is shown conceptually in the supplemental submission received on March 27, 2026.

Dimension	Standard
Minimum Lot Area	5 Acres
Frontage on an Improved Public Road	300’
Front Yard	65’



Side Yard Setback (from street in case of corner lot)	65'
Side Yard Setback (from interior lot lines)	20'
Rear Yard Setback	50'
Height of Structure	35'
Non-accessory, non-dwelling structures	Per Permit (requires CUP and Building Permit)
Impervious surface coverage	50%
Floor Area Ratio	30%

Proposed Use

The Applicant’s narrative describes the proposed use as a Buddhist Temple. Per Section 32-245 Table of Uses, subsection (b) “...When a specific use is not listed, the closest or similar listed use shall determine the restrictions and conditions which apply.” Buddhist Temples are not identified specifically on the table of uses, however, the described activities are similar to churches, which includes places of worship and congregating which requires a conditional use permit.

The narrative describes a maximum of 11 events per year on site. The maximum occupancy projected for each event is 50 attendees. On non-event days, visitors will come to meet with the monks on site and presumably in the home during daytime hours. The daily activities associated with visiting and meetings with the monks are associated with the described Buddhist Temple activities and are subject to the CUP process and requirements.

However, the use of the principal structure (home) for the monks and elders living quarters is a permitted residential use. No special permits or approvals for the residential uses are required.

Lot Area, Lot Frontage, Lot Coverage, Access and Driveways

Lot Area

Per Washington County GIS records, the subject property is approximately 9.9 acres and meets the minimum lot area requirement.

Lot Frontage

Per Washington County GIS records, the subject property has approximately 330’ of frontage on 60th Street N., and meets the minimum lot frontage requirements.

Lot Coverage

Section 32-246 establishes that the maximum percent coverage of a site, where coverage includes parking areas or structures of any type, is 50%. The site is approximately 9.9 acres, and the current coverage is less than 10%. While the ultimate configuration of parking and other site improvements is unknown, based on the activities described any improvements are likely to be significantly less than the 50% maximum.

Access



There is one existing driveway that connects the principal structure and accessory buildings to the south frontage along 60th Street N. The driveway is approximately 870-feet long and is currently gravel.

The change in use from a single-family residential use to a commercial use (Buddhist Temple) requires upgrades to the existing driveway. The proposed events will generally have attendees arriving and leaving the site at the same time or within a short timeframe. The 12-foot driveway does not allow for two-way traffic to access the facilities in the event of an emergency. For example, a fire truck could not be driving north on the driveway while a passenger vehicle is traveling south to exit the site. Given the planned use of the site multiple times a year to host events, upgrading the driveway to meet fire lane standards is important to ensure safe ingress and egress to the site and the facility.

In 2022, and subsequent conversations, the Applicant and staff discussed options for driveway expansion in conjunction with parking requirements given the constrained buildable areas on the site due to the existing wetlands. Potential options for parking bump-outs and other engineering solutions were discussed, all which required a wetland delineation and civil engineering plans to identify a design solution that would meet the regulatory standards of the Valley Branch Watershed District (VBWD) and the City's standards to ensure safe access can be provided for the proposed operations. The Applicant completed a partial delineation in 2023; however, the area delineated did not include wetland areas lying east of the access driveway or to the south property line. As a result of the limited area delineated, it cannot be determined if the proposed driveway expansion will encroach into wetland areas or required wetland setbacks. Without the completed delineation, staff cannot determine if the driveway can be constructed without significant site grading, wetland/wetland setback encroachments, alterations and potential wetland replacement. In the March 27, 2026 supplemental materials, the applicant submitted a 'blob' concept plan of the proposed driveway expansion and what appears to be a corresponding bid from a contractor to improve the driveway. The bid describes the project as "Replace existing driveway and parking spaces," which does not provide enough detail regarding the necessary expansion, nor does it describe the location of the parking spaces. No corresponding civil plans, specifications or other details were provided with the blob diagram or the bid.

The submission does not include a full wetland delineation, grading and erosion control plan, or stormwater plan (if applicable). While these materials were requested repeatedly, they were not submitted. ***As submitted, it cannot be determined if the driveway plan complies with the City's standards or requirements and therefore the submitted materials do not meet the standards or requirements.***

Setbacks

As shown on the initial site plan submitted by the Applicant, there is an existing principal structure, one large accessory structure and two smaller accessory structures (sheds) located on the site. All existing structures meet or exceed the



required setbacks from the property lines.

The Applicant has stated that they are not proposing any expansion of the existing structures or other improvements on the lot apart from the driveway. As described in the previous section, it cannot be determined if the proposed driveway expansion will meet the required wetland setbacks since a full delineation was not completed and full engineering plans were not provided. Sections 12-260 and 12-261 identifies wetland buffers and setback from Type 3, 4 and 5 wetlands. Based on the partial delineation, it appears that the setback from the easterly wetland could be met, even with the driveway expansion; however, without a full delineation and accurate engineering plans that depict the proposed driveway improvements and parking bump-outs a conclusion cannot be made.

Additionally, while the Applicant states that they are not proposing to construct any parking, a parking lot/dedicated parking area would be required to meet Section 32-374 for onsite parking. Initially, the 2022 application included a parking lot to the east of the driveway which would not meet the wetland setback requirements. The Applicant is aware of this issue, which is one of the reasons they began exploring parking ‘bump-outs’ to meet the required onsite parking requirements based on their proposed occupancy. While city staff is open to exploring parking bump-outs, a plan detailing the number of stalls, locations, etc., is not provided and therefore it cannot be determined if the plan meets the applicable wetland setback requirements. This information was requested repeatedly, but has not been provided with the submission.

The existing home and accessory buildings onsite comply with and meet required setbacks from the lot lines. As submitted, it cannot be determined if the proposed upgraded driveway and parking meet the wetland setbacks.

**Principal Structure,
Accessory Buildings
and Parking/Coverage
Standards**

Accessory Structure (Prayer Facility)

The Applicant is proposing to convert the existing ~2,365 SF accessory building into the primary event space which is identified as “prayer services” in the narrative. Though not explicitly stated, it appears that the accessory building is intended to be used for the events described in the operational narrative. The Applicant submitted a conceptual floor plan as part of the supplemental materials received on March 27, 2026 which is attached to this staff report. As described in the narrative, the prayer facility footprint will not be expanded or modified, however, the interior is proposed to be upgraded to include an ADA accessible bathroom within the building. Other potential alterations may include moving or changing door sizes to accommodate ADA requirements.

The floorplan submitted is not to-scale or scalable and is not an accurate depiction of the improvements that would be necessary to accommodate up to 50 attendees at an event. Because the floorplan is not to-scale, it is unclear how or where the building is accessed, where parking for the facility is proposed, etc. Elevations depicting the exterior, including door locations, stairs in/out of the facility and accessibility ramps, or other improvements are not shown. The City requested this



information repeatedly and it was not submitted. ***Based on the information provided, the concept floor plan does not meet the City's ordinances or standards, and it cannot be determined if the building can adequately support the intended operations or occupancy.***

Principal Building (home)

The Applicant has indicated that the existing home will be used for living quarters of the Buddhist monks and elders associated with the Buddhist Temple. Based on the narrative, on non-event days, a small number of visitors are anticipated to meet with the monks during daytime hours. As previously noted, the residential uses are permitted and do not require any special permits. The meetings and visitors associated with the Buddhist Temple are subject to any conditions of the CUP.

The narrative states that approximately 5 visitors per day are anticipated, primarily between the hours of 9:00 AM and 5:00 PM. No information regarding location of meetings, proposed parking area on site, and/or use of the home or the prayer facility was noted. As submitted, it appears that this activity could reasonably be accommodated on the site, however, further clarification regarding use of the site should be provided. It is unclear if meetings/visitation could occur concurrently with events on site and if parking or other access considerations need to be addressed. Additionally, previous narratives stated that while no employees will be onsite, that there will occasionally be times when volunteers are present. Again, it is unclear how and when these activities will occur and how the occupancy will be accounted for with respect to accessibility and parking requirements.

Parking & Parking Lot Requirements

As described in the Applicant's narrative, "Parking will remain as is. No expansion for parking will be conducted." This does not comply with the City's standards, which identify off-street parking requirements based on the proposed use of a property. As previously noted, the proposed use is classified as similar to a church, and Section 32-374 Required spaces identifies "Church and other places of assembly" require "One space for each three seats or for each five feet of pew length. Based upon maximum design capacity." The Applicant has indicated that a maximum of 50 attendees will be on site. The City's standard requires a more detailed floorplan to determine the maximum occupancy of the building, which in combination with the stated occupants, should be the basis for determining the number of required parking spaces. Additionally, the usage of the principal structure for meetings and visitation should be clarified to determine if there are any additional parking spaces needed, and/or if ADA spaces are needed to serve both facilities.

As submitted, the Applicant's refusal to provide parking onsite does not comply with the ordinance standards or requirements. Off-street parking is required for the proposed operations and therefore this standard is not met.

Lighting and Outdoor No specific information regarding outdoor lighting or outdoor gathering spaces



Gathering Spaces

was provided in the revised narrative dated March 23, 2026. Within the initial submission, outdoor gathering spaces were identified on the site plan, but no details regarding these spaces were provided with the revised submission.

If outdoor gathering is proposed, then details regarding gathering areas, whether amplification of sound or music is proposed will need to be provided. ***As submitted, no outdoor gathering, amplification, or lighting is approved or considered.***

Signage

A signage plan was not submitted with the application. If a conditional use permit is granted, ***staff recommends including a condition that any proposed signage must comply with the size, quantity and location standards as established for the A2 zoning district. Any deviation of the standards will require either a separate CUP or an amendment to this CUP.***

Septic System Upgrade

Septic System

The Applicant provided a copy of their ISTS septic compliance permit and as-built report. Per the narrative, the system has been upgraded to accommodate the proposed increased occupancy on the site. This improvement appears to be completed in 2023, and the system is likely sized to accommodate the event size contemplated in the initial permit which identified 200-300 attendees during events. ***Given the larger occupancy initially contemplated, the septic system is likely sized adequately to support the occupancy and uses identified in the revised March 23, 2026 narrative.***

Engineering Standards

There are no improvements to the site identified as part of the updated application except the notation that the driveway would be paved. No civil plans, survey or grading plans were submitted for review. The city engineer participated in several initial meetings with the Applicant to discuss potential options for the driveway expansion, increased impervious surface coverage and associated stormwater management that will likely be required. While these items are necessary to determine if the operations will meet the City's ordinances and standards, they were not provided as part of the submission. As such, the proposed project does not meet the City's engineering standards and regulations.

Other Agency Review

The property is within the Valley Branch Watershed District (VBWD) and it is the Applicant's responsibility to obtain any necessary permits. As previously noted, a partial delineation of wetlands onsite was completed in 2023 and remains valid for five years. No other permits have been obtained. The proposed driveway expansion and required parking to be addressed will increase the impervious surface coverage on the site which is likely trigger stormwater permits. A full delineation of the south half of the site is also needed depending on the driveway/parking design to ensure that setbacks are met once a full development site plan is prepared.



Action requested

Staff is recommending denial of the Applicant's request for a Conditional Use Permit to operate a Buddhist Temple on the subject property. The following draft findings are provided for consideration:

1. Section 32-145 Burden of Proof, of the City Code states, "The applicant shall have the burden of proving that the proposed use is suitable and that all of the standards set forth have been met." As provided in this Staff Report, the Applicant's submission fails to comply with the minimum ordinance requirements for site plan, architectural/building plans, and stormwater management plans. The submitted materials do not adequately demonstrate that the proposed use is suitable for the intensity described within the narrative. The occupancy identified in the narrative requires certain site improvements that are not designed, and with respect to the parking, were overtly rejected by the Applicant.
2. Section 32-146 Standards, subsection (a) established the criteria by which the city council may grant a conditional use permit. The ordinance requires that the city council find that the Applicant has proven to a reasonable degree of certainty that the following standards are met. The following findings regarding each standard, as numbered within the ordinance, is provided:

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

Finding: The proposed Buddhist Temple is similar to a church or other place of worship and is designated in section 32-245 as a conditional use within the A2 zoning district. This standard is met.

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

Finding: The proposed Buddhist Temple is similar in intensity and scale to other churches, places of worship and congregation in the city. The adopted 2040 Comprehensive Plan supports a limited mix of uses in the Rural Residential/Agricultural land use designation but emphasizes that the use must be compatible with the surrounding neighborhood. The proposed Buddhist Temple may be compatible with the adopted Comprehensive Plan, however, not enough details were provided to ensure that the intensity of the proposed operations will not adversely impact adjacent properties. This standard is not met.

- 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.

Finding: The Applicant's submission does not include a plan for onsite parking, driveway expansion, or stormwater management. Detailed engineering plans were requested repeatedly for the past 3.5 years, but the information was not submitted. The proposed event occupancy of up to 50 attendees requires an improved parking lot and/or parking spaces to adequately accommodate all visitors and the Applicant has refused to install and/or provide plans that identify the required parking. The access driveway must be upgraded from the current 12-foot-wide traveled surface to 20-foot wide to meet the fire lane standards. The existing driveway does not allow for two-way traffic and in an emergency a fire truck could not safely travel north on the driveway while a passenger vehicle traveled south. This does not meet the minimums safety requirements and could



be detrimental or endanger not only occupants of the Buddhist Temple, but emergency personnel trying to access the site. Details, including architectural schematics, were not provided to clearly show how the existing Accessory Building will be converted for a prayer facility for up to 50 occupants. The Accessory Building must be brought to commercial standards to ensure that the facility meets the safety and accessibility requirements of the MN Building Code. As submitted, the proposed Buddhist Temple use may be detrimental or endanger the public's health and safety. This standard is not met.

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

Finding: The Applicant's narrative describes two primary activities on the site; first, the conversion of the accessory building for a prayer facility for larger gatherings and events; and second, the use of the principal structure (home) for the Buddhist monks and elder meetings and visitation. Based on the materials submitted, the larger events or gatherings cannot be satisfactorily handled onsite without parking or other site improvements. Additionally, it is unclear if outdoor activities are proposed and, if so, where such activities would occur. Additionally, the City has been notified by neighbors in the surrounding area that the Applicant has intermittently operated onsite including events and possibly outdoor activities over the past 3.5 years, despite not having a permit. Without further site details regarding the driveway, parking and operations the city cannot determine if the activities are compatible with the existing neighborhood, and therefore this standard is not met with respect to the larger events and gatherings. With respect to the use of the home for the Buddhist monks and elders, small scale visitation and meetings are not likely to adversely impact the surrounding neighborhood provided activities occur indoors and are generally happening during the daytime hours. For this use, the standard is met. However, the Applicant did not provide adequate information to determine if events as well as meetings with the monks and elders could happen concurrently, which could affect the needed parking and other site improvements. Therefore, without mitigation and required site improvements, this standard is not met.

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

Finding: The Applicant's submission did not include a to-scale site plan, details of the proposed driveway enlargement, a wetland delineation, a parking plan, architectural schematic plan or stormwater management plan. This information was requested repeatedly over the past 3.5 years from the Applicant and the Applicant's representatives, including civil engineer, and it has not been submitted. The information submitted does not meet the city's ordinances or city code. This standard is not met.

- 6) The proposed use will not create additional requirements for facilities and services at public costs beyond the city's normal low-density residential and agricultural uses.

Finding: The Applicant provided information to demonstrate that the onsite utilities, including septic system, have been upgraded and can support the proposed Buddhist Temple use. However, the Applicant's submission did not include adequate details to ensure that emergency services can access the site in an emergency specifically related to



traffic flow, and plans to upgrade the driveway to meet fire lane standards. This standard is not met.

- 7) The proposed use will not involve uses, activities, processes, materials, equipment of 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 nuisance.

Finding: The proposed use of the property for a Buddhist Temple is reasonable, provided the site is improved to support the intensity of the operation. As submitted, the Applicant did not provide to-scale plans depicting the site plan, architectural schematic, or parking plans and therefore it cannot be determined that the site can support the proposed operations in a manner that will not adversely impact traffic or noise. As noted throughout this report, the City repeatedly requested this information and the Applicant did not provide or submit the needed plans. 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.

Finding: The proposed use of the property for Buddhist Temple with the occupancy identified requires the driveway to be upgraded to meet the fire lane standard, and onsite parking must be provided. Despite several requests by City Staff, an accurate engineered site plan was not provided and therefore it cannot be determined if the improvements needed will comply with the wetland and wetland buffer setback requirements. As such, it cannot be determined based on the level of information provided if there would be a loss of wetland area or wetland buffer areas as a result of the necessary site improvements. This standard is not met.

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

Finding: The Applicant did not submit a to-scale site plan that complies with the ordinance requirements or a stormwater management plan. Impervious surface coverage will increase due to the expansion of the driveway and needed parking, and as such the improvements will likely exceed the minimum threshold for preparing a stormwater plan. Given the lack of details, it cannot be determined that the additional water runoff will be managed onsite. This standard is not met.

- 10) The standards apply in addition to specific conditions as may be specified through the city's ordinances.

Finding: As noted within the staff report, the ordinance standards and conditions related to the site plan, architectural schematic plans, stormwater plans, and other operational details were not provided. This information was requested repeatedly over the past 3.5 years, but was not provided in the last submission. This standard is not met.



Attachments:

Applicant Applications

- Oct 2022
- Dec 2022
- Oct 2025
- Feb 2026
- March 2026

NWI Wetlands



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

pd 10/26/22
\$3,400.00
check # 1586

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

CONDITIONAL USE PERMIT

Application Date:	09/28/2022 <i>10/26/22</i>
Fee: \$400	Escrow: \$3,000 <i>B.P.</i>

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): 3303021430001		LOT SIZE: 9.94 Acre
PROJECT ADDRESS: 8650 60th St N Stillwater, MN 55082	OWNER: Name: Pan Ti Tan Address: 8650 60th St N City, State, Zip: Stillwater, MN 5 Phone: 6513637635 Email: pandita1980karen@g	APPLICANT (If different from Owner): Name: Bwei Paw Address: 8650 60th St N City, State, Zip: Stillwater, MN 55082 Phone: 6512104393 Email: ekdecha@yahoo.com
BRIEF DESCRIPTION OF REQUEST: The building to be used as a Buddhist Temple		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code sections for a detailed description of required submittal documents, and subsequent process. - Division 5. Conditional Use Permits 32-141 through 157, others		

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

Name: **Bwei Paw**
(Please print)
 Address: **8650 60th St N**
 City, State, Zip: **Stillwater, MN 55082**
 Phone: _____
 Cell Phone: **6512104393**
 Email: **ekdecha@yahoo.com**
 Signature: **Bwei Paw** Digitally signed by Bwei Paw
Date: 2022.09.28 08:59:20 -05'00'

Fee Title Property Owner (If different from Applicant)

Name: **Pan Ti Ta**
(Please print)
 Address: **8650 60th St N**
 City, State, Zip: **Stillwater, MN 55082**
 Phone: _____
 Cell Phone: **6513637635**
 Email: **pandita1980karen@gmail.com**
 Signature: **Pan Ti Ta** Digitally signed by Pan Ti Ta
Date: 2022.09.28 09:01:31 -05'00'

Date: **09/28/2022** *10/26/2022*

Date: _____

B.P.

Checklist:

Please review the attached checklist. Minnesota State Statute 15.99 provides the City of Grant 15 business days to determine the application's completeness. 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 the deadline.

According to Minnesota State Statute 15.99 a Conditional Use Permit has a Statutory review period of 60 days, with the City's ability (which includes city staff and consultants) to extend the review for an additional 60 days if necessary due to insufficient information, directive to provide additional information, the tabling or postponement of an application, lack of quorum, or schedules.

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

[Handwritten Signature]

Signature
Bwei Paw

Printed Name
~~9/27/2022~~

Date
10/26/2022
B.P.

Fee Title Property Owner

(If different from Applicant)

[Handwritten Signature]

Signature
Pan Li Ta

Printed Name
~~9/27/2022~~

Date
10/26/2022

Conditional Use Permit Checklist:

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City.

COPIES: One (1) Electronic copy of full submission; Two (2) 11x17 half-scale scalable hard copy plan sets.

Site Plan: All plans must be to-scale, scalable, and include a north arrow.

- Property dimensions
- Area in acres and square feet
- Identified setbacks (Front, Side, Rear)
- Identify Buildable area (if applicable)
- Location of existing and proposed buildings (including square footage, foot print, and dimensions to lot lines)
- Location of existing utilities, drainfield locations
- Location of current and proposed curb cuts, driveways and access roads
- Existing and proposed parking (if applicable)
- Off-street loading areas (if applicable)
- Existing and proposed sidewalks and trails (if applicable)
- Sanitary sewer and water utility plans (if expansion is needed)

Existing Conditions:

- Aerial of site and adjacent properties
- Location of all wetlands (NWI, or similar)
- Topographic contours at 2-foot intervals
- Water bodies, Ordinary High Water Level, 100-year flood elevation

Grading Plan (if applicable): All plans must be to-scale, scalable, and include a north arrow.

- Grading Plan
- Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated
- Stormwater Plan and Calculations (if applicable)

Landscape Plan (if applicable): All plans must be to-scale, scalable, and include a north arrow.

- Landscape plan identifying species and size of trees and shrubs
- Screening plan

Architectural/Building Plan (if applicable): All plans must be to scale, scalable, and include a north arrow.

- Location of existing and proposed buildings and their size including dimensions and total square footage
- Proposed floor plans (if applicable)
- Proposed elevations (if applicable)
- Description of building use for proposed CUP

Written Narrative Describing your request: A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:

- Description of operation or use
- Number of employees (if applicable, if not state why)
- Sewer and water flow/user rates (if applicable, if not state why)
- Any soil limitations for the intended use, and plan indicating conservation/BMP's
- Hours of operations, including days and times (if applicable)
- Describe how you believe the requested conditional use fits the City's Comprehensive Plan

Conditional Use Permit Checklist:

Statement acknowledging that you have contacted the other governmental agencies such as watershed districts, Washington County departments, state agencies, or others that may have authority over your property for approvals and necessary permits.

Paid Application Fee: \$400

Paid Escrow*: \$3,000 *Any remaining funds, after expenses, are returned to the Applicant. Expenses incurred over \$3,000 will be billed to the Applicant.

Materials that may be required upon request:

Survey of the Property: An official survey, by a licensed surveyor, may be requested with the application. The survey shall be scalable and either Full Scale, or Half Scale (11"x17") as requested by the Zoning Administrator.

Full scale plans at a scale not smaller than 1"=100'

Sanitary and stormwater plans. Sanitary and/or stormwater plans may be requested depending on the proposal of the Conditional Use Permit.

Wetland Delineation. If the proposed project is near a potential wetland boundary or setback, delineation may be required to fully evaluate and approve, or deny, the Conditional Use Permit.

33.030.21.43.0001

We would like to use this property as a Buddhist Temple. The Buddhist temple is where the Buddhist monks are staying.

Currently, there are 4 monks and one elderly man stay there as the residents of the property.

There is no employee but sometimes there will be volunteers will help out as needed beside the monks.

The water from the property's well is used instead of city from water.

Currently we have a plan to build a parking lot about for 30-50 cars. The parking lot mostly will be use for event attendants.

We rely on all volunteers for all the events through the year. We would also have about 10-20 volunteers at an event.

With all the events, they hour mostly from 10:00 AM – 3:00 PM on the weekends. There are about 8 events each year and they are as follow-

We will celebrate the Karen New Year in January, Htamane Ceremony in February, Paying Homage to Elderly Ceremony in May, Ordinations and Novitation Ceremony in July, Offering of Provisions to the Monks Ceremony and Karen Traditional Wrist Tying Ceremony in August, Kathina Ceremony in October and Meditation at the temple at anytime as a small group. Each event, there are around ~~100 to 300~~ attendees and around 10 to 20 volunteers.

50 200

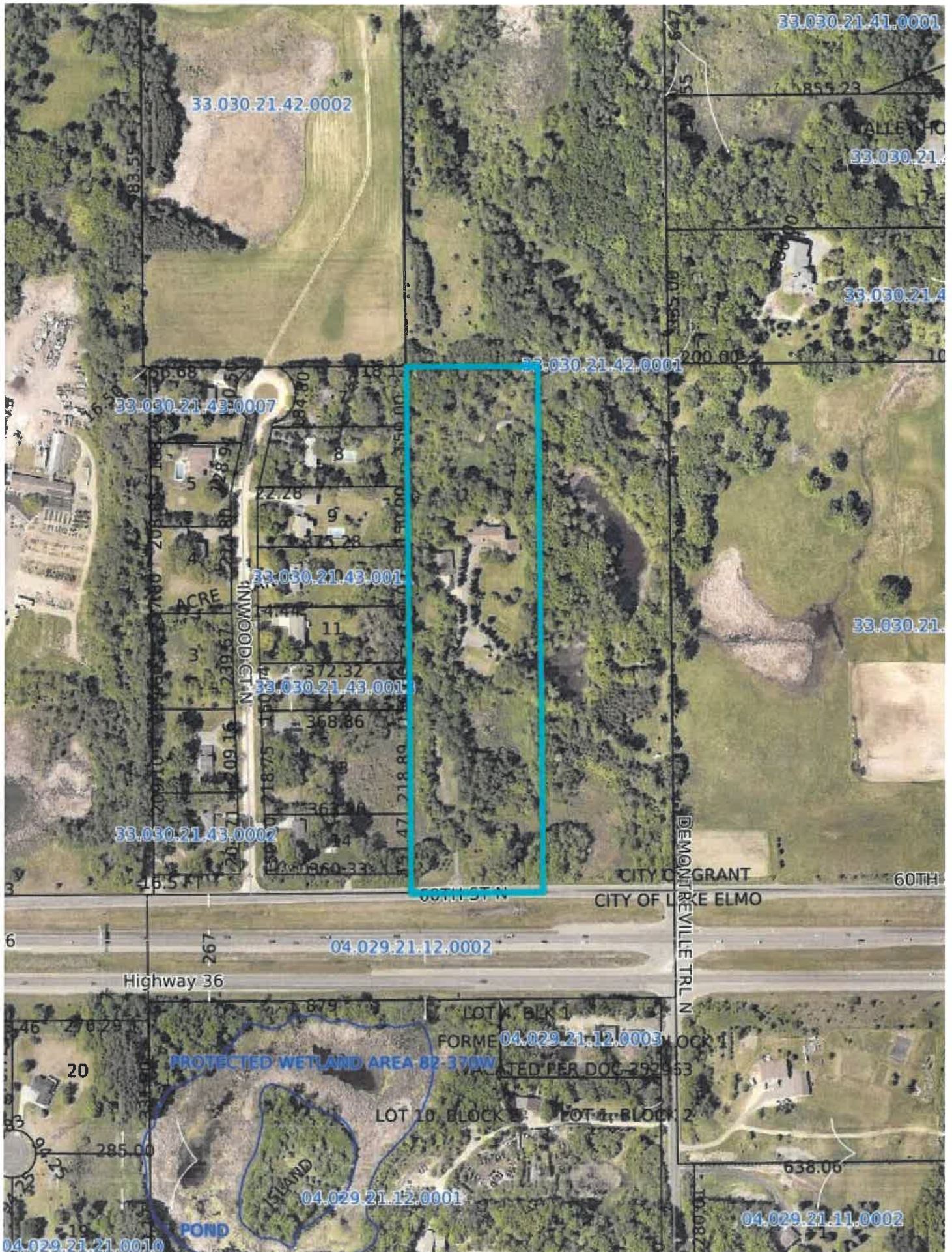
During the weekdays, very small number of people are visiting the property and the monks depend on who and when they are available.

-Baby shower may be held at the temple or at the family's house but will invite the monks to the house if be held at the family's house as well as married ceremony.

-Elderly meditation will be held at the Buddhist temple.

-Buddhist funeral rites and prayer for our community. It may be held at the Buddhist temple or funeral home.

As Buddhism, we love to maintain our own religion as other do maintain theirs. To maintain our religion, we need to have a place to hold our meeting, events and practice traditional activities regarding our religious. We the Karen comes from Burma which is it a majority Buddhist country. That means that we have a lot of people who are believing in Buddhism and wanted to continue believing in it. This is why as leaders of the community, we would like to find a place for our community to continue and able to hold their ceremony freely and peacefully.



33.030.21.42.0002

33.030.21.41.0001

33.030.21.4

33.030.21.4

33.030.21.42.0001

33.030.21.43.0007

33.030.21.43.001

33.030.21.43.001

33.030.21.43.0002

33.030.21.

04.029.21.12.0002

Highway 36

DEMONTREVILLE TRL N

CITY OF GRANT
CITY OF LAKE ELMO

60TH

PROTECTED WETLAND AREA 82-370W

04.029.21.12.0003

LOT 10 BLOCK 2

LOT 4r BLOCK 2

POND

04.029.21.12.0001

04.029.21.11.0002

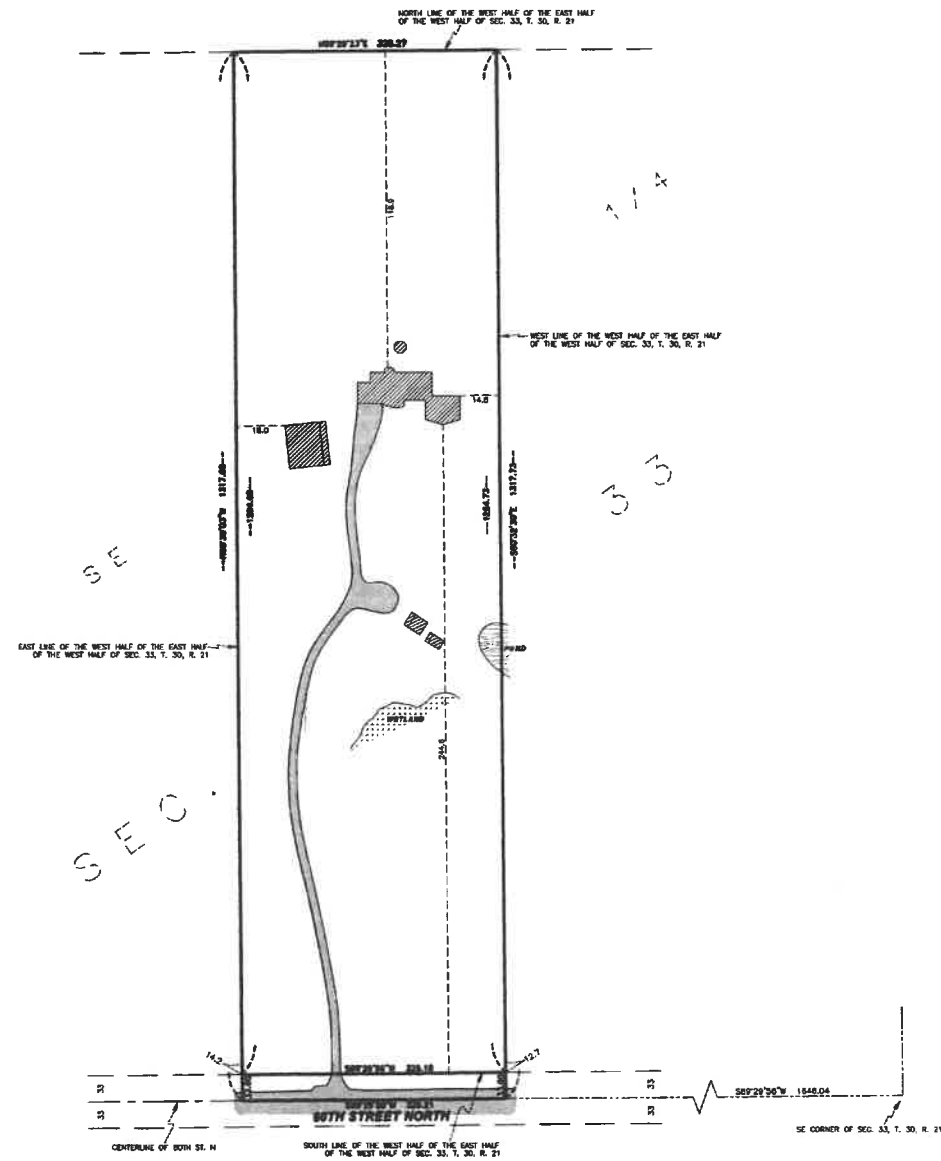
04.029.21.21.0010

ZONING

Business--seasonal.	N	N	N	N	N
Cafes and restaurants.	N	N	N	N	C
Campgrounds, tents and tent trailers only.	N	N	N	N	N
Care facility. (See section 32-338(c).)	N	C	C	C	N
Cemeteries.	N	C	C	C	N
* Churches.	C	C	C	C	C
Clear cutting. (See sections 32-343, 32-348 and 32-246(b)(8).)	N	C	C	C	N
Clubs or lodges.	N	C	C	C	C
Cluster developments.	N	N	N	N	N
Commercial recreation.	C	C	C	C	C
Commercial schools.	N	N	N	N	C
Convents.	N	C	C	C	N
Disposal areas--liquid waste.	N	N	N	N	N
Disposal areas--solid waste.	N	C	N	N	C
Disposal areas--solid and liquid waste.	N	N	N	N	N
Domestic pets.	P	P	P	P	N
Drive-in business.	N	N	N	N	N
Essential services--government uses, buildings and storage.	C	C	C	C	C
Essential services--transmission services, buildings and storage.	C	C	C	C	C
Explosives--manufacture, storage. (See section 32-324.)	N	N	N	N	N
Explosives--utilization. (See section 32-324.)	N	C	C	N	N
Farm.	-----See "Agriculture"-----				
Farm equipment sales.	N	N	N	N	C
Feedlots, commercial. (See sections 32-337 and 32-345.)	N	C	N	N	N
Fences. (See section 32-315.)	A	A	A	A	A
Flammable gases and liquids, business/distribution.	N	N	N	N	N
Forests.	P	P	P	P	C
Fuel sales.	N	N	N	N	C
Funeral homes.	N	N	N	N	N
Garage, private. (See section 32-313.)	A	A	A	A	N
Garage--Repair.	N	N	N	N	C
Garage--Storage.	N	N	N	N	C
Golf courses and country clubs.	N	C	C	C	N
Grading.	-----See section 32-342-----				
Greenhouses (commercial production only).	N	C	C	C	C
Guest house. (See section 32-326.)	N	N	N	N	N
Gun clubs.	N	C	C	N	N
Gun ranges.	N	N	N	N	N
Home occupations (meeting criteria).	CC	CC	CC	CC	N
Home occupations (not meeting criteria).	N	C	C	C	N
Horse boarding and training facilities.	P/C	P/C	P/C	P/C	N
Hotel or motel.	N	N	N	N	N
Housing, student.	N	C	C	C	N

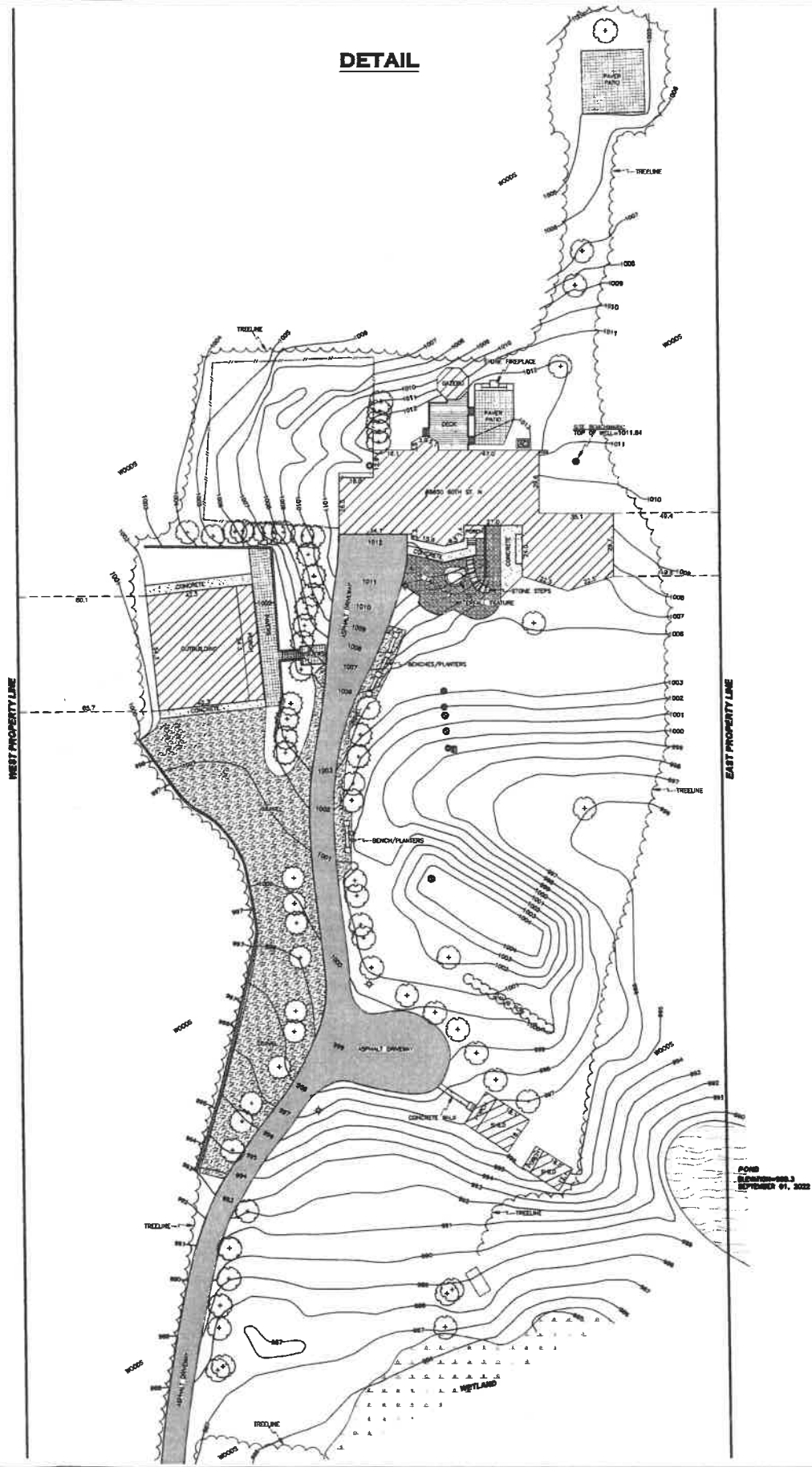
EXISTING CONDITION SURVEY FOR: PAW BWEI

BOUNDARY



SITE ADDRESS 6650 6th St N Edina, MN 55424 PROPERTY DESCRIPTION The West half of the South half of the East half of the Southeast 1/4 of Section 33, Township 30, Range 21, Westlake County, Minnesota. SITE ELEVATION Top of wall lead at southeast corner of main structure. Elevation = 1011.84	DATE 09-11-2022	SURVEYORS W. BROWN LAND SURVEYING, INC. 6638 OLD CEDAR AVENUE SE, SUITE 230 BLOOMINGTON, MN 55425 PH: (612) 924-4958 WWW.BROWNLANDSURVEYING.COM EMAIL: INFO@BROWNLANDSURVEYING.COM
JOB NO. 340-22	SCALE Detail: 1" = 20' Boundary: 1" = 100'	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. W. BROWN LAND SURVEYING, INC. WOODROW A. BROWN, R.L.S., MN REG 15230
BOOK/PAGE CME	DRAWN CME	
SHEET 1 of 1 24x36	REFERENCE	

DETAIL

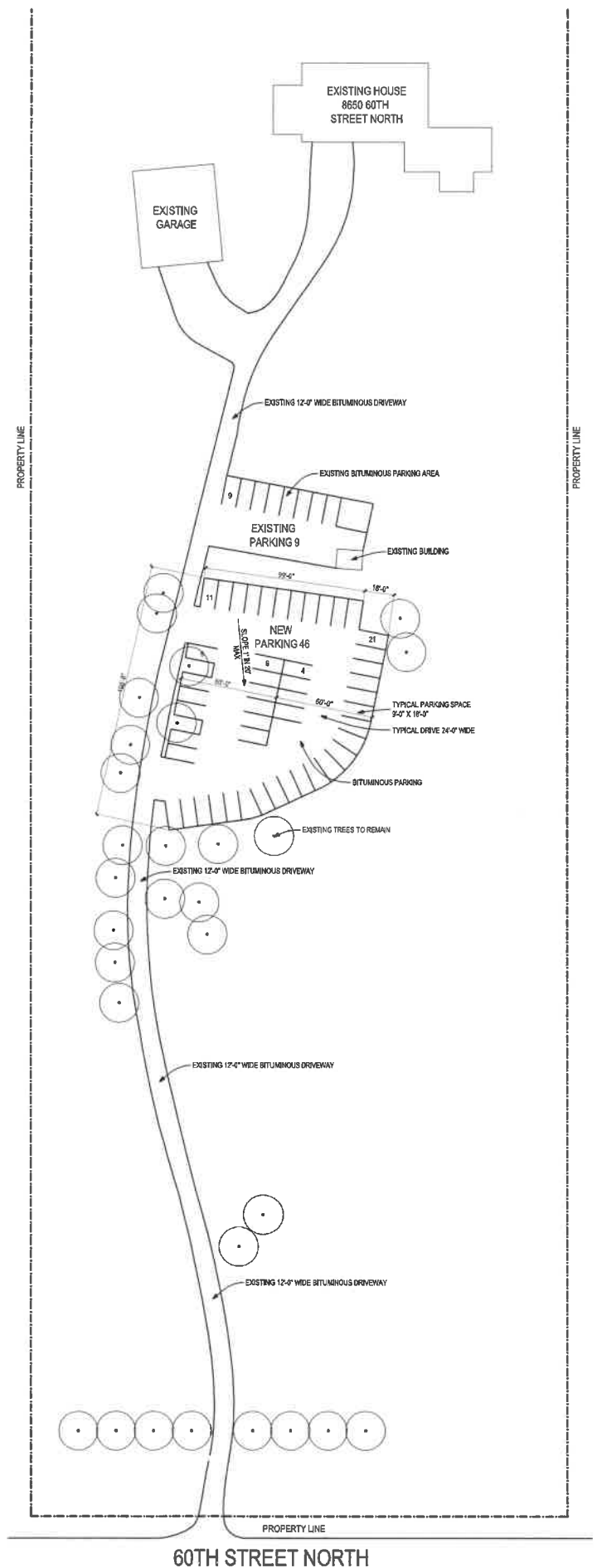


LEGEND

- Fence
- Boulder Retaining Wall
- Keystone/Concrete Retaining Wall
- Septic Cleanout
- Electric Meter
- Water Manhole
- Gas Meter
- Light Pole
- Power Pole
- Existing Contour
- Found Iron Monument
- Set Iron Monument
- Inscribed R.L.S. 15230



~~Hand~~ 50 parking space ashford parking lot.
 Dated 10/26/22. ~~10/26/22~~



1 SITE PLAN
 A1 1" = 60'-0"

CAULFIELD
 ARCHITECTURAL
 DESIGN

9388 ERIN COURT
 WOODBURY, MINNESOTA 55129
 Tel: 651.497.7685
 email: brucecaulfield@msn.com

CONSULTANT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE _____ REG. NO. A-10295

COMMISSION NO.: 2022-12

DRAWN BY: BAC

CHECKED BY: BAC

DATE: SEPTEMBER 27, 2022

BID ISSUE DATE: _____

REVISION DATES: _____

PROJECT TITLE

PARKING PLAN
 8650 60TH STREET NORTH

OWNER

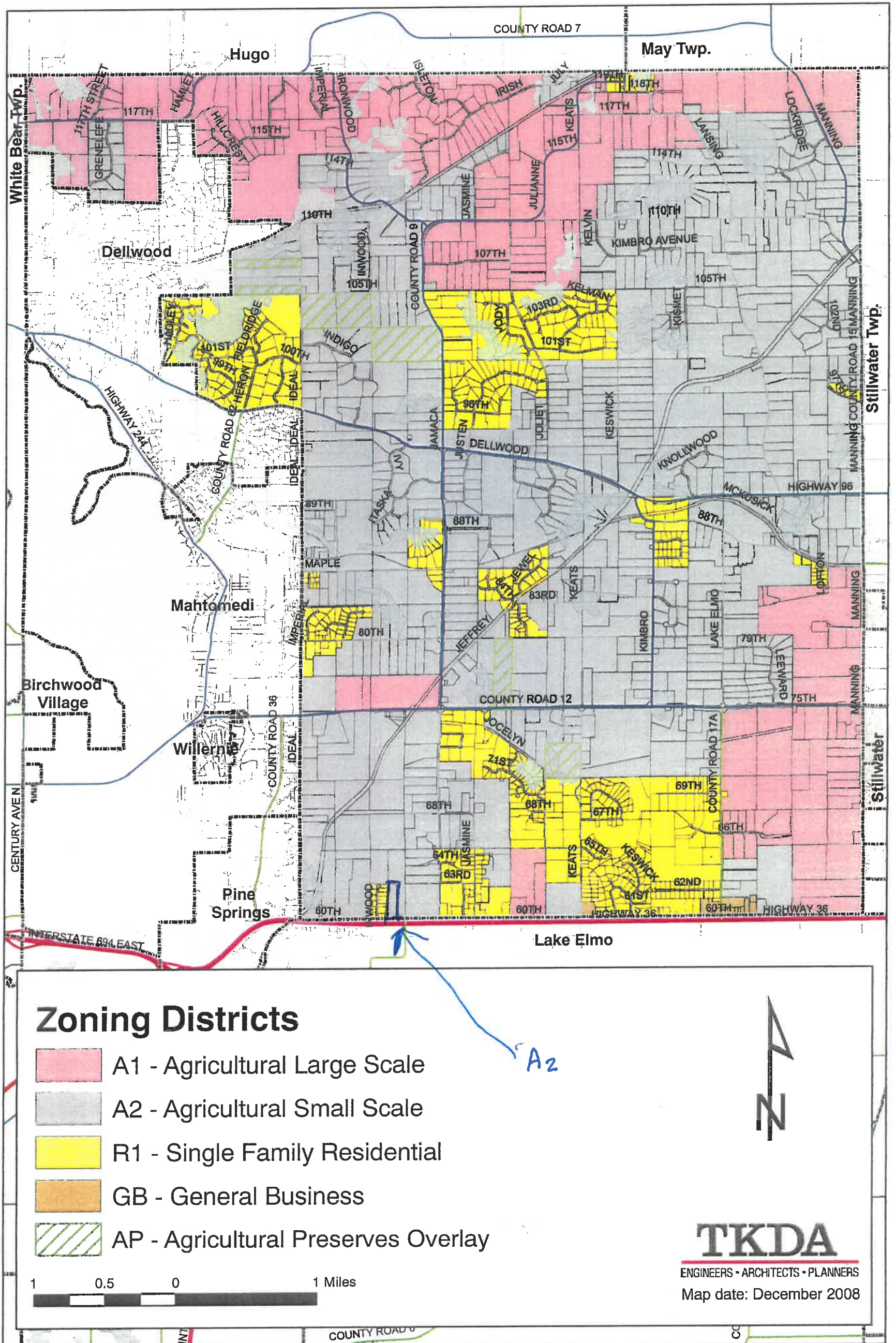
SHEET TITLE

SITE PLAN

A1

SHEET NO.
 SHEET 1 OF 1

City of Grant: Future Land Use and Zoning



Zoning Districts

- A1 - Agricultural Large Scale
- A2 - Agricultural Small Scale
- R1 - Single Family Residential
- GB - General Business
- AP - Agricultural Preserves Overlay

1 0.5 0 1 Miles

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

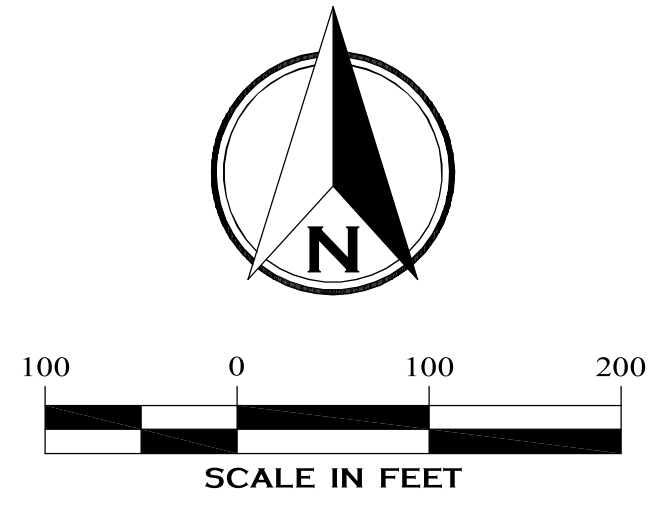
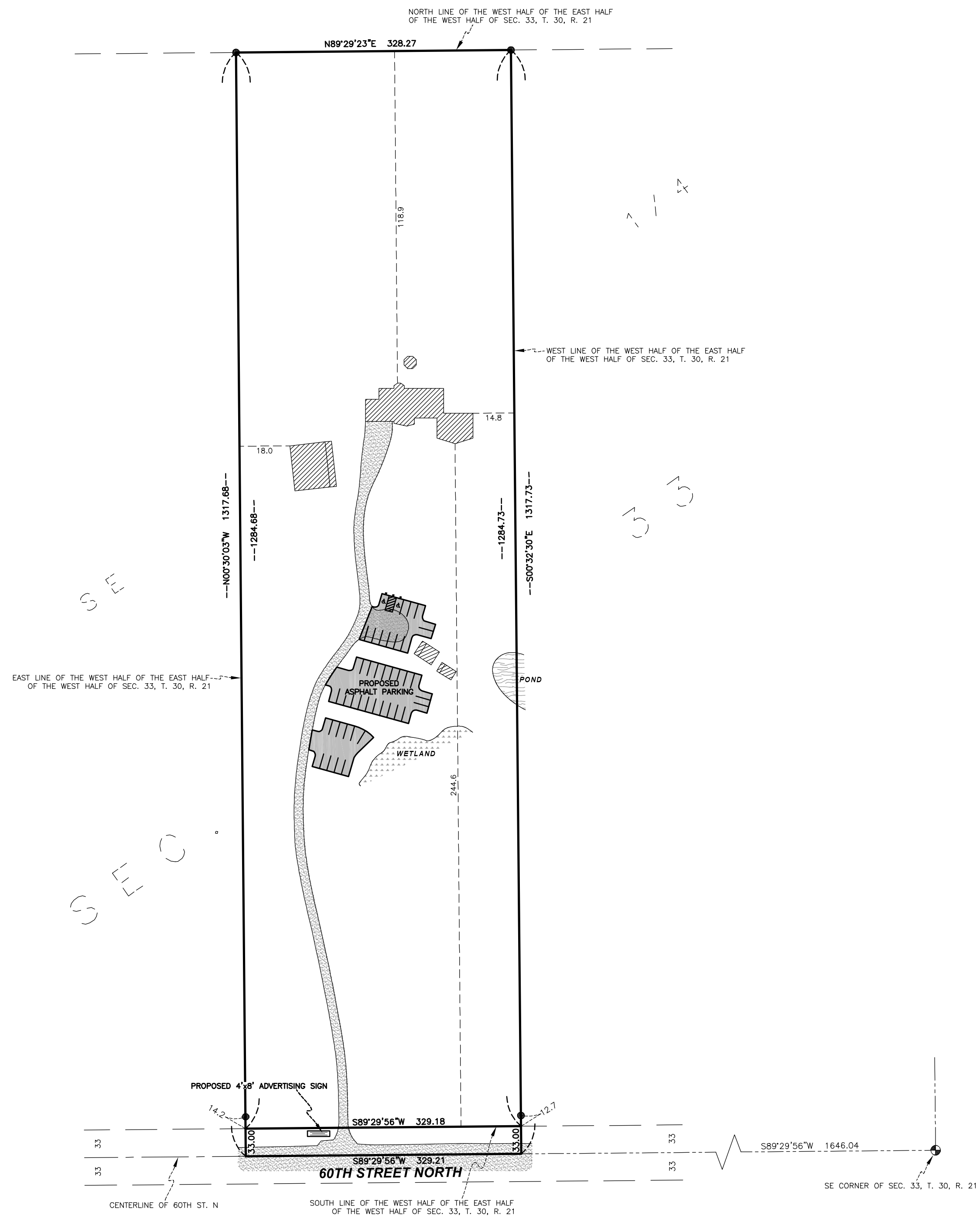
Map date: December 2008

Source: Metropolitan Council, TKDA

At the large events, not all the attendees will arrive and leave at the same time. Some attendees will arrive around 10 to prepare food for monks and the monk will eat lunch at 11am. Then some attendees will arrive around noon to get ready for the main event time which usually start at 1:00 PM and usually be done at 3:00 PM. For those who have to leave for work will not stay for the main event time but most of them will stay. We also have a group of volunteers who will guide attendees where to park, when to enter and leave. As of now, we don't think the septic system been approved for a commercial use but at every event, we will rent 4 single use restrooms from Site One Company. The main building or the biggest building will be used as the resident for the monks. The second biggest building or the garage will be used as prayers space for the attendees. The smallest two building are use to store materials and tools. Currently, there are 4 monks and two other persons is staying at the resident in the main building and there will only 3-4 people will be bringing the food for the monks from 10am and leaving at 12pm after monks finish with their lunch.

PROPOSED PARKING LOT SITE PLAN FOR: PAW BWEI

BOUNDARY



SITE ADDRESS 8650 60th St. N Crest, MN 55082	
PROPERTY DESCRIPTION The West half of the South half of the East half of the Southeast Quarter of Section 33, Township 30, Range 21, Washington County, Minnesota.	
SITE BENCHMARK Top of well head at northeast corner of main structure. Elevation = 1011.84	
JOB NO. 537-22	SCALE Detail: 1" = 20' Boundary: 1" = 100'
BOOK/PAGE DRAWN CME	REFERENCE 340-22
SHEET 1 of 1 24x36	

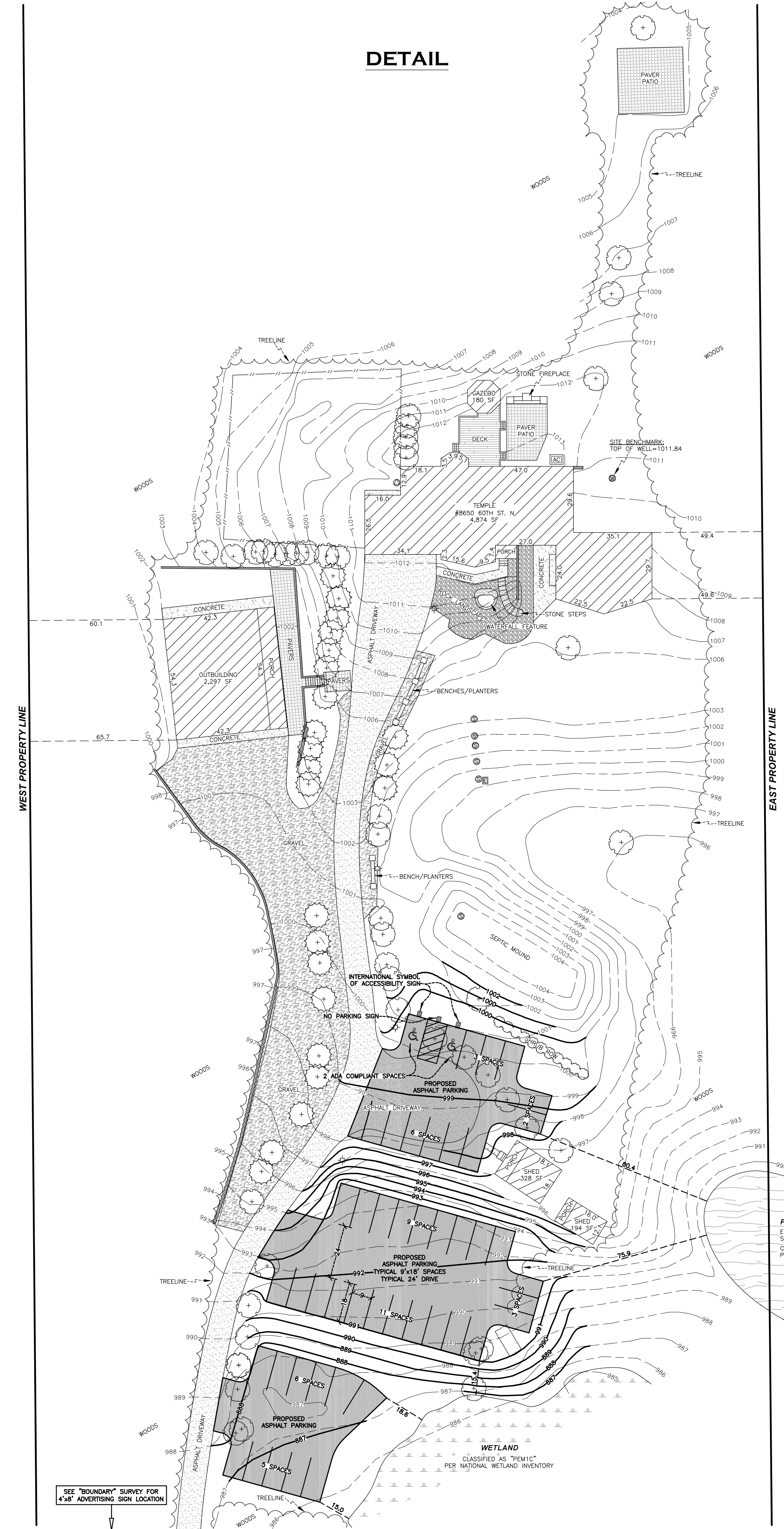
DATE	REVISIONS	REMARKS
11-07-2022	Added NWI classification, main house labeled as Temple, structure square footages added, proposed parking added to "boundary" portion.	
12-05-2022	Add 2 ADA compliant parking spaces and proposed signage.	

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

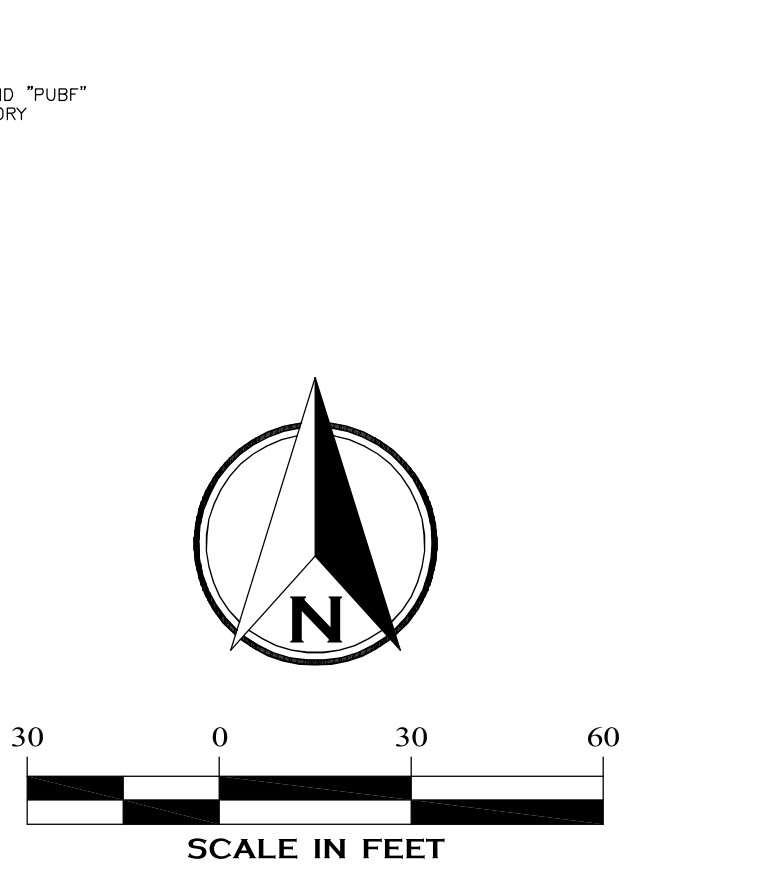
WOODROW A. BROWN, R.L.S. MN REG 15230
DATED: 11-07-2022

DETAIL



LEGEND	
	Fence
	Boulder Retaining Wall
	Keystone/Concrete Retaining Wall
	Septic Cleanout
	Electric Meter
	Water Manhole
	Gas Meter
	Light Pole
	Power Pole
	Existing Contour
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S. 15230
	Proposed Contour

PROPOSED PARKING LOT:
ALL DRIVES ARE 24' TYPICAL WIDTH
45 STANDARD SPACES, 9'x18' TYPICAL
2 ADA COMPLIANT SPACES, 9'x18' TYPICAL
WITH SHARED MINIMUM 8' AISLE



SEE "BOUNDARY" SURVEY FOR
4'x8' ADVERTISING SIGN LOCATION



သာသနာနှစ် - ၂၅၆၆



ခရစ်နှစ် - ၂၀၂၂

Mettaparami Temple

မေတ္တာပါရမီကျောင်း

Karen Buddhist Society of Minnesota

8650 60th St. N Stillwater, MN 55082

360 Property View

8650 60th Street N, Stillwater, MN 55082-9303

Single Family
(SF) Single Family
 Seller Contribution: **\$0.00**

List #: **6075598**
 Status: **Closed**

List Price: **\$865,000**
 Orig List Pr: \$865,000
 Close Price: \$870,000



Property ID: [3303021430001](#)
 Year Built: **1988**
 Stories: **One**
 Constr Status: **Previously Owned**
 Foundation Sz: **2,556**
 Foundation Dim: **3,609**
 Abv Grd Fin SF: **3,609**
 Bel Grd Fin SF: **2,431**
 Total Fin SF: **6,040**
 School Dist: **832 - Mahtomedi (651-407-2001)**
 Water Name: **Unnamed Lake**
 Water Type: **Pond**
 Acres/Sqft: **9.938/432,899**
 Lot Size: **328x1318x327x1318**
 List Date: **08/04/2021**
 Rcvd by MLS: **08/04/2021**

Total Bed/Bath: **4/4**
 Garage Stalls: **9**
 Tax Year: **2021**
 Tax Amount: **\$8,229**
 Tax Assess Bal: **\$3**
 Tax w/ Assess: **\$8,232**
 Tax Assess Pnd: **Unknown**
 Homestead: **Yes**
 Year/Season: **Yearly**
 County: **Washington-MN**
 Postal City: **Stillwater**
 DOM: **14**
 CDOM:/PDOM: **37/14**

Directions: **MN 36 to Hilton Trl to 60th St N.**

Off Market Date: **08/18/2021**

Proj Close Date: **09/16/2021**

Date Closed: **09/16/2021**

Selling Agent: [Nyan Lin 651-399-3027](#)

Selling Office: [Partners Realty Inc.](#)

General Information

Legal Desc: **SECTION 33 TOWNSHIP 030 RANGE 021 W1/2-S1/2-E1/2-W1/2-SE1/4 SD SEC 33 SUBJ TO EASE**
 Additional PID(s): **3303021430001**
 Section/Township/Range: **33/30/21**
 Land Lease?: **No**
 Fract Ownr: **No**
 Manufactured: **No**
 Comp/Dev/Sub: **No**
 Assc Mgmt Comp: **No**
 Lot Desc: **Tree Coverage - Medium**
 Road Frontage: **Paved Streets**
 Zoning: **Residential-Single Family**
 Out Buildings: **Garage(s), Other, Pole Building**
 Accessibility: **None**
 Rental License:
 Common Wall: **No**
 Phone:
 Fire #:
 Insur Fee: **\$0**
 Assc Fee: **\$0**
 Pasture:
 Wooded:

Lake/Waterfront Information

Water Name: **Unnamed Lake**
 Water Type: **Pond**
 DNR Lake Class: **Not Applicable**
 Lake Acres: **0.000**
 WF Front Ft:
 DNR Lake ID#: **999999999**
 Waterfront View:
 Lake Depth (ft): **0**

Remarks

Agent: **"A double envelope house is a passive solar house design which collects solar energy in a solarium and passively allows the warm air to circulate around the house between two sets of walls, a double building envelope. This design is from 1975 by Lee Porter Butler in the United States."**

Public: **Sprawling walkout rambler on 9+ acres of privacy! Infrared-heated & insulated 42'x54' Morton building, plus 2 more outbuildings on the property. Main living area is vaulted & open. Updated kitchen with high-end features like a gas cooktop, pot-filler, granite counters, huge island & upgraded lighting. More amenities include added height on countertops & cabinets for extra storage & ease while cooking, along with oversized lower drawers. Fresh interior paint & carpet! Updated Brazilian cherry & tiled floors run through the main floor. Mud room & pantry with TONS of storage! Custom sport court & separate home gym. Updated outdoor spaces: trex-type deck, screened gazebo, stone fireplace, paver patio. Fenced area of yard for pets. New wet-bar in the amusement room has new cabinets, granite & plank-style flooring. NEW \$33K+ septic + many new windows! Home is a former parade model built for high energy-efficiency with a unique double envelope design. Mahtomedi schools.**

Structure Information

Room	Level	Dimen	Bedrooms	4	Bathrooms	Heat:	Boiler, Dual Fuel/Off Peak, Forced Air	
Living Room	Main	23x16	Total:	4	3/4: 1	Fuel:	Electric, Natural Gas	
Dining Room	Main	15x11	Full:	2	1/2: 1	Air Cond:	Central	
Family Room	Lower	22x13	Bath Desc:	3/4 Basement, Full Master, Main Floor 1/2 Bath, Main Floor Full Bath, Private Master, Separate Tub & Shower			Water:	Well
Kitchen	Main	22x16	Finished SqFt	Abv Gd: 3,609			Sewer:	Private
Bedroom 1	Main	18x13	Total SqFt	Blw Gd: 2,431			Electric:	200+ Amp Service, Circuit Breakers
Bedroom 2	Main	11x11	Abv Gd:	3,609			Garage Stls:	9
Bedroom 3	Main	12x10	Main Fl:	2,556			Garage Dim:	33x25
Bedroom 4	Lower	12x12	Blw Gd:	2,556			Garage SF:	825
Four Season Porch	Main	23x11	Total:	6,040			Pool:	None
Amusement Room	Lower	25x20	Total:	6,165				
Mud Room	Main	11x9						
Exercise Room	Lower	22x13						
Laundry	Main	11x7						
Three Season Porch		13x13						

Features

Special Search: **3 BR on One Level, All Living Facilities on One Level, Main Floor Bedroom, Main Floor Laundry**
Dining Room Desc: **Eat In Kitchen, Informal Dining Room, Kitchen/Dining Room, Living/Dining Room**
Family Room Char: **2 or More, 2 Story/High/Vaulted Ceilings, Family Room, Lower Level, Main Level**
Fireplaces: **2 -- Characteristics: Brick, Free Standing, Living Room, Stone, Wood Burning, Wood Stove**
Appliances: **Air-To-Air Exchanger, Cooktop, Dishwasher, Dryer, Exhaust Fan/Hood, Furnace Humidifier, Gas Water Heater, Iron Filter, Microwave, Refrigerator, Wall Oven, Washer, Water Filtration System, Water Osmosis System, Water Softener - Owned**
Basement: **Daylight/Lookout Windows, Drain Tiled, Egress Windows, Finished (Livable), Full, Poured Concrete, Walkout**
Constr Materials: **Age Over 8 Years, Asphalt Shingles** Exterior: **Cedar, Metal**
Roof: **Chain Link, Partial**
Fencing: **Balcony, Ceiling Fan(s), Deck, Exercise Room, Hardwood Floors, Kitchen Center Island, Kitchen Window, Local Area Network, Main Floor Master Bedroom, Natural Woodwork, Paneled Doors, Panoramic View, Patio, Porch, Satellite Dish, Sun Room, Tile Floors, Vaulted Ceiling(s), Washer/Dryer Hookup, Wet Bar**
Amenities-Unit: **Attached Garage, Driveway - Asphalt, Garage Door Opener**
Parking Char: **Attached Garage, Driveway - Asphalt, Garage Door Opener**

Compensation & Financial

Buy Brkr Comp:	2.70%	Sub-Agt Comp:	Facilitator Comp:	Variable Rate:	No
List Type:	Exclusive Right		Lockbox Type:	Lockbox Source:	
Sellers Terms:	Cash, Conventional, FHA, VA				
Sale Finance Trm:	Conventional		Sale Loan Amt:	Seller Cont:	\$0
Assume Loan:	Not Assumable		Listing Conditions:	Standard	

Agent/Office Information

Listing Agent:	Dana Ashby 651-271-2921	Appointments:	ShowingTime
Listing Office:	Edina Realty, Inc.	Office Phone:	651-426-7172

MLS #: **6075598** [8650 60th St N, Stillwater, MN 55082-9303](#)

Accessible Parking Design for Minnesota



800 450 0459 or 701 478 0459

This pamphlet was prepared by:

Freedom Resource Center for Independent Living
2701 9th Ave S Suite H
Fargo, ND 58103

800 450 0459 or 701 478 0459

The information in this pamphlet is based on the Department of Justice's
2010 Standards for Accessible Design and North Dakota State Law
Updated January 2015

Freedom Resource Center for Independent Living is not responsible for the enforcement of the ADA regulations or any other city, state or federal regulations that address accessibility and Accessible Design. This information has been compiled to assist individuals and organizations in making their properties, services and programs accessible to individuals with disabilities. This information is to be a guide and may or may not be all-inclusive. Please contact the Accessibility Specialist at Freedom for more information or assistance.

The ADA requirements apply to all local public (government) entities and private (business) entities. The 2010 Standards are based on the 2008 ADA Amendments Act. On March 15, 2012, compliance with the 2010 Standards was required for new construction and alterations. These requirements are the minimum needed for accessibility. State and local laws and building codes may be more stringent than ADA. If so, the more stringent codes must be followed.

ADA Requirements

Accessible parking spaces shall have an adjacent access aisle.

The access aisle shall connect with an accessible route to an accessible entrance. The parking space and access aisle shall be located as close as possible to the entrance.

Parking spaces and access aisles shall be level with slope not exceeding 1:50 (2%) in all directions.

A sign 60" above the ground displaying the International Symbol of Accessibility (ISA) shall be used to identify parking spaces.

Two parking spaces may share an access aisle.

The access aisle may be on either side of the vehicle. Typically the lift or ramp on most vans is on the passenger side. For this reason placing the access aisle on the passenger side of a van accessible parking space is preferred. For angled van parking the access aisle shall be on the passenger side.

Access aisles shall be marked to discourage parking in them. The method and color of marking are not specified. State and local regulations may apply.

Access aisles shall not overlap the vehicular way.

Van parking spaces and access aisles shall have at least 98" of vertical clearance.

The designation 'van accessible' is informative and not restrictive.

Additional Minnesota Requirements

Parking spaces will be identified by signs that include the International Symbol of Accessibility in white on blue.

If all spaces do not have 98" minimum vertical clearance, the spaces with 98" minimum vertical clearance shall be identified with "van accessible" signs.

Access Aisles shall be marked so as to discourage parking in them and be provided with the designation "no parking". The "no parking" designation shall be provided on a sign centered at the head end of the access aisle.

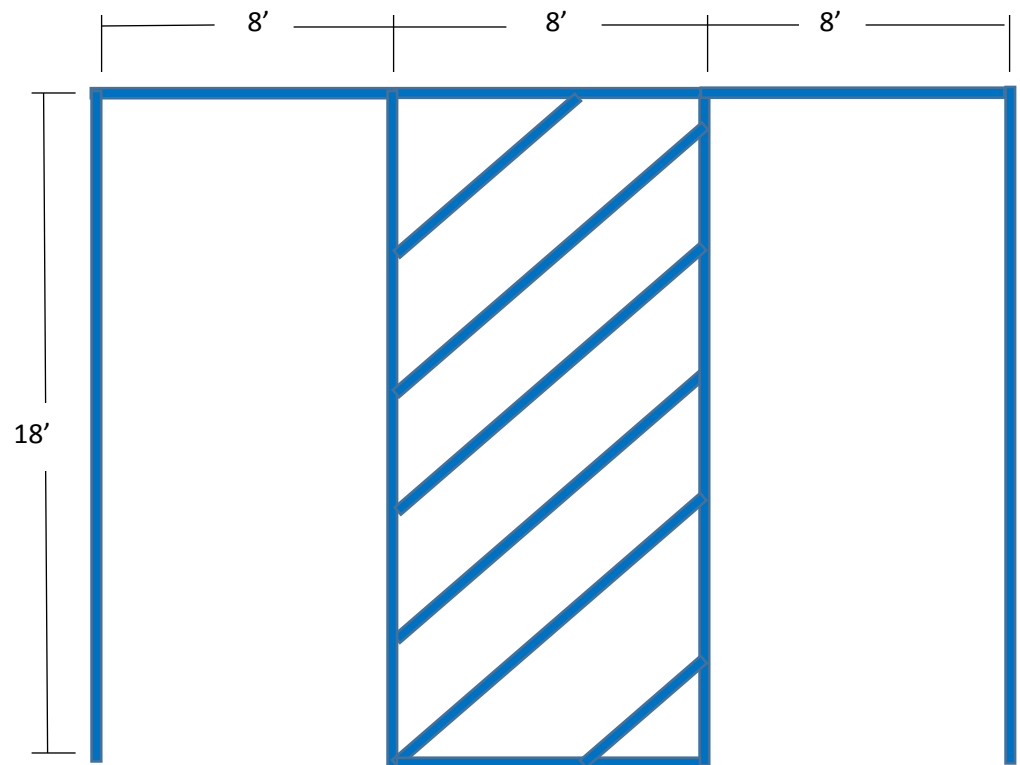
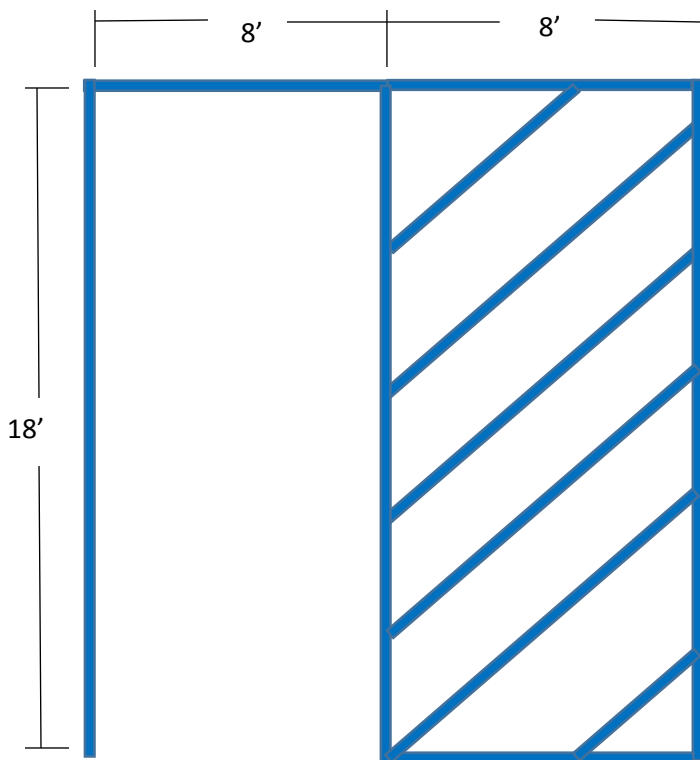
A sign must indicate that violators are subject to a fine of up to \$200.

Signs shall be centered at the head end of the space a maximum of 96" from the head of the spaces. And be mounted 60" minimum and 66" maximum from the floor of the space.

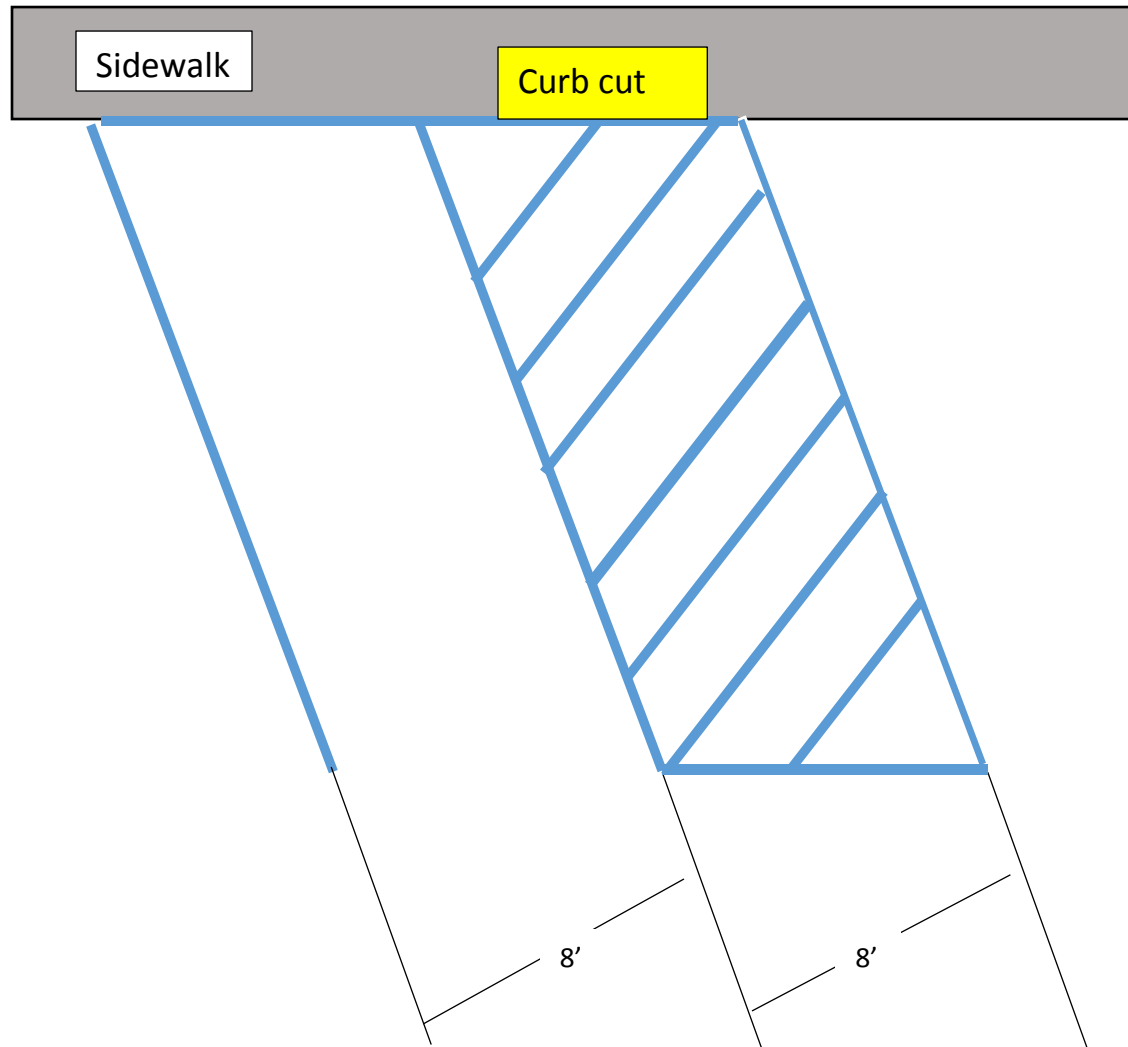
Accessible parking spaces for cars and vans shall be 8' (96") wide minimum with an 8' (96") wide minimum access aisle adjacent to the parking space. The access aisle may be on either side of the parking spaces. Two parking spaces may share an access aisle as shown in the diagram below. Measurements for the line spacing shall be made from the center of the line. If the access aisle or parking space is not adjacent to another parking space or access aisle, the measurement may include the full width of the line. Standard parking depth is 18', but is not specified by the 2010 Standards. While Minnesota does not require blue striping, blue striping may be used and helps identify the space.

A single accessible parking space

Two accessible parking spaces sharing an access aisle

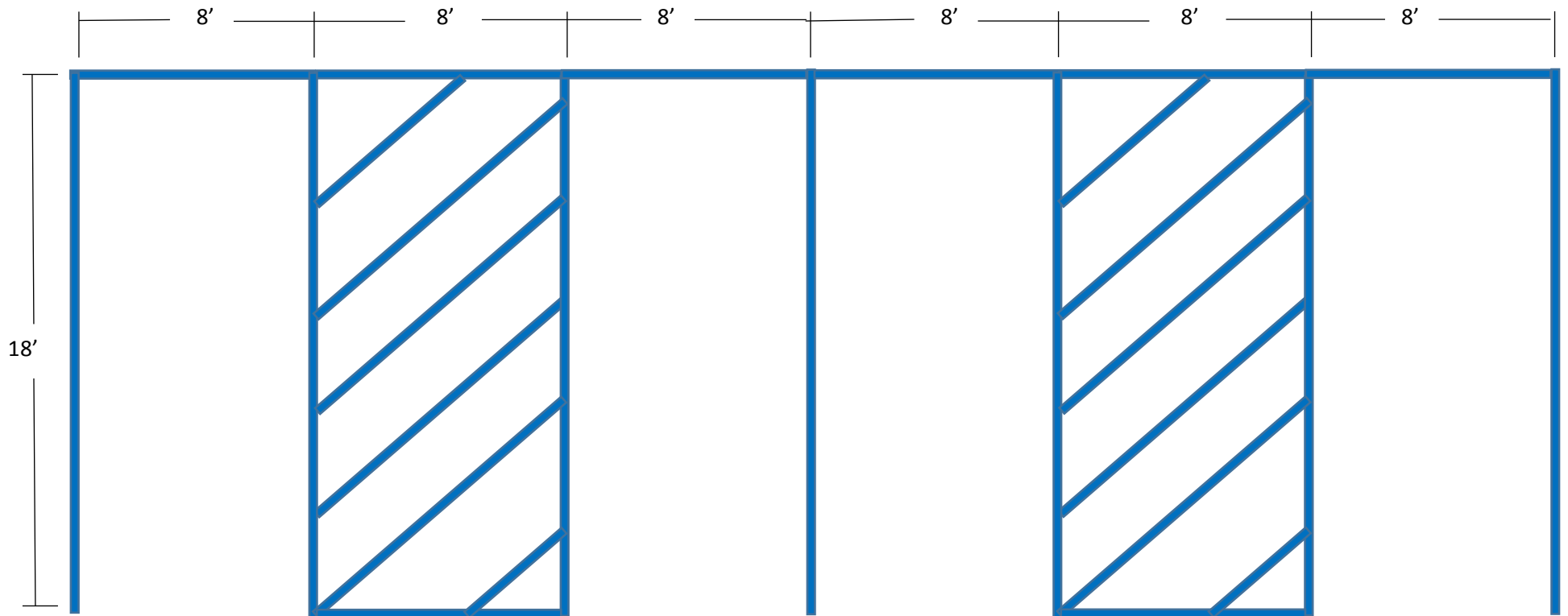


When angled parking is offered the space between the lines must be measured perpendicular to the lines, not along the face of the curb. Angled parking spaces for vans shall have the access aisles on the passenger side because the driver cannot back into the spaces.



Although they are not included here, dimensions and slopes for the curb cut and accessible route are defined.

Accessible parking spaces may be in groups of more than two. A possible arrangement is shown below. Note that an access aisle is not needed between each pair of parking spaces, but that each parking space is adjoined by an access aisle. Accessible spaces need to be dispersed though out the parking area. (Some exceptions exist in special cases.)



The number of accessible parking spaces depends on the total number of spaces available. The number of parking spaces required to be accessible is to be calculated separately for each parking facility, and not based on the total number of parking spaces provided in all of the parking facilities provided on the site. The number of Van Accessible spaces is not in addition to the number of spaces. For example, a parking facility with 83 parking spaces needs to have 4 accessible spaces of which, 1 needs to be van accessible.

Parking spaces in facility	Total Number of Accessible spaces	Number of Van Accessible spaces
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1000	2% of total	1 of every 6 or fraction of 6
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	1 of every 6 or fraction of 6

Each accessible parking space is to be designated with a sign. In Minnesota a *van accessible* sign is only needed if some of the spaces do not have at least 98" of vertical clearance. Then the spaces with at least 98" vertical clearance need a *van accessible* sign. The bottom of the sign shall be at 60" minimum and 66" maximum above the surface.



The *van accessible* sign may be added below either sign.

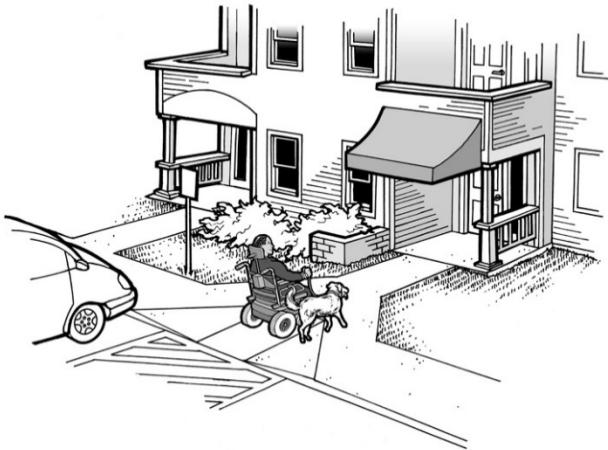


An accessible route must exist between the access aisle and accessible entrances of the building or facility.

Accessible routes should:

- Have firm, stable and slip resistant surfaces
- Be at least 36" wide
- Have running slope no more than 1:20, steeper than 1:20 may require a ramp
- Have cross slope no more than 1:48
- Not have vertical changes greater than $\frac{1}{4}$ "

More specifications for accessible routes can be found in the 2010 Standards for Accessible Design





60TH STREET NORTH
PROJECT LINE

PROJECT LINE

PROPERTY LINE 138.37

PROPERTY LINE 138.37

SHEET TITLE
SITE PLAN

**Bwei Paw and Pan Ti Ta
8650 60th Street North
Stillwater, MN 55082**

February 5, 2026

City of Grant
PO Box 577
Willernie, MN 55090

Conditional Use Permit – Operational Narrative

This Conditional Use Permit request seeks approval for the continued religious use of the existing temple facility with a **significantly reduced intensity of operation**. The proposed use adjusts from prior gatherings of up to 220 attendees to a maximum of **11 scheduled events per year**, each limited to **50 or fewer participants**. All events consist of religious practices conducted within the existing main building.

The property will experience **minimal daily activity** outside of these scheduled events. On average, **five (5) individuals or fewer** are anticipated on-site on a typical day, with visiting hours occurring between **9:00 a.m. and 5:00 p.m.** The primary structure, totaling **6,040 square feet**, will continue to be used exclusively for religious purposes. **No expansion, enlargement, or modification of existing structures is proposed.** All accessory buildings will be utilized solely for storage.

Parking demand has been evaluated and is addressed in the **Existing and New Parking Proposal** submitted with this application. For larger events, attendees are expected to arrive and depart within similar timeframes. To mitigate potential traffic impacts, **ingress and egress will be managed by a designated on-site coordinator** to ensure orderly vehicle movement and safe access to and from the property.

The site's **septic system has been approved for commercial use**, and all required improvements have been completed to support the proposed level of activity. No additional utilities or infrastructure expansions are required.

Overall, the proposed religious use is **compatible with the surrounding area** and represents a **reduction in intensity** compared to prior operations. The request meets the intent of the Conditional Use Permit process by ensuring that the use is conducted in a manner that protects public health, safety, and welfare while maintaining orderly site operations and minimizing impacts to neighboring properties.



CITY of GRANT

P.O. BOX 577
WILLERNIE, MN 55090
(651) 426-3383

January 5, 2026

Bwei Paw and Pan Ti Ta
8650 60th St. N.
Stillwater, MN 55082

Transmitted via email to ekdecha@yahoo.com and pandita1980karen@gmail.com and via U.S. Postal Mail to address above

RE: Follow Up on Notice of Incomplete Application for Conditional Use Permit for a Buddhist Temple at 8650 60th St N. Grant, MN 55082

Dear Bwei Paw and Pan Ti Ta,

I have recently become the new interim city administrator for the City of Grant and am reviewing materials left by my predecessor. I have noted that you applied for a Conditional Use Permit (CUP) in October 2022 for the Buddhist Temple located at the above identified property ("Property") and were sent the attached letter from the consulting City Planner Jennifer Haskamp on November 15, 2022 noting that the application was incomplete. To date the city has not received the items noted as incomplete in your previous submission and there is no CUP on the Property to operate a Buddhist Temple.

Please note, the items listed in the letter relate only to the zoning and land use requirements of the CUP. The Property will also need to be compliant with all applicable state building and fire codes. Our building official was recently onsite to conduct a boiler inspection and should be consulted on the building and fire code items needed to be updated in order to operate a space for up to 220 people as noted in your application.

We continue to receive complaints about the operation of a business and events on the Property in violation of city code. Please provide a complete application for a Conditional Use Permit within 30 days of the date of this letter to avoid code enforcement action by the city.

If you have any questions, feel free to contact me at 651.426.3383 or clerk@cityofgrant.us

Sincerely,
Kristina Handt
Kristina Handt
Interim City Administrator, City of Grant

Enc: November 15, 2022 Incompleteness Letter

CC: Jack Kramer, Building Official
Jennifer Haskamp, City Planner
Amanda Johnson, City Attorney



November 15, 2022

Bwei Paw
8650 60th St. N.
Grant, MN 55082

Pan Ti Tan
8650 60th St. N.
Grant, MN 55082

Transmitted via email to: pandita1980karen@gmail.com and ekdecha@yahoo.com

RE: Application for a Conditional Use Permit (CUP) for a Buddhist Temple at
8650 60th St. N, Grant, MN 55082

Dear Bwei Paw,

The City received your application for a Conditional Use Permit (CUP) for the operation of a Buddhist Temple (church/place of worship/place of assembly) at the property located at 8650 60th Street N., Grant, MN. Please accept this letter as notification that your application is incomplete for review, per Minnesota Statutes §15.99 pending receipt of the following items:

Site Plan

- The materials submitted include an Existing Conditions figure, detail and parking plan. It is unclear if the Detail shows the existing conditions, or if it shows proposed conditions. Additionally, the Parking Plan does not include all the improvements shown on the Existing Conditions and Detail. Therefore, a clear Site Plan showing all existing and proposed improvements must be prepared so that an accurate review can be performed. The Site Plan must show, at a minimum, the following:
 - Existing Buildings to be used for the operations clearly labeled/marked with their intended use. (e.g. if the Main House is intended to be used for the Temple, then it should be labeled). The Square Footage (SF) and dimensions of the buildings should be shown.
 - Proposed Buildings, if any. Any new building should identify SF and dimensions.
 - Proposed Outdoor gathering areas to be used as part of the operation. This should also include new paver/hardscape areas. Such areas should be clearly labeled on the Site Plan.
 - Proposed parking lot, with ADA compliant stall identified. Please note that the City's ordinance requires 1 parking space for every three (3) seats. (If up to 220 persons are on site, then $220/3 = 73$ Required Parking Stalls).

CC: Kim Points, City Administrator/Clerk
Nick Vivian, City Attorney



- Wetlands, using the National Wetland Inventory (NWI), should be identified so that we can verify that the proposed improvements meet all applicable setbacks. Please note that depending on the proximity to any hardscape improvements may require a wetland delineation.
- Location of existing septic system.
- Proposed Exterior Lighting – if you propose to provide lighting in the parking lot, or any other location on the site a lighting plan must be submitted.
- Signage – is any signage proposed? If so, a sign plan should be submitted and location identified.

Architectural/Building Plan


- Based on the narrative it is assumed that the existing principal structure (home) will be used as the temple. If this is incorrect, please note what building will serve as the temple on the resubmitted materials. A **to-scale, scalable floor plan of the proposed temple** must be provided and should show:
 - Use of rooms. The floor plan should clearly identify the living quarters, congregating areas, public restrooms, etc.
 - Dimensions of rooms, specifically areas used for congregation of large groups during events. The layout of the congregation rooms should be provided to confirm that space is adequate for up to 230 persons.
 - Location of doors – including egress/ingress locations.
- If accessory building is to be used for operations, please identify how it will be used.

Narrative

- Please add some additional description to the narrative regarding the following:
 - At the large events, will all attendees arrive and leave the site at approximately the same time?
 - If all attendees are entering/exiting at the same time, please describe how will ingress/egress and parking be managed.
 - Has the Septic System been approved for a commercial use? Are any improvements needed? Please describe if improvements have been made and if Washington County Environmental Services has provided verification of capacity.
 - Please describe how each building on the site will be used and if not part of the operations please not which buildings are not included.
 - Please estimate the number of people on the site on an average day and the approximate hours of visiting.

Please do not hesitate to contact the City Clerk/Administrator at 651.426.3383 if you have any questions regarding the information in this letter.

Sincerely,


Jennifer Haskamp
Consulting City Planner

CC: Kim Points, City Administrator/Clerk
Nick Vivian, City Attorney



60TH STREET NORTH
PROJECT LINE

SHEET TITLE
SITE PLAN

A1

9388 ERIN COURT
WOODBURY, MINNESOTA 55129

Tel: 651.497.7685
email: brucecaulfield@msn.com

CONSULTANT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE _____ REG. NO. A-10295

COMMISSION NO.: 2022-12

DRAWN BY: BAC

CHECKED BY: BAC

DATE: SEPTEMBER 27, 2022

BID ISSUE DATE:

REVISION DATES:

PROJECT TITLE

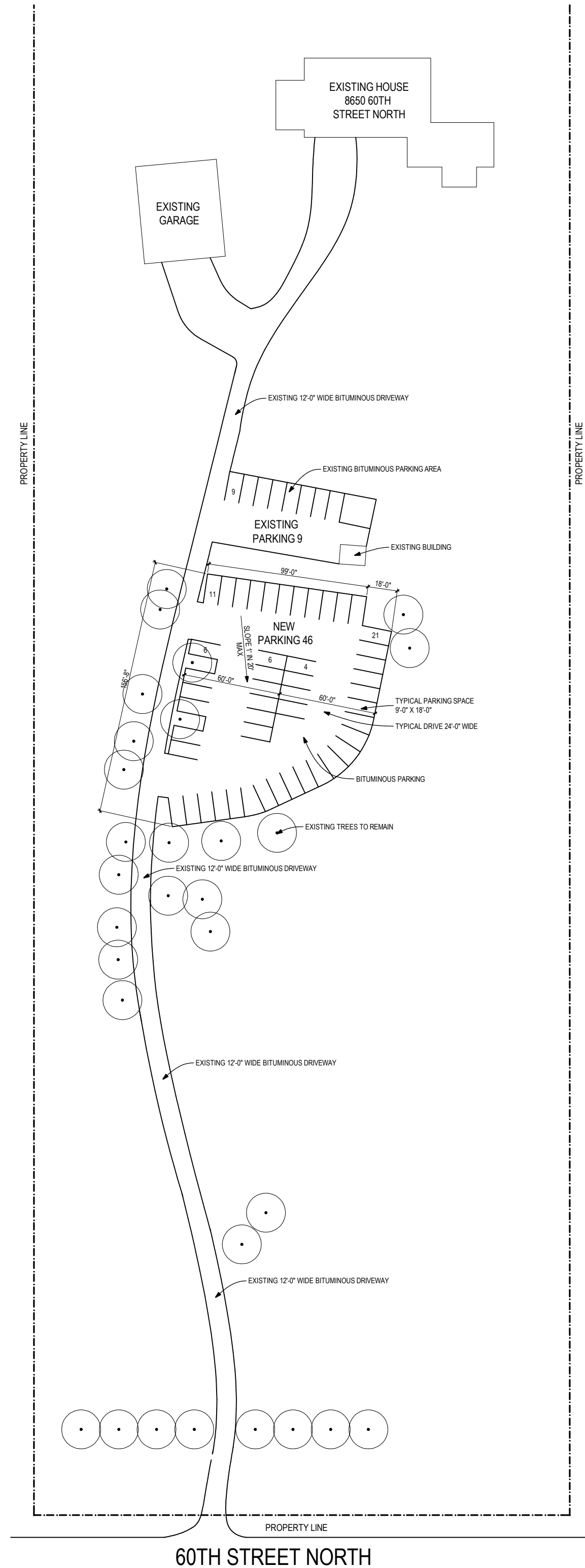
**PARKING PLAN
8650 60TH STREET NORTH**

OWNER

SHEET TITLE

SITE PLAN

SHEET NO.
SHEET 1 OF 1



1 SITE PLAN
A1 1" = 60'-0"

A1

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit (LGU): Valley Branch Watershed District (VBWD)
County: Washington
Applicant Name: Karen Buddhist Society of Minnesota (Bwei Paw)
Applicant Representative: Braun Intertec (Megan Ullery-BruX)
Project Name: 8650 60th Street North, Grant
LGU Project No.:
Date Application Received by LGU: 10/11/2023
Date of LGU Decision: 11/17/2023
Date this Notice was Sent: 11/17/2023

Minnesota Wetland Conservation Act (WCA) Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9		

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area: not applicable
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel (TEP) Findings and Recommendations (attach if any)

<input type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input checked="" type="checkbox"/> See TEP comments below in LGU Findings

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input checked="" type="checkbox"/> Attachment(s) (specify): Site Location Map and Wetland Delineation Map
<input checked="" type="checkbox"/> Summary:
On behalf of the Karen Buddhist Society of Minnesota, Braun Intertec submitted a wetland delineation report and Joint Application Form requesting wetland boundary and type approval for a portion of the property located at 8650 60th Street North in Grant within Washington County (Section 33, Township 30N, Range 21W).

The wetland delineation report and a WCA Notice of Application were provided to TEP members on 10/13/2023.

Portions of two wetlands were delineated within the evaluation area and designated as:

Wetland A = 0.41-acres Type 2 (PEM1B) wet meadow/Type 3 (PEM1C) shallow marsh

Wetland B = 0.08-acres Type 1 (PEM1A) seasonally flooded basin/Type 5 (PUBF) shallow open water

Both wetlands extend beyond the evaluation area.

A TEP site review was conducted on 10/31/2023 with Jay Riggs (Washington Conservation District), Ben Meyer (BWSR), Karen Wold (Barr Engineering for VBWD), and Megan Ullery-Bruce (Braun Intertec) for the applicant). During the site review, TEP members requested minor edits to the wetland boundaries.

Megan submitted the revised wetland delineation figure with these edits on 11/8/2023.

The comment period ended on 11/6/2023 and no additional comments were received.

The revised wetland boundaries and types were determined to be accurate based on the requirements of the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, the 2012 Northcentral/Northeast Regional Supplement, and the 2015 Guidance for Submittal of Delineation Reports to the USACE and WCA LGU in Minnesota, Version 2.0.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map and Revised Wetland Delineation Map

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

--

Notice Distribution (include name)

Required on all notices:

SWCD TEP Member: Jay Riggs (Washington Conservation District)

Minnesota Board of Water and Soil Resources (BWSR) TEP Member: Ben Meyer

LGU TEP Member: Karen Wold (Barr Engineering Co. for the VBWD)

Minnesota Department of Natural Resources (DNR) Representative: Kelly Pharis

Watershed District or Watershed Mgmt. Org.: VBWD Engineer John Hanson (Barr Engineering Co.)

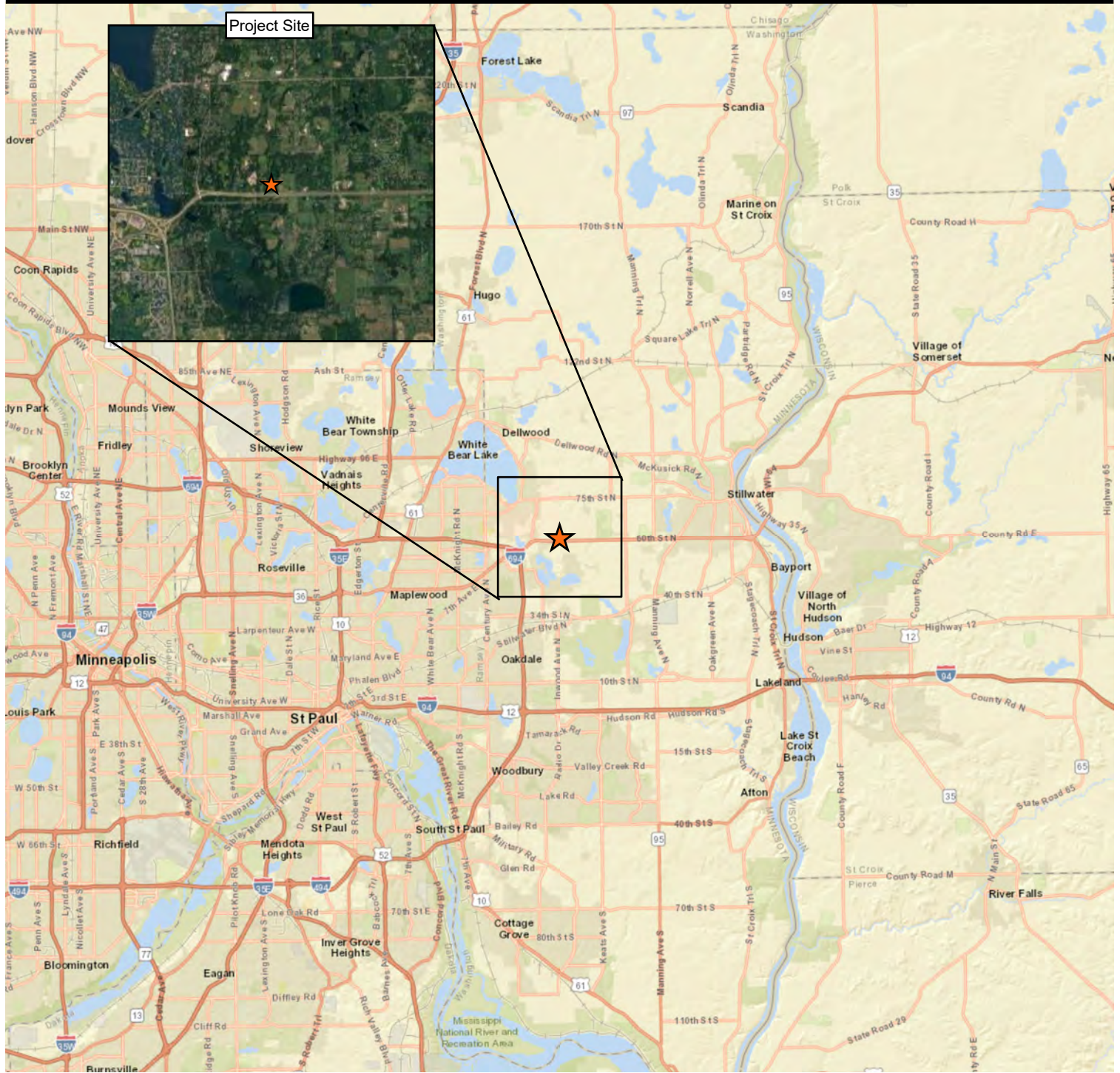
- Applicant (notice only): Karen Buddhist Society of Minnesota (Bwei Paw)
- Agent/Consultant (notice only): Braun Intertec (Megan Ullery-Brux)

Optional or As Applicable:

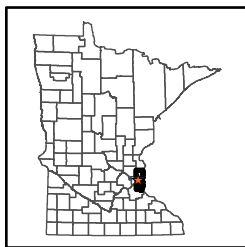
- Corps of Engineers: Elizabeth Marti (USACE File Number: MVP-2023-01327-EGM)
- BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
- Members of the Public (notice only):

Signature: 	Date: 11/17/2023
--	----------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



Data Sources: Esri, OpenStreetMap



 Project Site



0 2.5 5
Miles

Scale 1" = 5 mi



11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Project No:
B2306241

Drawing No:
Fig1_LocMap

Drawn By: SL
Date Drawn: 8/2/2023
Checked By: MU
Last Modified: 8/3/2023

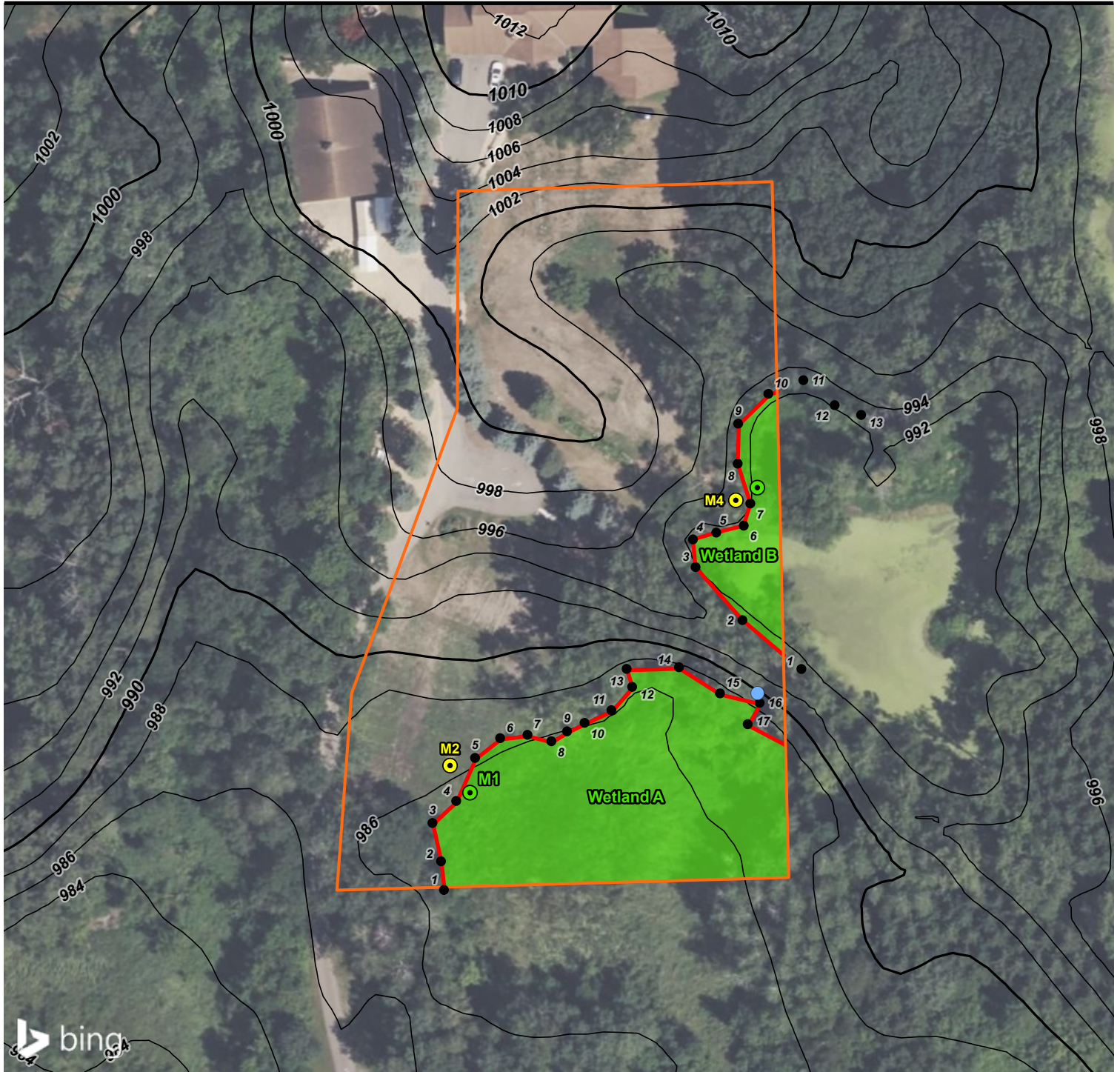
8650 60th St.

8650 60th Street

Stillwater, Minnesota

**Project
Location
Map**

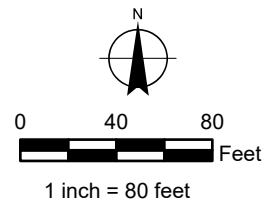
Figure 1



Sources: MNTopo

- Approximate Site Boundary
- MnTOPO Surface Contours
- 2' Intermediate Contour
- 10' Index Contour
- Delineated Wetland Boundary
- Wetland Area
- Upland Sample
- Wetland Sample
- Wetland Boundary Flag
- Culvert

NOTE: Wetland boundaries and types are approximate for illustrative purposes only and do not reflect actual survey data.



11001 Hampshire Avenue S
 Minneapolis, MN 55438
 952.995.2000
 braunintertec.com

Project No:
 B2306241

Drawing No:
 Fig7_WtInDelin

Drawn By: SL
 Date Drawn: 8/2/2023
 Checked By: MU
 Last Modified: 11/1/2023

8650 60th St.

8650 60th Street

Stillwater, Minnesota

Wetland Delineation

Figure 7



February 12, 2026

Bwei Paw and Pan Ti Tan
Karen Buddhist Association of MN
8650 60th St. N.
Grant, MN 55082

Vong Thao
Thoj Group
Transmitted via email.

Email to: pandita1980karen@gmail.com and vong@thojgroup.com

RE: Application for a Conditional Use Permit (CUP) for a Buddhist Temple at
8650 60th St. N, Grant, MN 55082

Dear Bwei Paw and Vong Thao,

The City received your supplemental information for the application for a Conditional Use Permit (CUP) to operate a Buddhist Temple (church/place of worship/place of assembly) at the property located at 8650 60th Street N., Grant, MN on Thursday February 5, 2026. Upon receipt of the information, City Staff met with Mr. Vong Thao to discuss the Project and missing and/or incomplete information. As stated in your narrative, and affirmed during discussion with your representative, it appears that you have been operating the Buddhist Temple from the property over the past couple of years while your application remained incomplete. Please note that your application has not been accepted as complete and no permits have been issued for your operation. Therefore, if you are operating on the property you are in violation of the City's ordinances until such time as you receive a permit.

To that end, your application remains incomplete for review, per Minnesota Statutes §15.99 pending receipt of the following items:

Site Plan

- The materials submitted include a site plan. It remains unclear what portions of the site plan are existing and what portions are proposed. **Please submit an annotated Site Plan that shows, at a minimum, the following:**
 - Existing Buildings to be used for the operations clearly labeled/marked with their intended use. (e.g. if the outbuilding is intended to be used for storage, then it should be labeled). Please



confirm use of the existing outbuilding. The most recent site plan identifies the accessory building as “Proposed Temple and Gathering Hall” but references have been made that the building is for storage. This must be clarified.

- Please identify what improvements/buildings are proposed versus what improvements/buildings are existing. Note, that “existing improvements” are those improvements that were there when the property was purchased and/or the application was made in 2022. For example, it appears on the site plan that the driveway along the east property line is denoted as “existing 12’0” wide gravel driveway” is shown, but this driveway does not appear to exist in the materials/aerials from the initial 2022 submission. Therefore, the driveway appears to have been constructed after the initial submission and therefore was not permitted.
- Proposed Outdoor gathering areas to be used as part of the operation. This should also include new paver/hardscape areas. Such areas should be clearly labeled on the Site Plan. (e.g. if the patios will be used for event space, then it should be labeled). **Please identify any outdoor areas to be used.**
- Proposed Exterior Lighting – if you propose to provide lighting in the parking lot, or any other location on the site a lighting plan must be submitted. **Please confirm if additional lighting is proposed, and if so submit a lighting plan.**
- Please note that based on a preliminary review the main driveway does not meet fire lane standards that require a minimum of 20-feet. It is likely that the City Engineer will require the expansion of the driveway for the commercial use as a temple. Per the updated plans, the driveway width continues to be an issue and additional concerns are created as a result of the parking plan.
 - Temporary parking will not likely be permitted given the ongoing nature of the proposed use. The parking plan should be updated to comply with the City’s ordinances.
 - The transmittal email on February 5, 2026 from Vong Thao indicates that the occupancy will be reduced from the initial proposal of 220 to 50. If the maximum occupancy is significantly reduced, then it is unclear why more than 100 parking spaces are needed. This should be clarified.
- Also, please note that a grading plan may be required given the extents of the improvements, and Watershed District approval/permitting may be necessary. The subject property is in the Valley Branch Watershed District and you need to contact them and show them your plans to determine if a permit is required.
 - We received the partial wetland delineation for the property as part of your submission on February 5, 2026. Note that additional delineation work will likely be necessary based on your revised site plan to demonstrate that improvements meet required setbacks and comply with the VBWD and City regulations.



Architectural/Building Plan

- Based on the narrative it is understood that the existing principal structure (residential home) will be used as the temple which will convert the structure to a commercial use. A **to-scale, scalable floor plan of the interior of the temple** must be provided and should show at a minimum:
 - Use of rooms. The floor plan should clearly identify the living quarters, congregating areas, public restrooms, etc. **Please identify the use of the interior rooms.**
 - Dimensions of all rooms, areas used for congregation of large groups during events must be clearly identified. The layout of the congregation rooms should be provided to confirm that space is adequate for up to 230 persons which must be verified by an architect. **Please identify the dimensions of the rooms.**
 - Location of doors, exit signs, etc. – including egress/ingress locations. **Please identify the location of doors and verification by an architect that they meet the commercial building code.**
 - **Location of public restroom for use by temple visitors, including ADA compliance.**
 - Please note that it is assumed that the existing septic system was not designed for a commercial use on the property.
 - You must contact Washington County at 651-430-6655 regarding the change in use of your property, or check the following website for more information: <https://www.co.washington.mn.us/618/Septic>
- If the accessory building is to be used for any operations, please identify how it will be used. **Please confirm if accessory buildings will be used for operations.**
 - Note that the site plan received on February 5, 2026 identifies this building as “Proposed Temple and Gathering Hall” but no details were provided. If this is the intended use then full plans must be provided to determine its use, needed parking, etc.

Narrative

- Please add some additional description to the narrative regarding the following:
 - Based on your narrative, it seems that most attendees are entering/exiting at the same time, please describe how ingress/egress and parking will be managed. (Is there potential for cars idling on 60th Street waiting to park for events?)
 - Please estimate the number of people on the site on an average day and the approximate hours of visiting, including the proposed elderly meditations, baby showers and funerals. Please describe the number of attendees anticipated at the smaller events throughout the year and provide an estimate of the frequency of the events.
 - Please note that a permanent septic system solution is required for Conditional Uses that have multiple events on an annual basis. Please address this in the narrative and describe your contact with Washington County to update the system for a commercial use.
 - Please describe how each building on the site will be used and if not part of the operations please note which buildings are not included. (e.g. if the outbuilding will not be used, then it should be labeled as such).



In conclusion, please be aware that you have not received a Conditional Use Permit (CUP) for the requested operation of a Buddhist Temple and Gathering place at the subject property and your application remains incomplete. Please do not hesitate to contact the City Clerk/Administrator at 651.426.3383 if you have any questions regarding the information in this letter.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Haskamp". The signature is written in a cursive style with a large initial 'J'.

Jennifer Haskamp
Consulting City Planner

Bwei Paw and Pan Ti Ta
8650 60th Street North
Stillwater, MN 55082

March 23, 2026

City of Grant
PO Box 577
Willernie, MN 55090

Conditional Use Permit – Operational Narrative

This Conditional Use Permit request seeks approval for the continued religious use of the existing temple facility with a significantly reduced intensity of operation. The proposed use adjusts from prior gatherings of up to 220 attendees to a maximum of 11 scheduled events per year, each limited to 50 or fewer participants. All events consist of religious practices conducted within the existing storage building.

The property will experience minimal daily activity outside of these scheduled events. On average, five (5) individuals or fewer are anticipated on-site on a typical day, with visiting hours occurring between 9:00 a.m. and 5:00 p.m. The existing storage structure on Northwest corner, totaling 2,365 square feet, will continue to be used for praying services. The existing home will be housed by the Buddhist monk. No expansion, enlargement, or modification of existing structures is proposed. All accessory buildings will be utilized solely for storage.

Parking will remain as is. No expansion for parking will be conducted. Driveway will expand from 12ft to 20ft from entrance to praying building, and a driveway permit will be obtained from City of Grant, MN. Contract XXXX has come in and provided a bid for driveway improvement. To mitigate potential traffic impacts, this will be managed by a designated on-site coordinator to ensure orderly vehicle movement and safe access to and from the property.

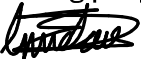
A proposed ADA access bathroom is showing in drawing being located on the SW corner of storage building. An entrance door is proposed on South Entrance and existing Exit is located on East Side of Building. Building doors will be expanded as needed to be in compliance with ADA compliance.

The site's septic system has been updated to meet higher usage, and all required improvements have been completed to support the proposed level. Washington County Public Health and Environment has provided the As Build Report attached.

Board of Eater and Soil Resources has provided a Minnesota Wetland Conservation Act Notic of Decision updated on November 27, 2024, with a 5-year valid Decision as attached.

There is no proposed exterior lighting.

Overall, the proposed religious use is compatible and represents a reduction in intensity compared to prior plans. The request meets the intent of the Conditional Use Permit process by ensuring that the use is conducted in a manner that protects public health, safety, and welfare while maintaining orderly site operations and minimizing impacts to neighboring properties.

× 
~~Bwei Paw (Mar 27, 2026 07:00:25 CDT)~~

Bwei Paw

Karen Buddhist Society of Minnesota

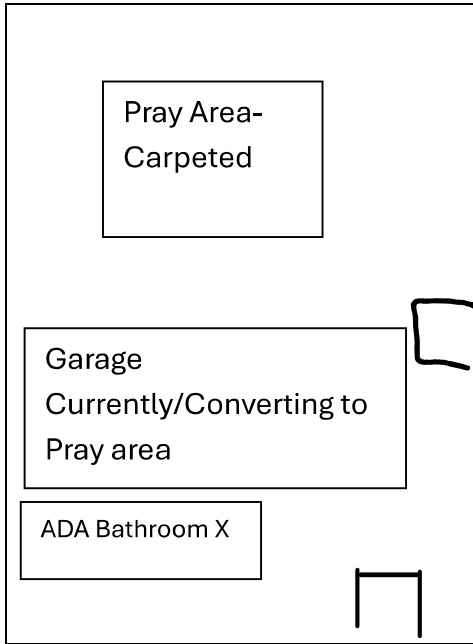
Manager

bpaw1976@gmail.com

651-210-4393

Karen Buddhist Association of MN

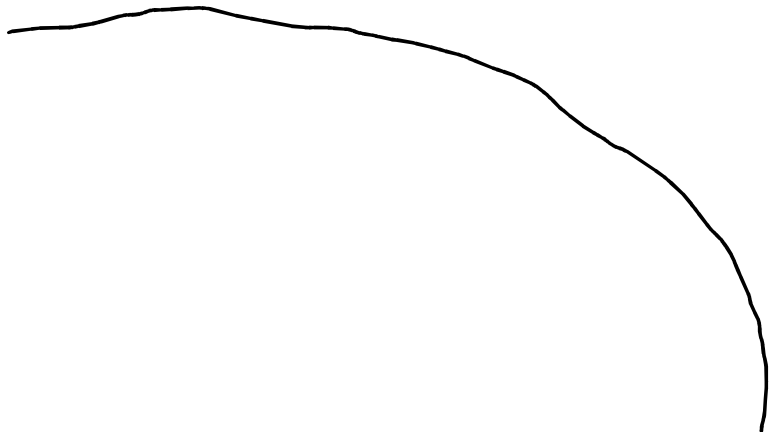
43 Width



55 Length

Exit

Entrance



Clark Companies

14047 Azurite Street Northwest
Ramsey, Minnesota 55303
763-318-4387
info@ClarkCompaniesMN.com | www.ClarkCompaniesMN.com



RECIPIENT:

Vong Thao

8650 60th Street North
Stillwater, Minnesota 55082

Quote #4004	
Sent on	Mar 26, 2026
Total	\$149,999.00

Product/Service	Description	Qty.	Unit Price	Total
Fee to follow if using credit card, ACH or financing to pay	*4.4% Fee (if using credit card or financing to pay)* *1.5% Fee (if using ACH direct bank payment)* A NEW invoice for just the fee will be sent after project completion, to pay said fee. ONLY IF USING CREDIT CARD OR FINANCING TO PAY BALANCE -----disregard if you are paying via check-----	1	\$0.00	\$0.00
Asphalt Driveway and parking areas	Replace existing driveway and add parking spaces.	1	\$149,999.00	\$149,999.00

Clark Companies

14047 Azurite Street Northwest
 Ramsey, Minnesota 55303
 763-318-4387
 info@ClarkCompaniesMN.com | www.ClarkCompaniesMN.com



Product/Service	Description	Qty.	Unit Price	Total
WARRANTY:	<p>5 Year Paver Warranty: Covers major settling, shifting, and separation of pavers. Materials are typically warranted for 1 year by the manufacturer for product defects. Does NOT cover damage from salt, chemicals, or water.</p> <p>5 Year Retaining Wall Warranty: Covers major settling, shifting, and separation of blocks or boulders. Materials are typically warranted for 1 year by the manufacturer for product defects. Does NOT cover damage from salt, chemicals, or water.</p> <p>3 Year Concrete Warranty: Covers major settling, shifting, and large structural cracks. Does NOT cover shaling / flaking from salt or chemicals, small hairline cracks, or any damage from excessive weight on too thin of concrete.</p> <p>1 Season Planting Warranty: Plants, shrubs, trees, sod, seed, and all other growing products are covered for the growing season in which they were planted, no more than 6 months from the time of installation. Does NOT cover damage from lack of care / maintenance (lack of water, fertilizer, weed treatments, overseeding, aerating, winterization, etc.) Also does NOT cover damage from outside forces such as chemicals, flooding, droughts, animals, vehicles, etc.</p> <p>1 Year Warranty: We stand by all other work not listed above for at least 1 year should there be a defect we are responsible for.</p>	1	\$0.00	\$0.00
LAWN REPAIR NOT INCLUDED* (Lawn repair pricing from equipment tracks // outside of areas quoted listed in notes section below)	<p>NO LAWN REPAIR OR IRRIGATION REPAIR WORK INCLUDED IN PRICING ABOVE.</p> <p>Please see notes section below for lawn repair pricing not included above.</p>	1	\$0.00	\$0.00
Internal Note For Our Team:	-Cat skid is fine	1	\$0.00	\$0.00
Internal note for our team: Work Location	-All work is located front drive up to shop.	1	\$0.00	\$0.00

A deposit of 50% will be required to begin.

Clark Companies

14047 Azurite Street Northwest
Ramsey, Minnesota 55303
763-318-4387
info@ClarkCompaniesMN.com | www.ClarkCompaniesMN.com



Total

\$149,999.00

-----WE TAKE CHECKS MAILED TO US-----

**UP TO A 4.4% FEE ON ALL CREDIT CARD + FINANCED TRANSACTIONS

**1.5% FEE on all all ACH payments
(this will be applied to your final balance)

If applicable: [?]

EXISTING GRASS MAY BE DAMAGED FROM EQUIPMENT NEEDED TO COMPLETE THE PROJECT. We can repair the grass with sod for \$1.75 per square foot or with soil & seed for \$1.00 per SF. [?]

Min. of \$999 for sod repair & \$599 for soil and seed repair. [?][?][?]

ALL Irrigation & yard repairs are NOT INCLUDED in any bids, and priced on case by case basis.

Signature: _____ Date: _____





SUBSURFACE SEWAGE TREATMENT SYSTEM

CERTIFICATE OF COMPLIANCE

SITE/OWNER INFORMATION	
Site Address: 8650 60th St N, City Of Grant	Property ID#: 3303021430001
Property Owner: Paw Bwei Etal	
Mailing Address: 8650 60th St N	Mail City/State/ZIP: Stillwater Mn 55082
SSTS CONTRACTOR INFORMATION	
Installation Business: Libby Construction LLC	MPCA License #: L4009
Certified Individual on Job: Tucker Libby	Date of Installation: 12/12/2023
INSPECTION INFORMATION	
County Inspector: Sarah Borrell	MPCA Registration No. C4656 County Permit No. 2023-2879
Date of Final: 12/12/2023	
System Components: Mound See as-built for detailed system component information	
Well Setbacks: 280 Feet Well Status: Well installed at time of inspection	
COUNTY VERIFICATION OF SOIL CONDITIONS	
County Inspector Who Verified Soil Conditions: Joe Sanders See soil observation logs Tank Replacement Only: No	
Depth of Restriction 0 Inches Depth System Installed Below Grade -36 inches	
Vertical Separation Provided at the Time of Installation 36.00 Inches SWF: No Class V Injection Well: No	
CERTIFIED STATEMENT	
This certifies that the subsurface sewage treatment system installed at the aforementioned address was inspected during installation and found to be in compliance with requirements of the Washington County Development Code, Chapter Four, Subsurface Sewage Treatment System Regulations (Washington County Ordinance #206), and Minnesota Rules, Chapter 7080-7083. This Certificate of Compliance is valid for five (5) years from the date of installation unless Washington County finds evidence of an imminent threat to public health and safety. Supporting documentation with detailed information on the system can be found on the attached as-built.	
Joe Sanders County Inspector	C9915 MPCA Reg. #
	12/12/2023 Date



**AS-BUILT REPORT
INDIVIDUAL SEWAGE TREATMENT SYSTEM**

Washington County Public Health & Environment
14949 – 62ND ST N, PO BOX 6, STILLWATER, MN 55082-0006
651/430-6688 OR 651/430-6655 FAX 651/430-6730

Legal Description or Complete Street Address 8650 60th Street N		City of Township Grant		
Owner Name Bwi Paw	Mail Address 8650 60th St N	City Stillwater	State MN	Zip 55082
Installer Midwest Sewer Services	Mail Address PO Box 10853	City White Bear Lake	State MN	Zip 55110
Septic Tank Information Tank Manufacturer: Wieser		Liquid Capacity Existing 1500,1000,1000 New 1500,1000		
PUMP CHAMBER (if installed)				
Tank Manufacturer: Wieser	Liquid Capacity: 3000	Horsepower of Pump: 4/10	Type of Warning Device: Audible/Visible	
Pump Discharge in Gallons Per Minute: 38.2GPM		at Feet of 23.3'	Number of Gallons Per Cycle: 161	
DRAINFIELD TRENCH		BED OR MOUND		
Width:	Length of Each Trench:	Rock Bed Length: 60'	Width: 10'	Area: 600SF
Depth of Trench Bottom from Finished Grade:		Bed Depth from Grade: 28"		
Method of Distribution: <input type="checkbox"/> Pressure <input type="checkbox"/> Distribution Box <input type="checkbox"/> Drop Box		MOUND: Upslope Sand Base Depth: Downslope Sand Base Depth: 36" 46"		
Depth of Rock Under Distribution Pipe:		Depth of Rock Under Pipe: 6"		
Square Footage of Tested Area Used:		PRESSURE DISTRIBUTION SYSTEM:		
Trench Bottom Square Footage Required:	Area As Built:	Lateral Inside Diameter: 1.5"	Length: 58'	Perforation Size: 3/16"
		Spacing: 36"	Number: 3 Laterals 60 Perfs	Perforation Spacing: 36"
Benchmark elevation: 100.00	Bottom of soil treatment area elevation: 92.70'	First inlet elevation: 87.50'	Last outlet elevation: 82.40	

Complete site plan on an attached sheet. On the site plan, include location of the following items.
Structures, septic tank, pump chamber, line from house to tank treatment system, distribution lines, distribution or drop boxes, well, and driveway.
Show all distances applicable to the sewage treatment system (distance from structure to tank, tank to treatment system, distance between distribution lines, length of distribution lines, and distance between well and sewage treatment system). Indicate NORTH on the site plan and the sale of the plan.

I hereby certify that the system at the above referenced address was installed according to the Washington County Individual Sewage Treatment System Ordinance requirements.

Signed: *Brian Humpal* MPCA License #: **L2896** Dated: **11/24/2023**

WASHINGTON COUNTY SEPTIC PERMIT NUMBER **2023-2879**

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit (LGU): Valley Branch Watershed District (VBWD)
County: Washington
Applicant Name: Karen Buddhist Society of Minnesota (Bwei Paw)
Applicant Representative: Ken Arndt, Midwest Natural Resources, Inc.
Project Name: 8650 60th Street North, Grant
LGU Project No.:
Date Application Received by LGU: 10/17/2024
Date of LGU Decision: 11/27/2024
Date this Notice was Sent: 11/27/2024

Minnesota Wetland Conservation Act (WCA) Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input checked="" type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area: not applicable
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel (TEP) Findings and Recommendations (attach if any)

<input type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input checked="" type="checkbox"/> See TEP comments below in LGU Findings

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input checked="" type="checkbox"/> Attachment(s) (specify): Site Location Map and Revised Wetland Delineation Map with de minimis wetland fill <input checked="" type="checkbox"/> Summary: On behalf of the Karen Buddhist Society of Minnesota, Midwest Natural Resources, Inc. submitted a wetland delineation report and Joint Application Form requesting wetland boundary and type approval for the property located at 8650 60th Street North in Grant within Washington County (Section 33, Township 30N, Range 21W).

The wetland delineation report and a WCA Notice of Application were provided to TEP members on 10/25/2024.

Six wetlands were delineated within the property and designated as follows:

Feature No.	Feature ID ¹	Cowardin/Type	Circ. 39	Eggers & Reed	Area (acre)
Wetland 1	24-239-w1	PEMB	Type 2	Fresh Wet Meadow	0.18
Wetland 2	24-239-w2	PEMD	Type 2	Fresh Wet Meadow	0.004
Wetland 3	24-239-w3	PEM/SS/FOB	Type 2/6/7	Fresh Wet Meadow/Shrub-Carr/Wooded Swamp	0.92
Wetland 4	24-239-w4	PUBH	Type 5	Open Water	0.09
Wetland 5	24-239-w5	PEMC	Type 3	Shallow Marsh	1.31
Wetland 6	24-239-w6	PEM/SSB	Type 2/6	Fresh Wet Meadow/Shrub-Carr	0.38

¹The Feature ID corresponds to the sampling point name on the Wetland Determination Data Forms and in the spatial data.

Wetland areas extend beyond the property boundary.

A TEP site review was conducted on 10/22/2024 with Jay Riggs (Washington Conservation District), Ben Meyer (BWSR), Karen Wold (Barr Engineering for VBWD), and Ken Arndt (Midwest Natural Resources) for the applicant). Portions of Wetlands 4 and 5 were previously delineated and approved in 2023. During the site review, TEP members noted that the current wetland boundaries in this area match closely with the previous boundaries.

An aquaculture berm fill was recently added in Wetland 4. Ken documented the area of fill during the site review and on 11/18/2024, submitted a revised Wetland Delineation Map and Attachment B requesting de minimis exemption approval for 96 square feet of fill in the Type 5 permanently and semi-permanently flooded portion of Wetland 4 outside of a shoreland wetland protection zone.

The comment period ended on 11/18/2024 and no additional comments were received.

The wetland boundaries and types were determined to be accurate based on the requirements of the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, the 2012 Northcentral/Northeast Regional Supplement, and the 2015 Guidance for Submittal of Delineation Reports to the USACE and WCA LGU in Minnesota, Version 2.0.

In addition, the 96 square feet of fill for the aquaculture berm is approved under the de minimis exemption according to MN Rule 8420.0420 Subpart 8 and the 2024 WCA Statute Changes of Sec. 82. Minnesota Statutes 2022, section 103G.2241, subdivision 9 (d), amended to read that a replacement plan is not required for up to 400 square feet of impacts to the permanently and semi-permanently flooded areas of wetlands as part of a project outside of the shoreland wetland protection zone.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map and Revised Wetland Delineation Map

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator

Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

--

Notice Distribution (include name)

Required on all notices:

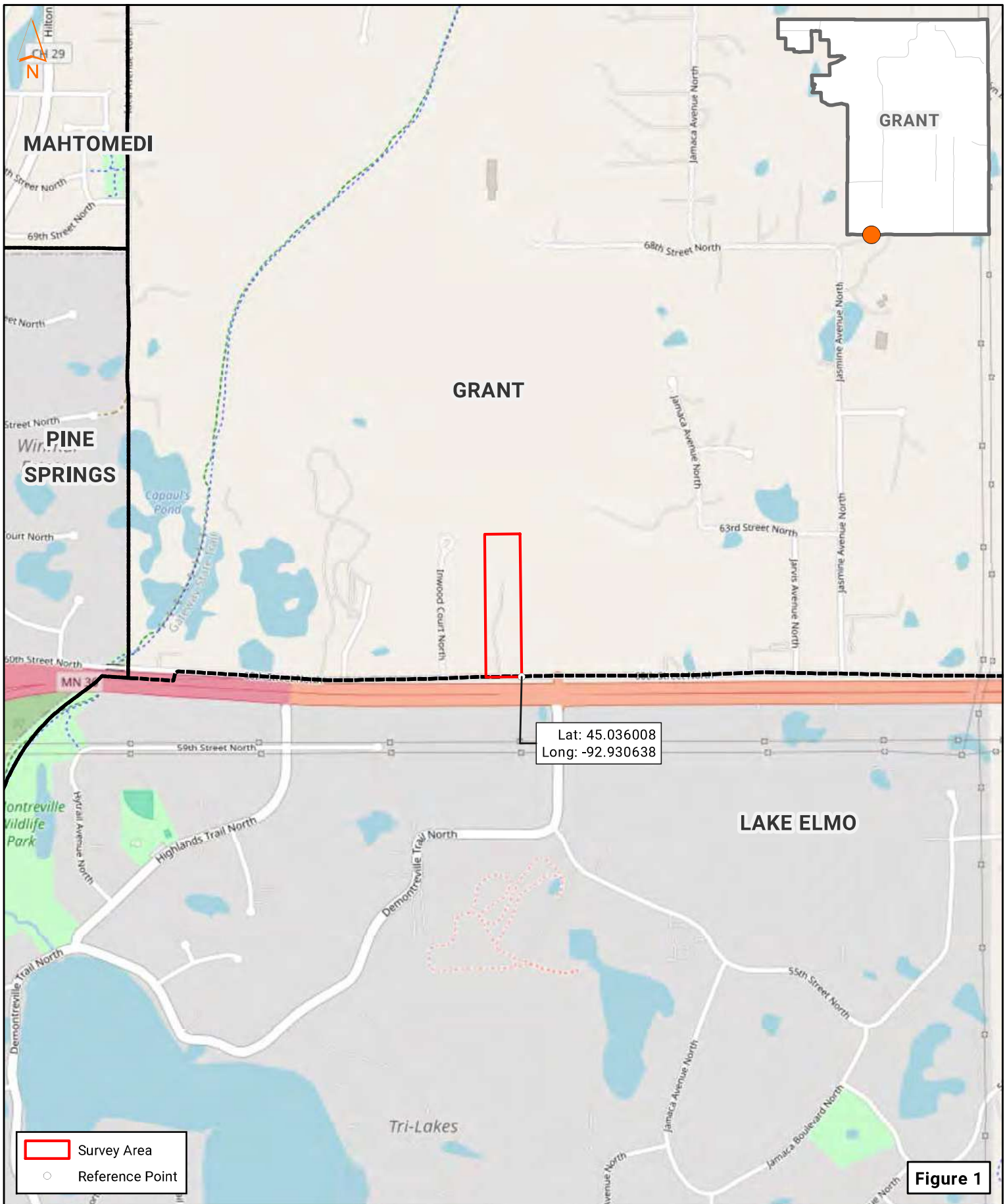
<input checked="" type="checkbox"/> SWCD TEP Member: Jay Riggs (Washington Conservation District)
<input checked="" type="checkbox"/> Minnesota Board of Water and Soil Resources (BWSR) TEP Member: Ben Meyer
<input checked="" type="checkbox"/> LGU TEP Member: Karen Wold (Barr Engineering Co. for the VBWD)
<input checked="" type="checkbox"/> Minnesota Department of Natural Resources (DNR) Representative: Dan Scollan
<input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: VBWD Engineer John Hanson (Barr Engineering Co.)
<input checked="" type="checkbox"/> Applicant (notice only): Karen Buddhist Society of Minnesota (Bwei Paw)
<input checked="" type="checkbox"/> Agent/Consultant (notice only): Ken Arndt, Midwest Natural Resources, Inc.

Optional or As Applicable:

<input type="checkbox"/> Corps of Engineers:
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input type="checkbox"/> Members of the Public (notice only):

Signature: 	Date: 11/27/2024
--	----------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

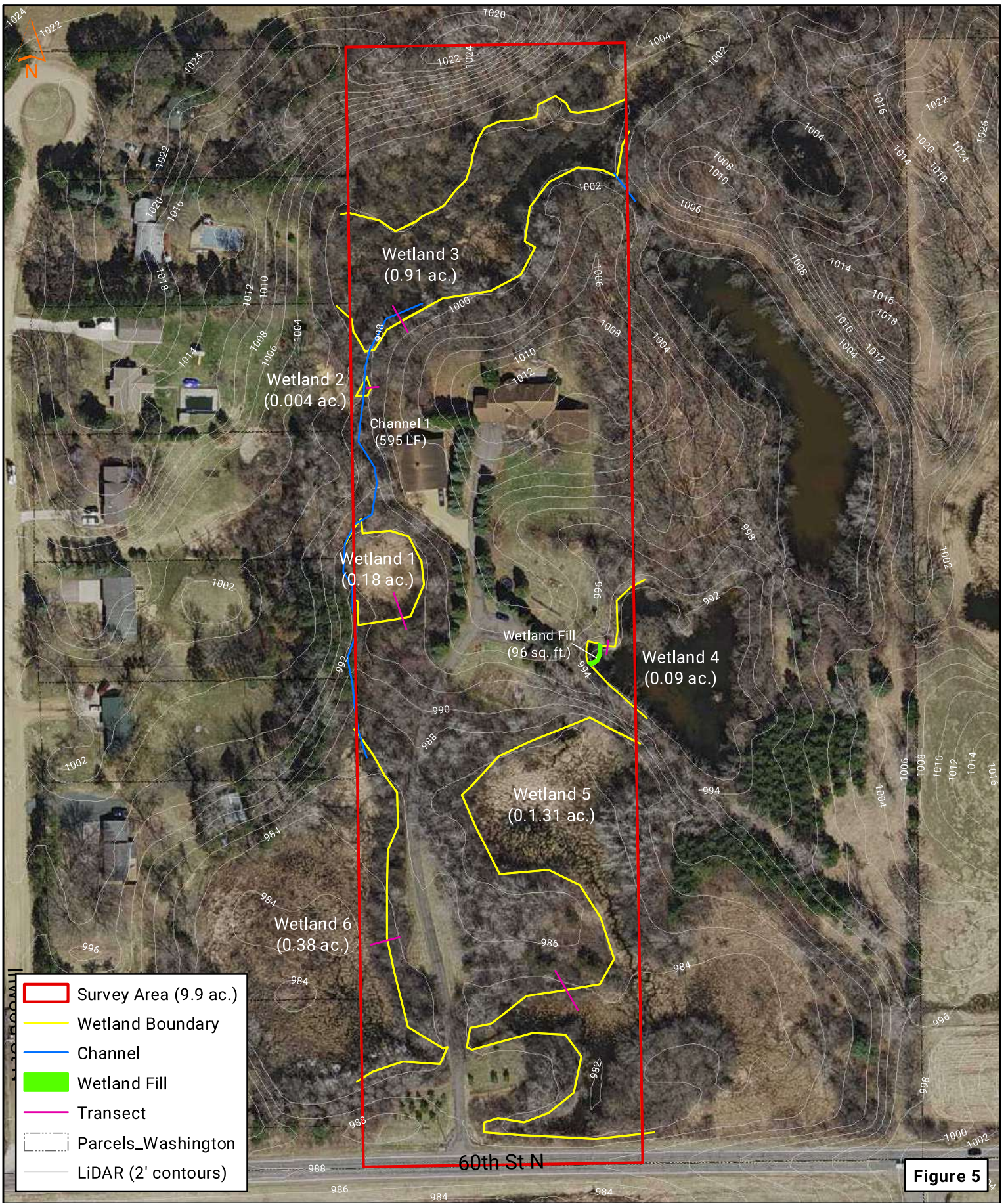


Sources: OpenStreetMap, US Census Bureau, Date: 9/23/2024

Survey Site Location
Karen Buddhist Society of Minnesota
8650 60th St. N.
Grant, MN



Figure 1



Sources: color 7-county, 2020,
 MnGeo, MN Department of Natural Resources,
 US Census Bureau, Date: 11/17/2024

Delineated Aquatic Resources
Karen Buddhist Society of Minnesota
8650 60th St. N.
Grant, MN



Figure 5







Bwei Paw Response 3.23.2026-combined (1)

Final Audit Report

2026-03-27





Created:	2026-03-27
By:	Vong Thao (vongthao85@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7R3gxE34_R_PN03eTOI88vI5bX9IKkjf

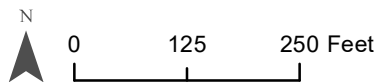
"Bwei Paw Response 3.23.2026-combined (1)" History

-  Document created by Vong Thao (vongthao85@gmail.com)
2026-03-27 - 11:27:39 AM GMT - IP address: 172.56.12.106
-  Document emailed to bpaw1976@gmail.com for signature
2026-03-27 - 11:27:54 AM GMT
-  Email viewed by bpaw1976@gmail.com
2026-03-27 - 11:27:59 AM GMT - IP address: 192.178.15.64
-  Signer bpaw1976@gmail.com entered name at signing as Bwei Paw
2026-03-27 - 12:00:23 PM GMT - IP address: 98.61.206.229
-  Document e-signed by Bwei Paw (bpaw1976@gmail.com)
Signature Date: 2026-03-27 - 12:00:25 PM GMT - Time Source: server- IP address: 98.61.206.229
-  Agreement completed.
2026-03-27 - 12:00:25 PM GMT

8650 60th St N

Legend

-  Seasonally Flooded Basin or Flat
-  Shallow Marsh
-  Deep Marsh
-  Wooded Swamp
-  Shallow Open Water



Sources: MNDNR, Metropolitan Council



STAFF REPORT

DATE: June 2, 2026

Regular

TO: Mayor and City Council

FROM: Kristina Handt, Interim City Administrator

AGENDA ITEM: Waste Management Annual Update

BACKGROUND:

At the March City Council meeting, staff provided background and information related to the current contract for recycling with Waste Management noting it expires December 31, 2026 and sought Council direction on next steps. Council directed staff to seek feedback from residents in the city newsletter regarding service from Waste Management and invite Waste Management to a future meeting.

ISSUE BEFORE COUNCIL:

What questions does council have for the representative from Waste Management?

PROPOSAL:

Vanesa Gutierrez, Senior Account Executive-Public Sector, Waste Management and Matt Koupal, a member of the operations staff at Waste Management will be at the meeting to provide updates on tonnage numbers, current operational updates, new programs and address and issues with service.

Feedback from residents who responded to the request in the spring newsletter was generally positive regarding Waste Management's services. Common themes about areas to improve would be providing larger containers or coming more often and recycling more. Waste Management does provide a larger bin or the option for properties to have a second bin so those concerns have been addressed with the residents who contacted the city. Also, Washington County provides food scrap, electronics and other recycling and information on those programs were shared with the resident. One resident also suggested the city either contract both recycling and garbage or neither. Only one resident recommended not renewing the contract with Waste Management believing other haulers would provide this service free of charge. Staff followed up with him to let him Gene's is also interested in getting the city contract should the city not renew with Waste Management. One caller following Memorial Day had negative things to say about the new driver and missing pickups. Waste Management followed up on Tuesday, May 26 with an email to the city noting that 324 stops were not completed due to a driver break down and that they would be picked up the next morning.

Comments provided by residents are as follows:

I live in Grant on Maple Street and am completely satisfied with the Waste Management recycling services. They arrive like clockwork each scheduled pickup day around 6:45 AM.

The basic recycling program is excellent, although with pickup being every other week, the small recycling bins that are provided is often too small for all of the cardboard, etc. that can accumulate in two weeks.

I believe the service level provided by Waste Management has been good. I have zero complaints there. However, my feedback is more on consistency. If we are going to contract out our recycling service, we should contract out the garbage service as well, or alternatively, we should not contract out either, thereby lowering property taxes and let residents choose their recycling provider just as we choose our garbage hauler. I believe simplicity and consistency is key and having these services broken up is the opposite of this.

Waste management is doing a good job with recycling this year- not as much debris falling out of trucks onto the roads and they are doing well at keeping the schedule that's set. Good reviews from this homeowner.

Our family uses the recycling services provided by Waste Management (WM). We have 2 large containers which are full every 2 weeks. Over the last year, WM has provided timely and effective service for our household. In prior years, there were some problems with missed pick up over the fourth of July holiday time period but this seems to have been fixed. I have not needed to call them in at least a year. So, I would give them a 5 star rating (out of 5 stars) It would be great if WM could come weekly but I suspect that would cost more so I think the current arrangement works fine. I would not want the City (and property tax) to have to pay more.

I don't know if this is true for all of Grant, or just the area that I live, but when I signed up for garbage service 10 yrs ago, Gene's provided recycling pickup at no extra charge. I am thinking of changing service now and have looked into other providers. From what I have found, they all provide free recycling pick up. So, I would not recommend continuing a new contract with Waste Management next year.

We have no complaints although it would always be nice to be able to recycle more. Eg appliances, food scraps, clothing.

We are and have been very pleased with the recycling services we receive from Waste Management. I feel their pricing is competitive and they're wonderful to work with regarding services they provide.

I have been happy with the Waste Management recycling. It helps keep lots of my stuff out of the landfill.

FISCAL IMPACT:

Not applicable for annual update purposes.

RECOMMENDATION:

It is recommended Council receive the informational updates from Waste Management and ask any follow up questions.

Council will also need to provide further direction to staff in regards to the expiration of the existing contract at the end of the year. This could be done at this meeting or a later one.

City Council Report for May 2026

To: Kristina Handt City Clerk

From: Jack Kramer Building Official

City Code Violations:

1. A.R.C. Paving, Inc. 7559 Jamaca Ave. N. PID # 2703021230004 Violation of Conditional Use Permit.

a. The city received a formal complaint regarding the washing of equipment on rainy days, and the storage of stored asphalt materials.

I visited the Property on April 22, 2026 and based on my observations I did not find any asphalt materials on site. I asked Mr. Conlin about the washing of vehicles on a rainy day, and he indicated that it did not occur as he is aware of the MPCA requirements.

Mr. Conlin indicated the MPCA would be out in the next two weeks to test the monitoring well for any contaminants. I will make unannounced random visits to the property to verify compliance with the CUP.

Building Permit Activity:

1 Twenty-Four (24) building permits were issued for a total valuation of \$ 727,259.00.

Respectfully submitted,



Jack Kramer

Building & Code Enforcement Official

