

Fund Name: All Funds

Date Range: 06/01/2026 To 07/01/2026

<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>
06/30/2026	Payroll Period Ending 06/15/2026	17057	Kristina - Final payroll	N	Clerk Salary	100-41101-100-	\$ 2,056.27
	Total For Check	17057					\$ 2,056.27
06/30/2026	Payroll Period Ending 06/15/2026	17058	Kristina - Final payroll	N	Clerk Salary	100-41101-100-	\$ 535.75
	Total For Check	17058					\$ 535.75
06/30/2026	Payroll Period Ending 06/30/2026	17084	June Payroll	N	Clerk Salary	100-41101-100-	\$ 5,602.85
	Total For Check	17084					\$ 5,602.85
07/01/2026	A.R.C Paving	17060	Inv #560, 563, 567, 580	N	Pothole Repairs	100-43109-220-	\$ 1,410.00
		17060				100-43109-220-	\$ 2,298.00
		17060				100-43109-220-	\$ 10,488.00
		17060				100-43109-220-	\$ 3,977.00
	Total For Check	17060					\$ 18,173.00
07/01/2026	CenturyLink	17061	City Phone	N	City Office Telephone	100-41309-321-	\$ 204.79
	Total For Check	17061					\$ 204.79
07/01/2026	CliftonLarsonAllen	17062	2025 Audit Billing - Invoice L261317492	N	Audit Fees	100-41201-300-	\$ 2,940.00
	Total For Check	17062					\$ 2,940.00
07/01/2026	Comcast	17063*	ARPA - Grant - Final Closeout Cable Extension	N	COVID Funds CARES	100-41990-320-	\$ 245,267.25
	Total For Check	17063					\$ 245,267.25
07/01/2026	City of Stillwater	17064	1st Half 2026 Fire Contract	N	Fire - Stillwater	100-42003-300-	\$ 106,597.00
	Total For Check	17064					\$ 106,597.00
07/01/2026	Eckberg Lammers, P.C.	17065	Legal Services-May 2026	N	Legal Fees - General	100-41204-304-	\$ 4,100.00
		17065			Legal Fees - Complaints	100-41205-304-	\$ 250.00
		17065			Legal Fees - General Land Use	100-41213-304-	\$ 600.00
		17065			Legal Fees - Litigation	100-41214-304-	\$ 162.50
		17065			2026 Roadway Improvement Project	100-43140-304-	\$ 2,733.52
		17065			Escrow	100-49320-304-1014	\$ 150.00
		17065				100-49320-304-1025	\$ 50.00
	Total For Check	17065					\$ 8,046.02

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07/01/2026	Croix Valley Inspector	17066*	Building Inspector-permits from 2025, 2017-414, 2020-283, 2021-105, 2022-363/364	N	Building Inspection	100-42004-300-	\$ 1,783.25
		17066*				100-42004-300-	\$ 60.00
		17066*				100-42004-300-	\$ 60.00
		17066*				100-42004-300-	\$ 180.00
		17066*				100-42004-300-	\$ 4,539.60
	Total For Check	17066					\$ 6,622.85
07/01/2026	KEJ Enterprises	17067	Roads Supervisor-June 2026	N	Roads Supervisor	100-43014-300-	\$ 15,025.00
	Total For Check	17067					\$ 15,025.00
07/01/2026	Ken Ronnan	17068	Video Tech Services - June 2026	N	Cable Costs	100-41212-300-	\$ 150.00
	Total For Check	17068					\$ 150.00
07/01/2026	Kline Bros Excavating	17069	June: Road Grading Inv76, Forestry Mulcher Inv78, gravel Inv77, Ditchwork Inv79	N	Grader Contractor	100-43101-400-	\$ 17,290.00
		17069			Gravel Road Costs	100-43106-400-	\$ 34,215.00
		17069			Road Brushing	100-43114-400-	\$ 6,475.00
		17069			Road and Bridge Equipment	100-43126-400-	\$ 490.00
	Total For Check	17069					\$ 58,470.00
07/01/2026	Lacey L. Smieja	17070*	Reimbursement & Mileage	N	Miscellaneous Expenses	100-41306-330-	\$ 27.55
		17070*			Office Equipment	100-41314-200-	\$ 225.00
	Total For Check	17070					\$ 252.55
07/01/2026	LHB	17071	Invoice #240212.02-4&5, 250489.00-8&9, 260155.00-2, 240319.00-11, 250241.00-9&10	N	Engineering Fees - General	100-41203-300-	\$ 8,322.75
		17071				100-41203-300-	\$ 6,412.25
		17071			Road Engineering Fees	100-43102-300-	\$ 3,163.50
		17071				100-43102-300-	\$ 869.50
		17071				100-43102-300-	\$ 3,811.65
		17071			Escrow	100-49320-300-1008	\$ 224.00
		17071				100-49320-300-1025	\$ 1,344.00
		17071				100-49320-300-1025	\$ 1,568.00
	Total For Check	17071					\$ 25,715.65
07/01/2026	LRS	17072	Town Hall Portable-June & July 2026	N	Town Hall Porta Pot	100-43007-210-	\$ 134.00
		17072				100-43007-210-	\$ 134.00

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Total For Check		17072					\$ 268.00
07/01/2026	Northern Salt	17073*	Invoice 35327	N	Magnesium Chloride	100-43107-210-	\$ 63,752.25
Total For Check		17073					\$ 63,752.25
07/01/2026	Pauszek Inc.	17074	June Assessor Billing	N	Property Assessor	100-41208-300-	\$ 2,400.00
Total For Check		17074					\$ 2,400.00
07/01/2026	Swanson Haskamp Consulting, LLC	17075	Planning Services - Inv 1587-1597	N	City Planner	100-41209-300-	\$ 3,864.00
		17075			Escrow	100-49320-300-1014	\$ 2,643.75
		17075				100-49320-300-1025	\$ 1,578.00
		17075				100-49320-300-1058	\$ 499.00
		17075				100-49320-300-1059	\$ 1,860.50
		17075				100-49320-300-1060	\$ 467.00
		17075				100-49320-300-1061	\$ 607.75
		17075				100-49320-300-1062	\$ 438.75
		17075				100-49320-300-1063	\$ 483.00
		17075				100-49320-300-1064	\$ 1,466.00
		17075				100-49320-300-1065	\$ 1,466.00
Total For Check		17075					\$ 15,373.75
07/01/2026	Waste Management	17076	Recycling - June 2026	N	Recycling	100-43011-384-	\$ 8,282.82
Total For Check		17076					\$ 8,282.82
07/01/2026	Woodchuck	17077	Remove fallen cottonwood blocking keswick, Invoice 6701	N	Road Expenses - Other	100-43116-220-	\$ 1,300.00
Total For Check		17077					\$ 1,300.00
07/01/2026	Winberg Companies, LLC	17083	Partial Pay Application #1 - 2026 Road Improvements	N	2026 Roadway Improvement Project	100-43140-400-	\$ 190,557.31
Total For Check		17083					\$ 190,557.31
07/01/2026	Amazon	EFT345	Credit card - screen protector, phone case, 2nd monitor	N	Office Equipment	100-41314-200-	\$ 182.58
Total For Check		EFT345					\$ 182.58
07/01/2026	Adobe	EFT346	June Subscription-Auto Pay	N	Office Supplies	100-41313-200-	\$ 52.00
Total For Check		EFT346					\$ 52.00
07/01/2026	Comcast	EFT347	Town Hall Wifi-Auto	N	Town Hall Supplies	100-43001-210-	\$ 190.24
Total For Check		EFT347					\$ 190.24

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07/01/2026	TMobile	EFT348	City Cell Phone-Auto Pay	N	Office Supplies	100-41313-210-	\$ 30.36
		EFT348			Road Expenses - Other	100-43116-210-	\$ 18.31
		Total For Check	EFT348				\$ 48.67
07/01/2026	Xcel Energy	EFT349	WELL HOUSE, STREETS, TOWN HALL	N	Town Hall Electricity	100-43004-381-	\$ 76.02
		EFT349			Well House Electricity	100-43010-381-	\$ 11.40
		EFT349			Street Lights	100-43117-381-	\$ 62.45
		Total For Check	EFT349				\$ 149.87
07/01/2026	Minnesota State Retirement System	EFT351	MNDGP-Voya- June Payroll Contribution-EFT	N	Admin Def. Income Withholding	100-41114-125-	\$ 2,000.00
		Total For Check	EFT351				\$ 2,000.00
07/01/2026	IRS	EFT352	June Payroll-EFT (Kristina & Lacey)	N	Clerk FICA/Medicare	100-41103-100-	\$ 1,105.97
		EFT352			Clerk Medicare	100-41105-100-	\$ 209.63
		EFT352			Federal Withholding	100-41107-100-	\$ 1,563.88
		EFT352			Social Security Expens	100-41109-100-	\$ 896.34
		Total For Check	EFT352				\$ 3,775.82
07/01/2026	Minnesota Department of Revenue	EFT353	June Payroll Tax Deposit-Auto (Kristina & Lacey)	N	State withholding	100-41106-100-	\$ 631.51
		Total For Check	EFT353				\$ 631.51
07/01/2026	PERA	EFT354	PERA -June-EFT (Kristina & Lacey)	N	Clerk PERA	100-41102-120-	\$ 1,035.35
		EFT354			Clerk PERA Withholding	100-41108-100-	\$ 897.30
		Total For Check	EFT354				\$ 1,932.65
Total For Selected Checks							\$ 786,556.45

CITY OF GRANT
2026 Roadway Improvements

I HEREBY SUBMIT A STATEMENT OF THE QUANTITIES AND THE AMOUNT DUE UNDER THE FOLLOWING CONTRACT:

SHEET 1 OF 2

CONTRACTOR : Winberg Companies LLC
LHB PROJECT NO. 250489
BID AMOUNT:\$228,396.80

PARTIAL PAY ESTIMATE NO: 1
FOR WORK COMPLETED TRHOUGH: **June 19, 2026**

PROJECT MANAGER: Brad Reifsteck P.E.
FIELD ENGINEER: Blake Putnam

Percentage of Contract Complete 87.82%

[illegible]

2026 Roadway Improvements

SHEET 2 OF 2

2026 Roadway Improvements

SHEET 2 OF 2

TOTALS	BID AMOUNT \$228,396.80			TOTAL THIS PERIOD \$200,586.64	TOTAL TO DATE \$200,586.64	MATERIALS ON HAND \$0.00
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EXTRA WORK ORDERS		
No.	Description	Amount
		TOTAL \$ -

Pay Estimate 1
For Work Through **June 19, 2026**

CHANGE ORDERS		
No.	Description	Amount
		TOTAL \$ -

ISSUED FOR PAYMENT:LHB

Veronica Kubicek - LHB Project Engineer

TOTAL WORK TO DATE	\$	200,586.64
PLUS MATERIALS ON HAND	\$	-
PLUS WORK ORDERS	\$	-
PLUS CHANGE ORDERS	\$	-
PLUS SUPPLEMENTAL AGREEMENTS	\$	-
LESS 5% RETAINAGE	\$	10,029.33
SUBTOTAL	\$	190,557.31
LESS PREVIOUS PAYMENTS	\$	-
PAYMENT DUE THIS ESTIMATE	\$	190,557.31

ENGINEER APPROVAL: LHB

Veronica Kubicek - LHB City Engineer

CONTRACTOR APPROVAL : Winberg Compani

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OWNER APPROVAL : City of Grant

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SUPPLEMENTAL AGREEMENTS		
No.	Description	Amount
TOTAL		\$ -

PREVIOUS PAYMENTS		
Estimate	Work Through	Amount
		TOTAL \$ -

Copies to:
Joseph Winberg - Winberg Companies LLC
City of Grant
LHB File 250489

**CITY OF GRANT
WORKSHOP MINUTES**

DATE : June 2, 2026
TIME STARTED : 6:00 p.m.
TIME ENDED : 6:25 p.m.
MEMBERS PRESENT : Councilmembers Cornett, Rog, Anderson,
and Mayor Giefer
MEMBERS ABSENT : Council Member Cremona

Staff members present: City Engineer Brad Reifsteck and Administrator/Clerk-Treasurer Lacey Smieja.

The workshop meeting was called to order at 6:00 p.m. by Mayor Giefer.

ITEMS FOR DISCUSSION**2027 STREET IMPROVEMENT PROJECT DRAFT FEASIBILITY STUDY DISCUSSION**

A Draft feasibility report for 2027 was presented by City Engineer Brad Reifsteck. Discussion ensued about allocation of assessments, which parcels would be included in the 2027 projects, and the anticipated costs for the City and residents.

Council Member Anderson provided alternatives and potential modifications to the proposed plans which would include changes to the assessment percentages used on prior projects, noting special/different circumstances for this project than prior projects.

Council agreed that it makes sense for the City to pay a higher percentage than they have on past projects. City Engineer Reifsteck was directed to include the modifications when the final feasibility study comes back to the Council, likely in August.

Workshop discussion and meeting adjourned at 6:25 p.m.

These minutes were considered and approved at the regular Council Meeting on July 7, 2026.

Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

CITY OF GRANT
MINUTES

DATE : June 2, 2026
TIME STARTED : 6:30 p.m.
TIME ENDED : 8:08 p.m.
MEMBERS PRESENT : Councilmembers Cornett, Rog, Anderson,
and Mayor Giefer
MEMBERS ABSENT : Council Member Cremona

Staff members present: City Planner Jennifer Haskamp (virtually), City Attorney Amanda Johnson and Administrator/Clerk-Treasurer Lacey Smieja.

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 Rog seconded the motion. Motion carried 4-0.

PUBLIC INPUT

Steve Schwartz, 10660 62nd St N, wanted the Council to know that the County said they did a study and due to the lower density, the cost-benefit analysis indicates noise barriers will not be implemented on the Lake Elmo/Hwy 17 road project. He wanted to know what, if anything, Grant can say or do about that.

Lisa Dau, 7611 Jamaca Ave. N, wanted to draw attention to the last page of the packet about a code violation complaint at 7559 Jamaca Ave. N. She said that is an inaccurate report; there is a video that shows washing of the vehicles did happen at that date and time. She noted she wants to ensure that the complaint process in Grant is fair and accurate and represents the evidence that was submitted.

Emily Dahdah, 6166 Jarvis Ave. N, wanted to thank the City Council for their attentiveness and responsiveness to her prior concerns and needs.

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

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

REGULAR AGENDA

A. PUBLIC HEARING: Consideration of Conditional Use Permit to operate a Buddhist Temple at 8650 60th Street - City Planner Jennifer Haskamp

City Planner Jennifer Haskamp provided background on the request for a Conditional Use Permit to operate a Buddhist Temple with residential uses, events and gathering. The request was initially submitted in 2022, but was incomplete at that time. 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. Additional information for the request was submitted by the Applicant and their representative in March 2026, the applicant indicated their request was complete, and a Public Hearing was ordered.

The Proposed Use follows:

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.

City Planner Jennifer Haskamp provided a detailed analysis of the request. Based on the analysis, City Planner Haskamp recommended denial of the request for a Conditional Use Permit to operate a Buddhist Temple on the subject property based upon the following findings of fact:

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

1 identified in the narrative requires certain site improvements that are not designed, and with
2 respect to the parking, were overtly rejected by the Applicant.

3 2. Section 32-146 Standards, subsection (a) established the criteria by which the city council
4 may grant a conditional use permit. The ordinance requires that the city council find that the
5 Applicant has proven to a reasonable degree of certainty that the following standards are met.
6 The following findings regarding each standard, as numbered within the ordinance, is
7 provided:

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

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

13
14 2) The proposed use conforms to the city's comprehensive plan.

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

23
24 3) The proposed use will not be detrimental to or endanger the public health, safety or
25 general welfare of the city, its residents, or the existing neighborhood.

26 **Finding:** The Applicant's submission does not include a plan for onsite parking,
27 driveway expansion, or stormwater management. Detailed engineering plans were
28 requested repeatedly for the past 3.5 years, but the information was not submitted. The
29 proposed event occupancy of up to 50 attendees requires an improved parking lot
30 and/or parking spaces to adequately accommodate all visitors and the Applicant has
31 refused to install and/or provide plans that identify the required parking. The access
32 driveway must be upgraded from the current 12-foot-wide traveled surface to 20-feet
33 wide to meet the fire lane standards. The existing driveway does not allow for two-
34 way traffic and in an emergency a fire truck could not safely travel north on the
35 driveway while a passenger vehicle traveled south. This does not meet the minimums
36 safety requirements and could be detrimental or endanger not only occupants of the
37 Buddhist Temple, but emergency personnel trying to access the site. Details, including
38 architectural schematics, were not provided to clearly show how the existing
39 Accessory Building will be converted for a prayer facility for up to 50 occupants. The
40 Accessory Building must be brought to commercial standards to ensure that the
41 facility meets the safety and accessibility requirements of the MN Building Code. As
42 submitted, the proposed Buddhist Temple use may be detrimental or endanger the
43 public's health and safety. **This standard is not met.**

44
45 4) The proposed use is compatible with the existing neighborhood.

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

21
22 5) The proposed use meets conditions or standards adopted by the city through
23 resolutions or other ordinances.

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

31
32 6) The proposed use will not create additional requirements for facilities and services
33 at public costs beyond the city's normal low-density residential and agricultural uses.

34 **Finding:** The Applicant provided information to demonstrate that the onsite utilities,
35 including septic system, have been upgraded and can support the proposed Buddhist
36 Temple use. However, the Applicant's submission did not include adequate details to
37 ensure that emergency services can access the site in an emergency specifically related
38 to traffic flow, and plans to upgrade the driveway to meet fire lane standards. **This**
39 **standard is not met.**

40
41 7) The proposed use will not involve uses, activities, processes, materials, equipment
42 of conditions of operation that will be detrimental to people, property, or the general
43 welfare because of production of traffic, noise, smoke, fumes, glare, odors or any other
44 nuisance.

45 **Finding:** The proposed use of the property for a Buddhist Temple is reasonable,
46 provided the site is improved to support the intensity of the operation. As submitted,

1 the Applicant did not provide to-scale plans depicting the site plan, architectural
2 schematic, or parking plans and therefore it cannot be determined that the site can
3 support the proposed operations in a manner that will not adversely impact traffic or
4 noise. As noted throughout this report, the City repeatedly requested this information
5 and the Applicant did not provide or submit the needed plans. **This standard is not**
6 **met.**

7
8 8) The proposed use will not result in the destruction, loss or damage of natural, scenic
9 or historic features of importance.

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

18
19 9) The proposed use will not increase flood potential or create additional water runoff
20 onto surrounding properties.

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

27
28 10) The standards apply in addition to specific conditions as may be specified through
29 the city's ordinances.

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

35
36 **Motion by Council Member Cornett, seconded by Council Member Rog to open the public**
37 **hearing at 7:12 p.m. Motion approved 4-0.**

38
39 Vong Thao, applicant's representative, requested that there be collaboration to address the technical
40 items pointed out. He indicated the project started in 2022 and the applicants have already spent close
41 to/over \$100,000 to try to meet the condition requirements, \$80,000 on septic alone, surveys, and
42 architectural and wetland delineations. He indicated he came on board about a year ago to try to help
43 the applicant. He said there's no change to the existing structure. They are asking for approval with
44 conditions so they can continue to invest and move forward. The applicant has spent a significant
45 amount of money to get to this point of a public hearing, and they believe it would be hard to spend
46 another \$100,000+ just to get to the next phase of meeting compliance. A bid for the driveway alone

1 was \$150,000. They don't want to spend three, four, five-hundred-thousand-dollar range and then not
2 get a conditional use permit. Therefore, they are asking for approval with conditions so they can
3 move forward.

4
5 Naw Kin, 8650 60th St. N, provided a history of the Karen people and the Buddhism faith and the
6 importance of the temple. She indicated that they apologize for not understanding some of the rules
7 and regulations, but they are committed to working together and are hoping for understanding. She
8 understands some have raised concerns about noise and the number of people. She said most of the
9 time the gatherings are small and quiet, but for important dates there are a larger number of people
10 who come together to celebrate. She also indicated that they apologize for a recent incident of
11 burning leaves and wood; they were cleaning the grounds and were not aware that open burning
12 wasn't allowed without a permit. They are open to learning about local regulations, they want to be
13 respectful neighbors, and want to work together to find solutions that respect everyone involved.

14
15 Indoboe, 8650 60th St. N, is an elder monk speaking as a member of the Karen Buddhist Society of
16 Minnesota. He said this temple is very important to them. He said that they don't understand some of
17 the rules and regulations but if they get the permit they will follow every step.

18
19 Colleen McGuire Ales, 6161 Inwood Ct. N, said that she thinks they knew they were moving into a
20 residential facility knowing they were going to turn this into a temple with large gatherings. They
21 came in and did what they wanted without permission, and are now asking for forgiveness. She said
22 that they've tried to talk and communicate with them about the large gatherings and nothing would
23 stop them. She said the loud music would start at 8 or 9 in the morning on Saturday and Sunday and
24 go until sunset, for multiple weekends. She said that there has been increased traffic and increased
25 garbage on the road and the watershed. She's requesting denial of the permit.

26
27 Amy Hunn, 6206 Inwood Ct. N, said that she's concerned that if they didn't have an understanding of
28 the requirements before, will they have an understanding now? She said that they are now being
29 surrounded by commercial properties and she's concerned about quality of life and property values.

30
31 Nancy Moses, 6129 Inwood Ct. N, said her family has lived here since 1964. She said that a
32 conditional use permit is a permit to authorize a use that is not otherwise allowed and would impose
33 conditions before the use begins. People need to go through the process first and needs to apply
34 equally to all. She wants to know: will the City uphold its ordinances, fairly and consistently, or not?
35 Her and her husband are requesting denial of the permit.

36
37 Mark Kersey owns a 30 acre parcel directly east & north of this property. He agrees that people need
38 to get approval before you develop, not after.

39
40 **Motion by Council Member Cornett, seconded by Council Member Anderson to close the**
41 **public hearing at 7:37 p.m. Motion approved 4-0.**

42
43 Council discussion followed.

44
45 Council Member Rog asked Planner Haskamp what could or should be done since the use has already
46 been happening without the permit.

1
2 Planner Haskamp said that the applicant has been notified numerous times that they are not permitted
3 to have operations conducted at this time and have been notified of that since 2022. She said the
4 residential use is obviously permitted, but they've been notified that the temple use is not permitted
5 and it shouldn't be operating.

6
7 Council Member Cornett said there seems to be a lot of unknowns still. He asked if there's a path
8 forward for the applicant.

9
10 Planner Haskamp indicated that City Staff has discussed what the best way to move forward is
11 several times. She said that since the original application in 2022 the City has deemed the application
12 as incomplete and has requested additional information to complete the application, but the
13 documentation and information that the applicant submitted has actually gotten less detailed over
14 time. She said that as it stands, the City has not been successful in receiving the information they've
15 requested. So she confirmed with the applicant that the information they recently submitted was the
16 information that they wanted the City to consider and they said that it was. It's been complicated by
17 the fact that it's been reported that they are in fact operating.

18
19 Council Member Cornett with Planner Haskamp that it's been communicated multiple times to the
20 applicant that we need specific information.

21
22 Council Member Anderson reiterated that in 2022 the application was deemed incomplete and that
23 the City has acted in good faith by considering it incomplete and attempting to work with the
24 applicant for several years. He said he understands that not understanding the rules and requests for a
25 few months is understandable, but after years we need to move forward.

26
27 Mayor Giefer summarized the findings from City Planner Haskamp which indicate most of the
28 conditions have not been met, and seeing as the health, safety and welfare concerns haven't been
29 sufficiently addressed in the current application, there's no reason to even discuss the other conditions
30 at this time.

31
32 Council Member Rog asked City Attorney Amanda Johnson if she could comment about the ongoing
33 activities without a CUP.

34
35 Attorney Amanda Johnson indicated that there are two separate issues. Code enforcement for
36 violations of City Code, which would potentially be engaging in the church activities without the
37 CUP. And then there's what's before the Council today, which is the proposed Conditional Use
38 Permit. They cannot consider the applicants' current failure to comply with the code as a reason to
39 deny the CUP request, they need to look at the standards as laid out by Planner Haskamp. If the
40 Council decides to deny the CUP request, then the Council could direct Staff to either give them time
41 to come into compliance or escalate code enforcement if that doesn't happen.

42
43 Mayor Giefer stated that denial would not preclude the applicant from re-applying and he said that he
44 would encourage them to work with City staff to develop a comprehensive plan to fully address the
45 concerns.

1 Council Member Anderson re-stated that this has been dragging on and it's time for a decision.

2
3 **Motion by Council Member Rog, seconded by Council Member Cornett to deny the request for**
4 **a Conditional Use Permit as presented and based on the findings of fact outlined by City**
5 **Planner Haskamp in the Staff Report. Motion approved 4-0.**

6
7 **B. Waste Management Annual Update**
8

9 Vanessa and Matt, representatives from Waste Management, provided an update on local drivers and
10 operations. They indicated that there were a few staffing changes in the last year or so, but things
11 should have improved and they are committed to great customer service and responsiveness. Vanessa
12 said that she provides her cell phone number to provide better customer service directly to residents.

13
14 Mayor Giefer confirmed with Vanessa that the number of calls she receives is approximately one or
15 two per month. Council Member Anderson said he took an unofficial poll at the Clean Up Day and
16 most residents are happy with the service and use it.

17
18 Council directed Administrator Smieja to move forward and negotiate a continued contract with
19 Waste Management.

20
21 Mayor Giefer brought forward the possibility of broadband franchising. Discussion ensued for a
22 future presentation to occur. Administrator Smieja will coordinate with Cindy and Mike Bradley.

23
24 **ADJOURNMENT**

25 **Motion by Council Member Cornett, seconded by Council Member to adjourn at 8:08 p.m.**
26 **Motion carried 4-0.**

27 These minutes were considered and approved at the regular Council Meeting on July 7, 2026.
28
29
30
31
32
33

34 _____
35 Lacey L. Smieja
36 Administrator/Clerk-Treasurer
37

Jeff Giefer
Mayor

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-19**

**RESOLUTION DENYING AN APPLICATION FOR A CONDITIONAL USE PERMIT
(CUP) TO OPERATE A BUDDHIST TEMPLE**

WHEREAS, Bwei Paw (“Applicant”) and Pan Ti Tan (“Owner”) have submitted an application for Conditional Use Permit to operate a Buddhist Temple located at 8650 60th Street N., in the City of Grant, Minnesota; and

WHEREAS, the Applicant and Owner applied for a Conditional Use Permit to operate the Buddhist Temple on October 26, 2022; and

WHEREAS, the proposed operation includes conversion of the existing single-family home and accessory building on the subject property into a Buddhist Temple; and

WHEREAS, the proposed operation included a prayer facility to host events up to 50 attendees, meeting spaces and residences for the monks in the principal structure; and

WHEREAS, the application was determined to be incomplete per Minnesota State Statute 15.99, and the city provided incomplete letters to the Applicant and Owner detailing the information needed to prepare a complete submission; and

WHEREAS, the city staff and its consultants met with the Applicant several times between 2022 and 2026 to discuss the required information for processing the application; and

WHEREAS, the Applicant submitted their final supplemental information package on March 27, 2026 and the city resumed its process; and

WHEREAS, the City Council held a duly noticed public hearing and considered the application at their regular meeting on June 2, 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby

deny the request of Bwei Paw and Pan Ti Tan for a Conditional Use Permit to operate a Buddhist Temple at 865060th Street North with the following findings pursuant to Section 32-145 which establishes that it is the Applicant's Burden of Proof to demonstrate that the proposed use complies with the standards of Section 32-146:

1. 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.
2. 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 residential properties and uses.
3. 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.
4. 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.
5. 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.
6. Details, including architectural schematics, were not provided to clearly show how the existing Accessory Building will be converted to 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.
7. 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 since several site plans were submitted between 2022 and 2026 and, if proposed, where such activities would occur. Without further site details regarding the driveway, parking and operations the city cannot determine if the activities are compatible with the existing neighborhood.
8. 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 happen during the daytime hours.

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.

9. The Applicant's last 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 an up to date plan has not been submitted. The information submitted does not meet the city's ordinances or city code.
10. The Applicant provided information to demonstrate that the onsite utilities, including septic system, have been upgraded and can support the proposed Buddhist Temple use.
11. 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.
12. 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 and if replacement and/or mitigation would be necessary.
13. 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.
14. 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.

Adopted by the Grant City Council this 7th day of July, 2026.

Jeff Giefer, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this _____ day of _____, 2026.

Lacey Smieja
City Clerk
City of Grant

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA

Resolution No. 2026-21

**A RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2026 PRIMARY AND
GENERAL ELECTIONS**

WHEREAS, the Minnesota State Primary Election will be held on August 11, 2026 and the General Election will be held on November 3, 2026; and

WHEREAS, Minnesota Statute 20413.2 1, subd. 2, requires election judges for precincts in a municipality be appointed by the governing body of the municipality; and

WHEREAS, the City of Grant has two precincts; and

WHEREAS, the following State of Minnesota residents have applied to serve as election judges and meet the qualifications established by the State of Minnesota.

NOW THEREFORE, BE IT RESOLVED, that the City of Grant City Council, in accordance with State Law, hereby appoints the following persons to serve as election judges for the Primary Election on August 11th, 2026 and the General Election on November 3rd, 2026.

Susan Asmus	Vincent Deschene	Eric Linner	Rebecca Siekmeier
Stephen Bauer	Peggy Erlandson	Robert Osburn	Meredith St. Pierre
Erich Borchardt	Patrick Lee Johnson	Anna Rios	Susan Young
Kathleen Dennison	Elden Lamprecht	Laureen Ross McCalib	

BE IT FURTHER RESOLVED, that in the event an appointed judge is unable to serve, the county is authorized to find a substitute judge of the same political party, upon completion of necessary election judge training, for the judge who cannot serve.

Adopted by the City Council of the City of Grant, on July 7th, 2026.

By:

Jeff Giefer, Mayor

ATTEST:

Lacey L. Smieja, City Clerk



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date of organization		Tax exempt number	
Wildlife Rehabilitation Center		Jan 1, 1979		41-1588791	
Organization Address (No PO Boxes)		City	State	Zip Code	
2530 Dale St N		Roseville	Minnesota	55113	
Name of person making application		Business phone		Home phone	
Lynnette Scott		651-529-1369			
Date(s) of event		Type of organization ☐ Microdistillery ☐ Small Brewer			
7-30-2026		☐ Club ☒ Charitable ☐ Religious ☐ Other non-profit			
Organization officer's name		City	State	Zip Code	
Tami Vogel		Afton	Minnesota	55001	
Organization officer's name		City	State	Zip Code	
			Minnesota		
Organization officer's name		City	State	Zip Code	
			Minnesota		

Location where permit will be used. If an outdoor area, describe.
10629 Jamaca Ave N, Grant, MN 55113, Location is an old farmstead. Event will be outdoors in grass field on property with tents and seating areas.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
Tin Can Mobile Bar, 14014 15th St S, Afton, MN 55001

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Insurance of Tin Can Mobile Bar. Provider: Veracity Insurance Solutions, LLC 844-520-6992

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of Grant	6/26/26
City or County approving the license	Date Approved
\$0	7/30/26
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☒ No	clerk@cityofgrant.us
4311	City or County E-mail Address
Current population of city	
Lacey L. Smieja	
Please Print Name of City Clerk or County Official	Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



MEMORANDUM

Date: June 30, 2026
To: Honorable Mayor and City Council,
Lacey Smieja, City Administrator/Clerk-Treasurer, City of Grant
From: Veronica Kubicek, City Engineer, LHB
Re: Resolution Ordering a Feasibility Report for Indigo Trail N and Dellwood Road Ct N – 2027 Street Improvement Project

1. **Actions to be considered:**

Adopt Resolution No. 2026-20 ordering preparation of a feasibility report for Indigo Trail N and Dellwood Road Ct N and authorizing the additional engineering services necessary to evaluate these roadways for inclusion in the 2027 Street Improvement Project.

2. Background Information:

The City is currently preparing a feasibility report for the proposed 2027 Street Improvement Project, which includes McKusick Road and Lofton Avenue. The City Council previously authorized engineering services associated with preparation of that feasibility report.

As part of the ongoing pavement management and project development process, staff has identified Indigo Trail N and Dellwood Road Ct N as additional roadways that warrant further evaluation for potential inclusion in the 2027 Street Improvement Project. Preliminary observations indicate that pavement conditions on both roadways have deteriorated to a point where rehabilitation alternatives should be evaluated to determine the most cost-effective long-term maintenance strategy.

Because the feasibility report for the 2027 Street Improvement Project is currently being developed, staff recommends evaluating Indigo Trail N and Dellwood Road Ct N concurrently with McKusick Road and Lofton Avenue. Including these roadways in the ongoing study effort will provide a comprehensive assessment of roadway needs, improve project planning efficiency, and allow the City Council to consider all candidate roadway improvements as part of a single project development process.

Including these roadways in the ongoing feasibility report effort will allow the City to evaluate all candidate roadway improvements under consideration for the 2027 Street Improvement Project through a single coordinated planning process. This approach will provide the City Council with a comprehensive assessment of roadway needs and allow consideration of a larger, consolidated improvement project. While the additional feasibility work represents a separate scope of services, combining multiple roadway improvements into a single project may provide efficiencies during subsequent project phases. If advanced for construction, a larger project may offer opportunities to reduce overall engineering costs associated with final design, bidding, construction administration, and resident project representation, while also creating construction efficiencies and economies of scale that could benefit the City during project delivery.

Prior to initiating public improvements under Minnesota Statutes Chapter 429, the City must prepare a feasibility report evaluating the need for improvement, estimated project costs, project funding, and the properties potentially benefiting from the project. The proposed feasibility report will provide the information necessary for the City Council to determine whether the project should proceed to the public hearing and final design phases.

3. Feasibility Study Scope

The additional feasibility report scope for Indigo Trail N and Dellwood Road Ct N will include:

- Geotechnical investigation to evaluate existing pavement conditions and determine appropriate rehabilitation alternatives.
- Topographic survey to establish project limits and support quantity calculations.
- Evaluation of pavement rehabilitation methods.
- Development of preliminary construction cost estimates.
- Identification of properties potentially benefiting from the improvements.
- Evaluation of potential funding and assessment approaches consistent with Minnesota Statutes Chapter 429 and the City's Assessment Policy.
- Preparation of feasibility report exhibits, cost summaries, and recommendations for Council consideration.

This scope is in addition to the feasibility report services previously authorized by the City Council for McKusick Road and Lofton Avenue. The estimated cost to complete the additional feasibility report services associated with Indigo Trail N and Dellwood Road Ct N is \$15,000.

The Feasibility Study is necessary for the following reasons:

- It satisfies statutory requirements under Chapter 429 before any improvement may be ordered.
- It will evaluate which rehabilitation methods are technically and financially appropriate.
- It provides a factual foundation for Council decision making and future resident engagement during public hearings.

4. Recommendation

Adopt Resolution No. 2026-20 ordering preparation of a feasibility report for Indigo Trail N and Dellwood Road Ct N and authorizing the additional engineering services necessary to evaluate these roadways for inclusion in the 2027 Street Improvement Project.

Staff further recommends that the additional feasibility work be completed concurrently with the ongoing 2027 Street Improvement Project feasibility report effort in order to improve project planning efficiency, minimize engineering costs, and provide the City Council with a comprehensive evaluation of all candidate roadway improvements under consideration for the 2027 construction season.

5. Requested Council Action

Move to authorize staff to prepare a Feasibility Report for Indigo Trail N and Dellwood Road Ct N as part of the 2027 Street Improvement Project at an estimated additional cost of \$15,000 and to adopt the accompanying resolution ordering the report.

Attachments: Project Location Map, Resolution 2026-20



— Project Location



PROJECT LOCATION MAP
2027 Roadway Improvement Project
Grant, MN

0 400 800
Feet
1 inch = 800 feet 25



**CITY OF GRANT
RESOLUTION NO. 2026-20
RESOLUTION ORDERING A FEASIBILITY STUDY FOR INDIGO TRAIL N AND
DELLWOOD ROAD CT N TO BE INCLUDED WITH THE 2027 STREET
IMPROVEMENT PROJECT**

WHEREAS, the City Council (“Council”) of the City of Grant, Minnesota (“City”) has identified Indigo Trail N and Dellwood Road Ct N as candidate roadways for improvement as part of the 2027 Street Improvement Project; and

WHEREAS, the proposed improvements may include pavement rehabilitation and reclamation, and other related roadway improvements authorized under Minnesota Statutes, Sections 429.011 to 429.111; and,

WHEREAS, prior to proceeding with such improvements, the City Council desires to obtain a feasibility report evaluating the need for the improvements, alternative rehabilitation methods, estimated project costs, anticipated public benefits, and the properties potentially benefiting from the proposed improvements; and

WHEREAS, the feasibility report will include a geotechnical investigation to evaluate pavement conditions and rehabilitation alternatives, a topographic survey to establish project limits and quantities, and preparation of a feasibility report, with an estimated engineering cost of \$15,000.

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

1. The City Engineer is hereby authorized and directed to prepare a Feasibility Report for the proposed improvement of Indigo Trail N and Dellwood Road Ct N as part of the 2027 Street Improvement Project.
2. The Feasibility Report shall evaluate the condition of the existing roadway infrastructure, identify recommended rehabilitation methods, provide estimated project costs, identify properties potentially benefiting from the improvements, and evaluate the feasibility of financing all or a portion of the project through special assessments in accordance with Minnesota Statutes Chapter 429 and the City's Assessment Policy.
3. Upon completion, the Feasibility Report shall be submitted to the City Council for review and consideration at a future meeting.
4. Following receipt and consideration of the Feasibility Report, the City Council may determine whether to proceed with the proposed improvements and, if appropriate, schedule a public hearing pursuant to Minnesota Statutes Chapter 429.

ADOPTED this 7th day of July 2026.

Jeff Giefer, Mayor

Attest:

Lacey Smieja, City Administrator/Clerk-Treasurer



STAFF REPORT

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

Date: June 30, 2026

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

RE: Application for an Amended Conditional Use Permit (CUP) to install synthetic turf, field lighting, safety netting, and perimeter fencing on an existing athletic field on the Mahtomedi School Campus (8000 75th St N)

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

On May 15, 2026, Bolton & Menk, Inc. (“Applicant”) on behalf of the Mahtomedi School District ISD #832 (“Owner”), made an application for an Amended Conditional Use Permit (CUP) to convert an existing turf field on its school campus to a synthetic turf field, install field lighting, safety netting, and perimeter fencing at their property located at 8000 75th St N, Grant, MN. A CUP was granted for the athletic field and stadium uses and is the subject of this amendment. The proposed changes to the existing field will require an amendment to the most current CUP and all prior conditions will remain valid, except those that may be completed through previous site design and construction.

The following staff report provides a review and analysis of the Applicant’s requested CUP Amendment.

Public Hearing

A duly noticed public hearing is scheduled for July 7, 2026, and property owners within 1,320-feet were notified of the subject application.

Application Summary

Applicant: Bolton & Menk, Inc. Owner: Mahtomedi School District ISD #832	Property Size: 30.0 Acres Site Size: ~2.0 Acres
	PID: 2803021240002
Zoning: A1 – Agricultural Large Scale Future Land Use: RR/AG – Rural Residential/Agriculture	Address: 8000 75th St N, Grant, MN
Request: Conditional Use Permit (CUP) Amendment to convert an existing natural turf field to a synthetic turf surface and install four 70-foot-tall lights, safety netting, and perimeter fencing.	

The Applicant is requesting to Amend the Conditional Use Permit (CUP) for the Athletic Fields to allow for the installation of synthetic turf, four 70 foot tall field lights, safety netting, and perimeter fencing. The requested CUP Amendment will supersede and incorporate the CUP dated August 16, 2006, as well as the



subsequent Amendments from 2011 and 2019. The CUP was Amended in 2011 to allow for the expansion of the athletic fields and the addition of tennis courts on the subject property. The CUP was amended again in 2019 to allow for the construction and operation of an ice arena which to-date has not been constructed.

The proposed modifications associated with this CUP Amendment will be made to the existing athletic field generally located north of the tennis courts and northwest of the baseball fields (Figure 1). The field is located within the Mahtomedi School Campus on PID 2803021240002. Per the Applicant's narrative, the proposed modifications are intended to improve field usability, extend seasonal play, and support the community's recreational needs.

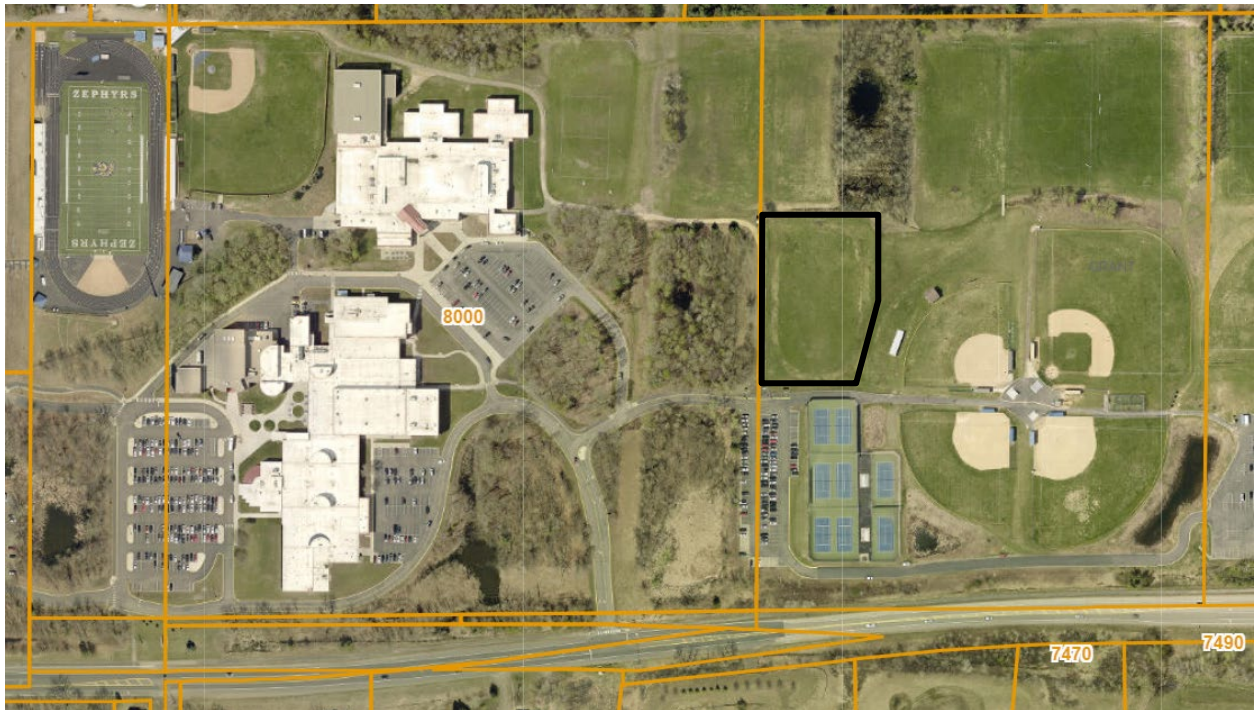


Figure 1. Aerial of Mahtomedi School Campus and location of subject field (outlined in black)

The following is a summary of the proposed improvements as described within the Applicant's narrative (Attachment A), and as shown on the submitted plans:

- The existing natural turf (grass) field will be converted to a synthetic turf surface.
- A total of four (4) 70-foot tall field lights will be installed directly east and west of the field, two on each side of the field.
- Hours of operation are expected to remain consistent with existing school and community usage.
- One water service extension is proposed, and sanitary sewer connections are anticipated to remain the same.
- Per the Applicant's initial review, no limiting soil conditions have been identified on the site.
- A new chain-link fence ranging in height from 4 to 8-feet will be installed around the perimeter of the field. The north and south sides of the field (near the location of the goal posts) will have a 6-foot fence with an additional 10 to 29-feet of netting. Access gates will be installed along the east and west sides of the fence.



- The field will be accessible via two (2) gravel walkways, which will connect to the existing gravel path along the west side of the field.

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.”

The purpose of this Amendment is not to consider the athletic field use of the property, since the determination that the use is consistent with the City’s regulations was approved during the 2006 CUP process. This amendment is specifically for the requested conversion of the existing turf field to a synthetic turf field, lighting, safety netting, and perimeter fencing. These items relate to conditions 1, 11, 17, 32, 33, 38, and 44 of the 2019 Amended CUP. Other conditions within the CUP may be affected by this amendment, but the intent and conditions will remain valid and enforceable.

Existing Site Conditions

The proposed project is sited on an approximately 2-acre portion of a larger 30-acre property (PID 2803021240002). The existing larger site includes open practice fields, four (4) baseball fields, and eight (8) tennis courts. The site is generally characterized by flat, grassy terrain with some internal roadways, a paved parking lot, stormwater ponding, and vegetated buffers along the northern and southern property boundaries. The proposed modifications associated with the CUP Amendment will be implemented on the field located north of the existing tennis courts and northwest of the baseball fields (Figure 1). The field is currently established for athletic use – it has natural turf (grass), goal posts, a score board, and fencing along the north, west, and south sides of the space. There is currently no overhead lighting or safety netting (Figure 2).



Figure 2. Existing field conditions. Source: Google Maps

Comprehensive Plan Review

The Subject Property is guided Rural Residential/Agriculture (RR/AG) and is currently used for the Mahtomedi School Campus athletic fields including the subject turf field. The use is consistent with the City's adopted 2040 Comprehensive Plan that conditionally permits commercial and institutional uses and generally guides such uses to county or state roadways. The school campus and athletic facilities have been used for several decades and has been deemed consistent with the city's adopted plan.

Zoning/Site Review

The Subject Property is zoned A1. The City of Grant zoning ordinance conditionally permits Public Schools, and their accessory uses within the A1 and A2 zoning districts. The following dimensional standards are provided for your review and consideration:

Dimensional Standards

The following site and zoning requirements in the A-1 district regulate the site and proposed project:

Dimension	Standard
Minimum Dimensions	
Lot Size (acres)	20
Lot Depth (feet)	300'
Lot Width (feet)	300'
Frontage on an Improved Public Road	300'
Minimum Setbacks	
Front Yard	65'
Side Yard (from interior lot line)	20'
Rear Yard	50'



Lot Area Lot Area

Lot Frontage The proposed project is sited on an approximately 2-acre portion of a larger 30-acre property (PID 2803021240002), which is part of the Mahtomedi School Campus. Section 32-1 requires all Public or Private Schools to have a minimum of 20 contiguous acres. There is no subdivision proposed as part of this project, so the site exceeds the City's minimum lot area for Public Schools.

Lot Coverage Lot Frontage

Section 32-1 requires all Public or Private Schools to have frontage on an improved county or state roadway. The proposed project and the existing Mahtomedi School Campus have frontage on CSAH 12 (75th Street North), which is a county road. Additionally, the City requires a minimum of 300' of frontage for all lots. The subject property has approximately 1,000' of frontage on CSAH 12 and this standard is met.

Lot Coverage/Turf Field Conversion

The project site is currently covered with grass. The Applicant is proposing to replace the existing grass field with a synthetic turf surface. Plans for the turf grass were submitted with the application materials (Attachment A). Per the plans, the turf grass will be installed on 8" of porous aggregate with flat drain tiles. The Applicant's submission includes detailed site grading and installation to demonstrate the post construction conditions. The City generally defers to, and incorporates by reference, the Rice Creek Watershed District (RCWD) standards for stormwater management, and proper permitting must be obtained from the watershed district and a record of all permits submitted to the City to ensure compliance. Based on the Applicant's submission, the conversion from grass to synthetic turf should not result in any increase in impervious surface which must be confirmed through the permitting process. The Applicant indicates that they are in communication with the RCWD to determine proper procedures for permitting the surface type, but at the time of this staff report no permits from the watershed district have been obtained.

If the RCWD determines that permitting is not required written correspondence must be obtained and provided to the City Engineer for record keeping. Once permitting is complete, or formal correspondence is obtained, a grading permit for the conversion of the field must be obtained from the City Engineer prior to any site work.

Given that the proposed synthetic turf is not something typically used in the City, staff recommends including conditions that are specific to the conversion and required compliance with all City and RCWD stormwater management rules and regulations.

Fencing The Applicant is proposing to install a new chain-link fence ranging in height from 4 to 8-feet around the perimeter of the field. The north and south sides of the field (near the location of the goal posts) will have a 6-foot fence with an additional 10 to 29-feet of netting. The proposed 8-foot fencing with limited gate access on the west side of the field will be in approximately the same location as the existing fence. The Applicant is proposing to install a new 4-foot fence with access gates along the east side of the field.



The proposed chain-link fencing and associated netting is not anticipated to block any site lines. Further, the additional netting will help to prevent sports equipment from accidentally leaving the field and impeding motor traffic on the access road and parking lot to the south.

Per Section 32-315, fences over six (6) feet in height from the finished grade require a building permit. Likewise, item 11 of the Amended 2019 Conditional Use Permit stipulates that all fences over 6 feet tall and any cantilevered gates must have a building permit and are subject to review. **Staff recommends including a condition in the Conditional Use Permit that the Applicant must obtain a building permit for any portion of the fence that exceeds 6-feet.**

Parking & Circulation

The existing parking lot on the subject property was constructed to support the Athletic Fields and tennis courts. The parking lot has 114 stalls with an additional 5 ADA accessible stalls.

There is an additional parking lot on the adjacent parcel to the east (PID 2803021240001), which was also built to support the Athletic fields and provides 203 parking stalls.

The Applicant's narrative does not address whether the proposed field improvements will result in a higher traffic count; however, given that the field is currently used for athletic purposes, the parking demand is not anticipated to increase substantially at any one time. Instead, the hours of use may expand given that they intend to light the field. The existing parking lot, and adjacent overflow areas, are anticipated to adequately support the field use even with occasional heightened traffic during games, team crossovers and expanded hours.

Any future improvements or changes to on-site parking may require an amendment to this permit to ensure adequate onsite parking is provided.

To access the field, pedestrians will occasionally need to cross the access driveway located north of the existing parking lot/tennis courts on the subject property. Based on the plan submission, there do not appear to be any pedestrian crossing areas signed or striped. **Staff recommends that the Applicant should install crosswalk striping, signage, or other pedestrian markers to help reduce potential conflicts.**

Outdoor Lighting

The Applicant is proposing to install 70-foot-tall field lights on the east and west sides of the subject field to illuminate the playing field. Four (4) light poles are proposed, and the fixtures are shown to be affixed at or near the top of the pole at 70' in elevation. Two light poles and fixtures are proposed on each side of the field, and no additional lights are proposed on the north or south sides. The light specification and/or details was not provided.

The Mahtomedi School Campus uses exterior light fixtures throughout the site and height and specification of the fixture is dependent on the use. Driveways and parking lots are primarily lit with 25-foot-tall down cast fixtures which are visible from adjacent rights-of-way from 75th St N (CSAH 12) and portions of Jamaca (CSAH 9). The proposed field lighting is most similar or comparable to the field lighting at the football



stadium where the field is also illuminated. Staff performed some additional research of other athletic field lighting throughout the metro to determine if 70-feet is common since it is significantly taller than adjacent structures. Staff's research suggests that 70-feet is at the high end of a typical fixture height range for non-stadium facilities, and that the taller heights are more common with full stadiums for baseball or football, including multi-purpose stadiums. Practice fields, or non-stadium fields, are more commonly lit with a six (6) light design and fixtures are generally 35-50 feet tall. The Applicant's narrative does not address or describe why the height is proposed and if shorter fixtures were considered.

Since the proposed field lighting is a special use and represents a significant deviation from standard drive/parking lot fixture heights, consideration of potential impact to adjacent properties is necessary. Staff prepared an exhibit to show adjacent and surrounding structures and vegetation which is provided as Attachment B to this staff report. Considered in conjunction to adjacent uses, staff reviewed the 2-foot topographic contours to determine if the proposed field lighting will be viewed or visible from adjacent parcels and the roadway. As shown in the attached aerial there is significant vegetation along the north boundary of the field with a more heavily wooded/vegetated area northeast of the field. However, there appears to be areas of substantial clearing to the northwest, northeast and south. From a topographic perspective, the field sits at an elevation of approximately 1050', and the site is relatively flat towards CSAH 12 (south) and slopes gently downward to approximately 1040' to the north. Based on elevation and existing vegetation, it is likely that the field fixtures at 70-feet will be visible from nearby residences.

The Applicant's submission includes a light summary that shows general fixture type, fixture heights and location however detailed specifications were not provided. The proposed lighting is assumed to be downcast and directional to light the field surface area and it appears from the photometric plan that the fixtures have a short cutoff area surrounding the perimeter of the field. Some spillage onto driveway and parking area lying south of the field is shown, but these uses are associated with the school campus. While the submitted plans demonstrate that the footcandles at the adjacent property lines will likely be 0, the ambient light and/or visibility of the field light glow from adjacent properties and the right-of-way is possible given the topography, unknown vegetative height and density, and the height of the proposed fixtures.

Additionally, the Applicant's submission does not include the full light detail specification which must be provided to confirm that the type of lighting proposed is consistent with the downcast cut-off shown in a couple of the pictures submitted (see page 13).

The Applicant does not identify hours of illumination or when the lights will be turned off. The current CUP establishes that all parking lot lighting and driveway lighting must be turned off by 10PM, with additional flexibility for the approved Ice Arena (unbuilt) which is required to have lights turned off within 1-hour of completion of an event or the facility closing.

The proposed field lighting height far exceeds the height of the other lighting regulated



within the CUP and therefore it is reasonable to request additional information and evaluation as to why the fixtures cannot be lower than the proposed height. For example, if the fixtures were reduced to 50-feet it is possible that the existing trees and vegetation would provide greater screening of the lights from residence to the north. Given the City's vision to maintain dark skies, reducing the height may better support this objective. Additionally, it is reasonable to establish hours when the lights must be turned off or when such fixtures are not lit to protect the dark sky. If the field is not in use, then the lights should remain off and unilluminated. The Applicant's submission did not include proposed hours for field use and the narrative simply indicated that the purpose of the field lighting is to extend the hours of use for the field. Staff recommends discussion by the City Council regarding 1) the height of fixture and whether exploration of a shorter fixture height is warranted; and 2) the hours of operation for the field lighting, which may be 10 PM as currently regulated within the permit for other lighting, or at another time deemed appropriate by the Council.

Staff recommends including a condition that the lighting must be downcast to reduce ambient lighting and light fixture details must be provided. A clearly labeled photometric plan indicating the footcandles and at adjacent north and south property lines should be submitted and included as an attachment to this permit. Staff further recommends including a condition that the lights must remain off unless the field is actively in use. After the Council discussion and public testimony, hours of operation for the field lighting should be identified within the updated conditions. Finally, the City Council should discuss and determine if the Applicant should evaluate lowering the height of the fixture, and if so, include such requirement as a condition within the amended permit or table the item until more information is provided.

Engineering Standards

As described in previous sections of this analysis, the conversion of the turf field to a synthetic turn field must be reviewed and approved through the RCWD permitting process. The City Engineer will continue to work with the Applicant and the RCWD to ensure that the surface type complies with required rules and regulations.

Other Agency Review

It is the Applicant's responsibility to obtain any necessary permits from all applicable governmental agencies and regulatory authorities. Per the Applicant's narrative, the project team met with the Rice Creek Watershed District (RCWD) to review the proposed design and confirm compliance with watershed rules and regulatory requirements. The Applicant will continue to work with the watershed and other regulatory bodies regarding the proposed project. If it is determined that a permit is required for the proposed conversion the Applicant must submit a record of all plans and permits for review and approval by the City Engineer.



Action requested

The City Council may approve with conditions, deny with findings or table the request for additional information. As noted, if the City Council determines that additional analysis regarding the fixture height is warranted then tabling the request for the August meeting is recommended so additional information from the Applicant can be obtained. However, if the City Council determines that the height of the light fixtures is acceptable, then the following draft findings that support approval of the Amended Conditional Use Permit is provided for your review and consideration:

1. 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, are provided:

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

Finding: The subject property is zoned A-1. Public Schools and their accessory uses are conditionally permitted within the A-1 zoning district. This standard is met.

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

Finding: The Subject Property is guided Rural Residential/Agriculture (RR/AG) and is currently used for the Mahtomedi School Campus. It was determined that the use is consistent with the City's regulations during the 2006 CUP process for the Athletic Fields. This standard is 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 project site is currently used for athletic fields and recreational purposes. Per the Applicant's narrative, the proposed synthetic turf will be permeable, so as to not generate additional and unreasonable stormwater run-off which will be verified through the RCWD permitting process. The proposed fencing will be located and designed similarly to what currently exists on the site; however, the addition of netting will prevent athletic equipment from leaving the field and impeding vehicular and pedestrian traffic off the site.

Per the submitted footcandle analysis, light produced by the proposed field lights are not anticipated to extend beyond the property boundary. However, ambient lighting from the field lighting may still be visible from surrounding properties and rights-of-way. As such, hours of operation for the use of the field lights is established within the amended CUP to mitigate for potential adverse impacts to the surrounding area. The vegetated areas between the property and the residential uses to the north and south, will help to mitigate potential impact and must be maintained. Additional details regarding the proposed fixture design is required to confirm that fixtures are down-cast with short cutoffs extending beyond the field.

The proposed use is similar to what currently exists on the site and is not anticipated to be detrimental to or endanger the public health, safety, or general welfare of the city, its



residents, or the existing neighborhood. Provided the conditions are followed, this standard is met.

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

Finding: The Subject Property and project site are currently used for athletic purposes that support the Mahtomedi School Campus and greater community. The proposed use of the project site and surrounding athletic fields is anticipated to remain the same. The 2006 CUP confirmed that the use of the property for athletic purposes is consistent with the City's regulations and the existing neighborhood. As previously noted, additional conditions within the amended CUP address hours of operation for the field lighting, and that fixture specifications must be submitted to demonstrate that they are downcast with short cutoff distances at the field perimeter. Provided that these conditions are met, the conversion of the athletic field and proposed lighting is compatible with the surrounding area.

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

Finding: The Subject Property is zoned A-1. The City of Grant zoning ordinance conditionally permits Public Schools and their accessory uses within the A1 and A2 zoning districts. It was determined that the athletic field use is consistent with the City's regulations during the 2006 CUP process. The existing CUP for the Athletic Fields requires an amendment if additional site improvements or changes are proposed. The Applicant's submission for an amendment is consistent with the intent of the permit and therefore this condition is 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: Per the Applicant's narrative, one water service extension is proposed, and sanitary sewer connections are expected to remain the same. The proposed use will remain consistent with current usage of the site. The proposed project and use will not create a substantial additional burden on City facilities or costs. This standard is met.

- 7) *The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to people, property, or the general welfare because of production of traffic, noise, smoke, fumes, glare, odors or any other nuisance.*

Finding: The Subject Property and project site are currently used for athletic purposes that support the Mahtomedi School Campus and greater community. The proposed use of the project site and surrounding athletic fields is anticipated to remain the same. The 2006 CUP confirmed that the use of the property for athletic purposes is consistent with the City's regulations and the existing neighborhood.

The field is currently active and the purpose of the project is to extend the number of months and hours in which it can be used, not to increase the intensity of use. Existing parking and site circulation will be adequate to serve the site. As previously noted, conditions related to the field lighting are included within the draft amended permit to



mitigate for potential adverse impacts to surrounding areas. Provided that the conditions are followed, this condition is met.

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

Finding: The Subject Property and project site are currently used for athletic purposes that support the Mahtomedi School Campus and greater community. The proposed use of the project site and surrounding athletic fields is anticipated to remain the same. Destruction, loss, or damage of natural or historic features on the site is not anticipated. This standard is met.

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

Finding: The proposed synthetic turf grass will be installed on 8” of porous aggregate with flat drain tiles. The Applicant must obtain all proper permits from the RCWD, and the City Engineer must review the permits for compliance with the City standard. Provided this condition is followed, this standard is met.

Attachments:

Attachment A: Applicant Narrative & Application

Attachment B: Field Location, Topography & Surrounding Area

Attachment C: Draft Amended Conditional Use Permit



Real People. Real Solutions.

3300 Fernbrook Lane
Suite 300
Plymouth, MN 55447

Ph: (763) 544-7129
Bolton-Menk.com

MEMORANDUM

Date: 05-15-2026
To: City of Grant, MN
From: Bolton and Menk on behalf of Wold Architects and the Mahtomedi School District
Subject: CUP Narrative
Mahtomedi School District
Project No.: 252221

The Mahtomedi School District is proposing improvements to the existing practice athletic field located west of the Mahtomedi softball fields and directly north of the tennis courts. The project includes conversion of the existing natural turf (grass) field to a synthetic turf surface. Additional improvements will include the installation of field lighting, safety netting, and perimeter fencing.

These enhancements are intended to improve field usability, extend seasonal play, and support the growing recreational and athletic needs of the community. The project does not require additional staffing, as it represents an enhancement to an existing school facility.

No additional sanitary sewer extensions and one water service extension are proposed as part of this project. Based on preliminary review, no limitations related to existing soil conditions have been identified that would impact the proposed improvements.

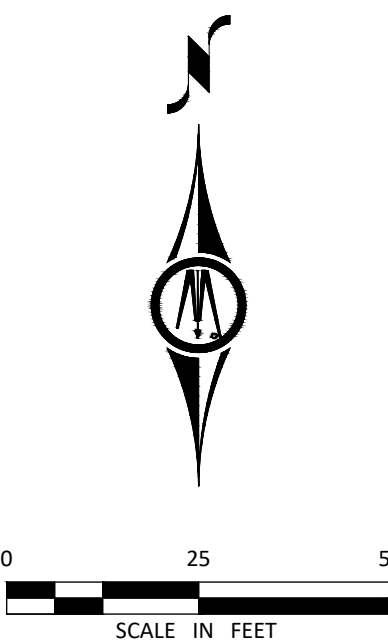
Hours of operation will remain consistent with current school and community use patterns.

The proposed improvements will provide enhanced recreational opportunities, supporting the School District's mission of delivering exceptional facilities while also aligning with the City's Comprehensive Plan by expanding and improving local recreational amenities.

As part of the project due diligence, the project team contacted the applicable watershed district on April 8 for a pre-application meeting. This meeting served to review the overall design approach and confirm alignment with watershed rules and regulatory requirements. The project team will continue to coordinate with all applicable governmental agencies and regulatory authorities throughout the design and permitting process to ensure full compliance.

Sincerely,

Cole Larson



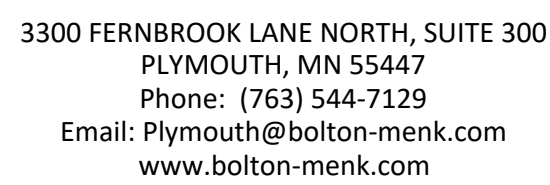
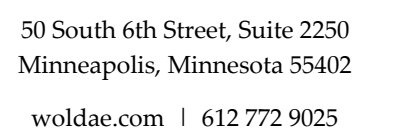
- | | |
|----|-------------------------------------|
| ● | MONUMENT FOUND |
| ■ | CAST IRON MONUMENT FOUND |
| ⊕ | BENCHMARK |
| ⊖ | HANDHOLE |
| ⌵ | DOWN SPOUT |
| FF | FINISHED FLOOR |
| ☎ | VAULT COMMUNICATIONS |
| ⌚ | TRANSFER ELECTRIC |
| ⬢ | LIGHT-GROUND |
| ⚡ | POLE - LIGHT POLE |
| ⌚ | IRRIGATION CONTROL VALVE |
| ⌚ | UTILITY MAINER GAS |
| ⌚ | CLEANOUT - SANITARY |
| ⌚ | MANHOLE - SANITARY |
| ⌚ | BENCH |
| ⌚ | BOLLARD |
| ⌚ | FLAG POLE |
| ⌚ | POST |
| ⌚ | SOIL BORING |
| ⌚ | SIGNON TRAFFIC |
| ⌚ | CATCH BASIN CIRCULAR |
| ⌚ | CATCH BASIN RECTANGULAR |
| ⌚ | FLARED END SECTION (STORM APRON) |
| ⌚ | MANHOLE STORM |
| ⌚ | TRAFFIC SIGN (DESCRIBE) |
| ⌚ | MANHOLE UTILITY (DESCRIBE) |
| ⌚ | POLE - OTHER (DESCRIBE) |
| ⌚ | TREE - DECIDUOUS |
| ⌚ | FIRE HYDRANT |
| ⌚ | VALVE WATERMAIN |
| ⌚ | WELL WATER |
| ⌚ | UNDERGROUND FIBER OPTIC |
| ⌚ | UNDERGROUND ELECTRIC |
| ⌚ | UNDERGROUND GAS |
| ⌚ | UNDERGROUND WATERMAIN |
| ⌚ | FENCE CHAINLINK |
| ⌚ | CENTERLINE |
| ⌚ | TRENCH DRAIN |
| ⌚ | EDGE OF WATER |
| ⌚ | INDEX CONTOUR |
| ⌚ | INTERIM DATE CONTOUR |
| ⌚ | BUSH SHRUB OR HEDGE - DRIP LINE |
| ⌚ | TREE DRIP LINE - MULTIPLE DECIDUOUS |
| ⌚ | EDGE OF WETLAND (NON-DECEATED) |
| ⌚ | CLUB & GUTTER |

SURVEYOR'S CERTIFICATION

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

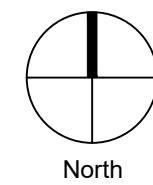
Andrew Hill
License Number 57632

**INDEPENDENT SCHOOL
DISTRICT #832**
1520 MAHTOMEDI AVE,
MAHTOMEDI, MN 55115



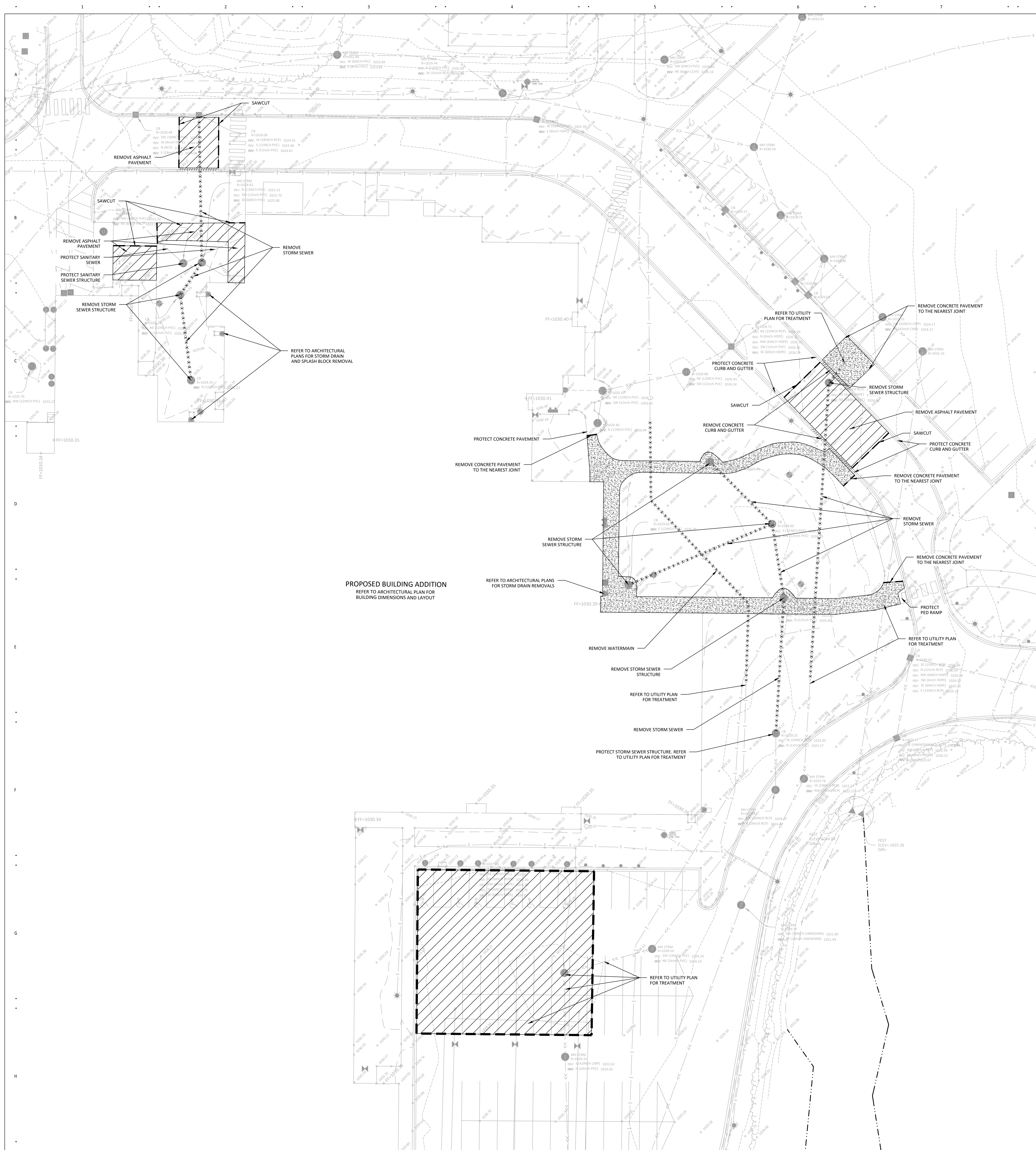
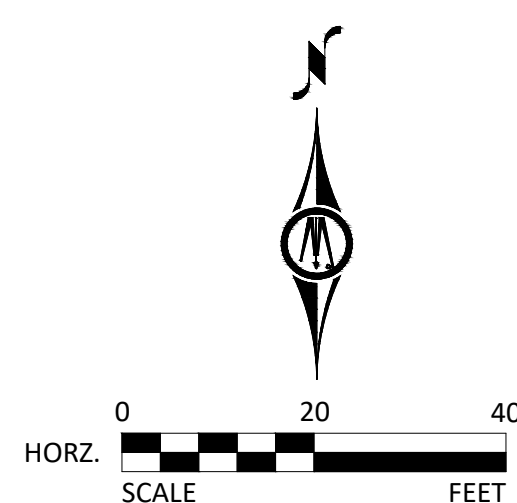
I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of **MINNESOTA**

Comm: **252221**
Date: **05/15/2026**
Drawn: _____
Check: _____



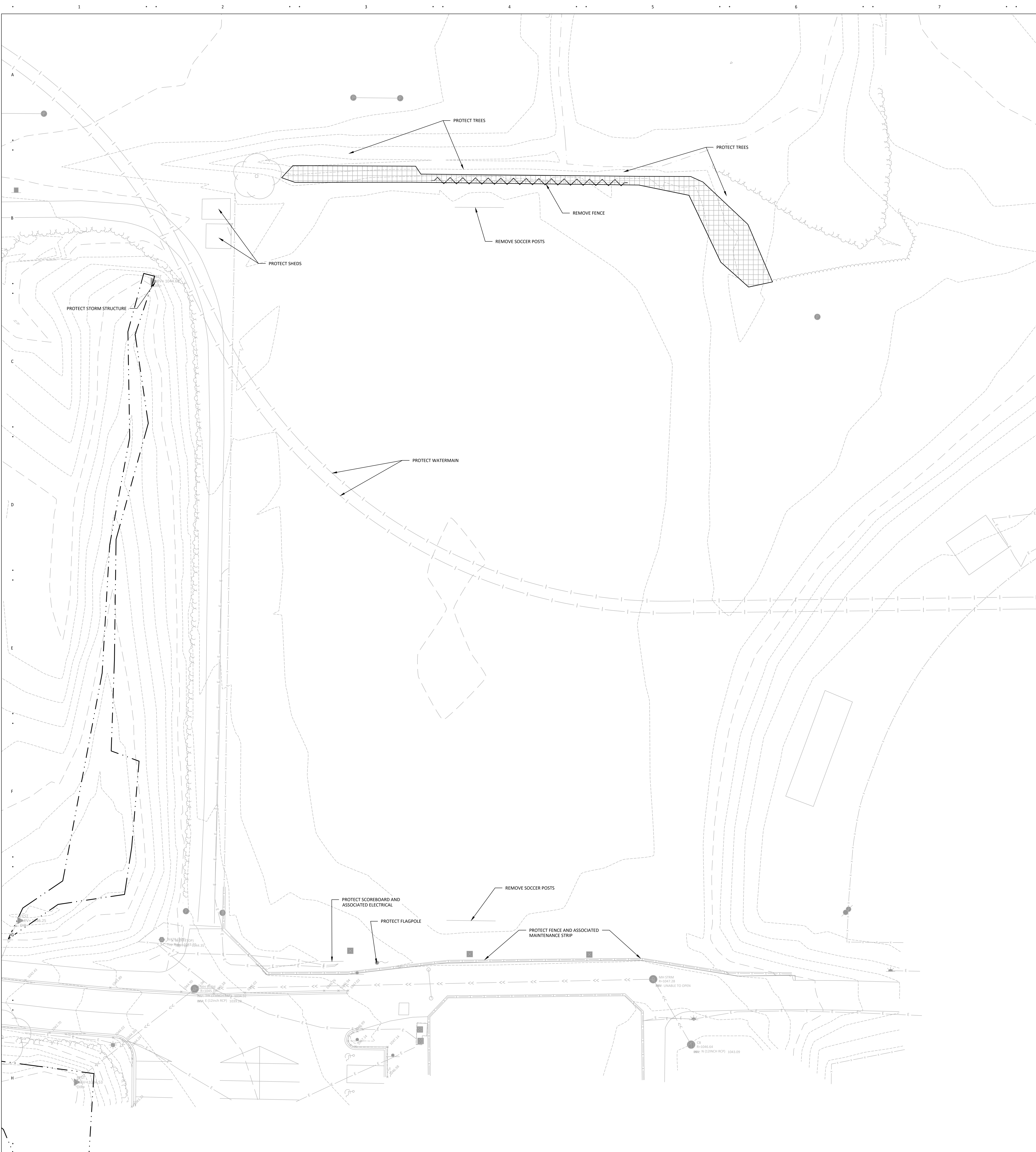
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LEGEND

- CONCRETE CURB AND GUTTER REMOVALS
- UNDERGROUND UTILITY REMOVALS
- GRAVEL SURFACE REMOVALS
- FENCING REMOVALS
- TREE REMOVAL
- MASS TREE AND SHRUB REMOVALS
- PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN - BUILDING ADDITIONS, FOR GENERAL NOTES.
- REFER TO SHEET C0.01, REMOVALS PLAN - BUILDING ADDITIONS, FOR REMOVALS NOTES.

MAHTOMEDI 2025
REFERENDUM WORK
PHASE 1B

8000 75th St N,
Mahtomedi, MN 55115

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DISTRICT #832
1520 MAHTOMEDI AVE,
MAHTOMEDI, MN 55115



WOLD ARCHITECTS
AND ENGINEERS
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Minneapolis, Minnesota 55402
woldae.com | 612.772.9025

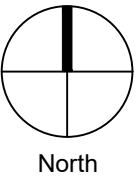
**BOLTON
& MENK**
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7229
Email: Plymouth@bolton-menk.com
www.bolton-menk.com

CITY SUBMITTAL /
DESIGN DEVELOPMENT

I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
Professional Engineer
under the laws of the State of MINNESOTA

Registration Number	Date	
Revisions		
Description	Date	Num

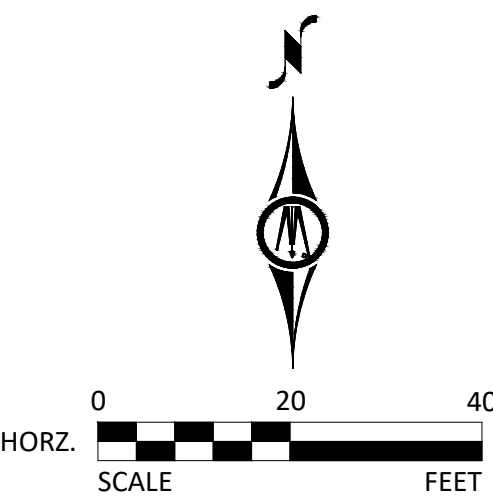
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REMOVALS
PLAN - FIELD

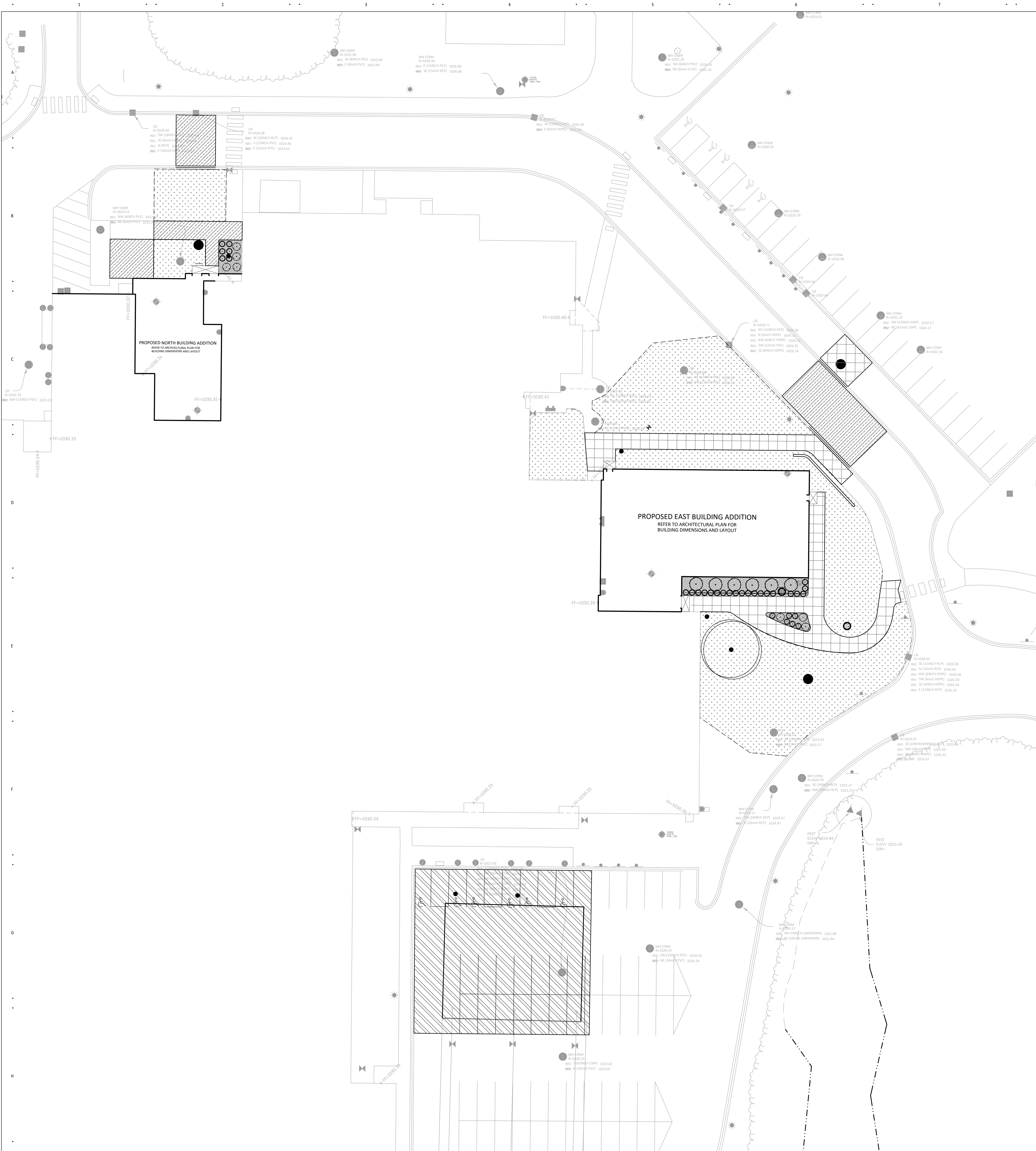
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LEGEND

	REFERENCE KEY TO SITE DETAILS DETAIL I.D. NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE SLAB
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT CRACKSEAL / SEALCOAT
	PROPOSED SEED MIX #1
	PROPOSED SHRUB / MULCH BED
	PROPOSED RETAINING WALL
	PROPOSED CHAIN LINK FENCING
	PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
	FENCING KEY NOTE
	PROPOSED TRAFFIC SIGN
	SIGNAGE KEY NOTE
	PROPOSED BOLLARD
	PROPOSED ACCESSIBLE SYMBOL
	PROPOSED MANHOLE (MH)
	PROPOSED CATCH BASIN (CB)
	PROPOSED HYDRANT (HYD)
	PROPOSED GATE VALVE (GV)
	PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
	PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
	PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
	PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN - BUILDING ADDITIONS, FOR GENERAL NOTES.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- TRAFFIC SIGNS SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED. ALL AREAS NOT DESIGNATED FOR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
- BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SEEDING. REFER TO SPECIFICATION FOR PROCEDURE.
- ALL TREES SHALL BE BALLED AND BURLAPPED.
- ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF WOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES					
	TG	1	TILIA CORDATA 'PNI 6025' GREENSPIRE™ LITTLELEAF LINDEN	B&B	2" CAL
SHRUBS					
	RB	6	RHUS TYPHINA 'BAILTIGER' TIGER EYES® STAGHORN SUMAC	#5 CONT.	
	SV	3	SORSBARIA SORBIFOLIA 'LEVGREEN' MATCHA BALL® FALSE SPIRAEA	#5 CONT.	
ORNAMENTAL GRASSES					
	CK	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#3 CONT.	
	S	20	SCHIZACHYRIUM SCOPARIUM 'SMOKE SIGNAL' SMOKE SIGNAL LITTLE BLUESTEM	#3 CONT.	

MAHTOMEDI 2025
REFERENDUM WORK
PHASE 1B

8000 75th St N,
Mahtomedi, MN 55115

INDEPENDENT SCHOOL
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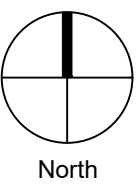
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: Plymouth@bolton-menk.com
www.bolton-menk.com

CITY SUBMITTAL /
DESIGN DEVELOPMENT

I hereby certify that this plan, specification or report was prepared by
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Revisions		
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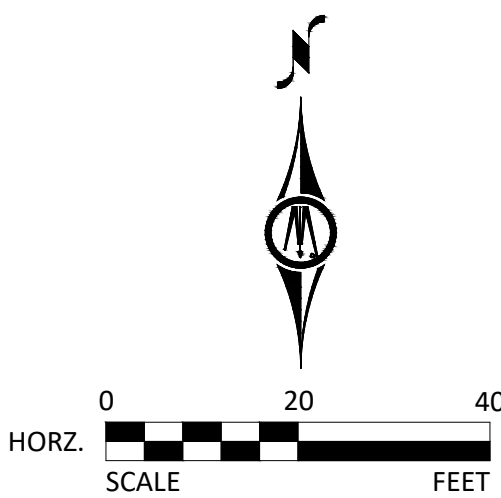
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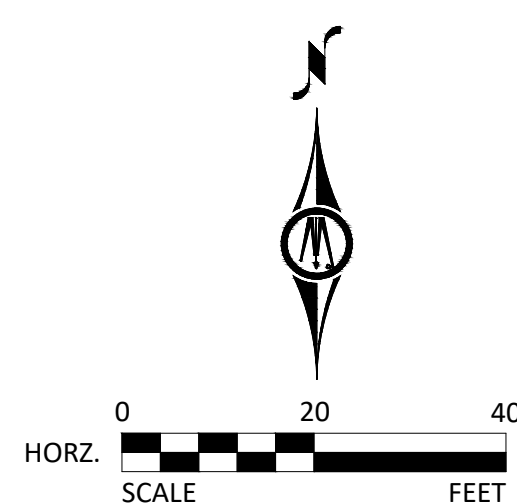


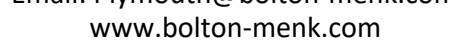
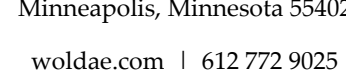
FINISHING PLAN
- BUILDING
ADDITIONS

Scale: AS INDICATED

C1.03





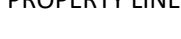


I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of **MINNESOTA**

Comm: 252221
Date: 05/15/2026
Drawn: _____
Check: _____

Scale: AS INDICATED

C3.01



1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET XXX, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STRIPS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.1 OR 10 SHALL BE UNDERSTOOD TO MEAN 1010.1 OR 1010.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADIES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
19. NO FINISHED SLOPES SHALL EXCEED 4° HORIZONTAL TO 1° VERTICAL (4:1), UNLESS OTHERWISE NOTED.
20. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDDED WITH SEED MIX #1.
21. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
22. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
23. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-89.
24. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR 18, PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
25. ALL WATER SERVICE PIPE SHALL BE COPPER TYPE K CONFORMING TO ASTM B 88-62. ALL WATER SERVICE PIPING SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
26. ALL STORM SEWER PIPE SHALL BE RCP CLASS III (MIN.) WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D334, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
27. ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
28. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - i. FERRO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
 - iii. OR APPROVED EQUAL.
29. INSTALL WATERMAIN AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
30. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
31. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES, BEFORE BEGINNING CONSTRUCTION.
32. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
33. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
34. STAKE LIMITS OF WALKS AND CURB PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO ALLOW PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND WATER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.



50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
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PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: Plymouth@bolton-menk.com
www.bolton-menk.com

**CITY SUBMITTAL /
DESIGN DEVELOPMENT**

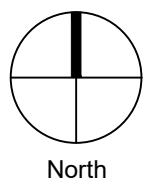
I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of **MINNESOTA**

[illegible]

Comm: 252221
Date: 05/15/2026

Drawn: _____

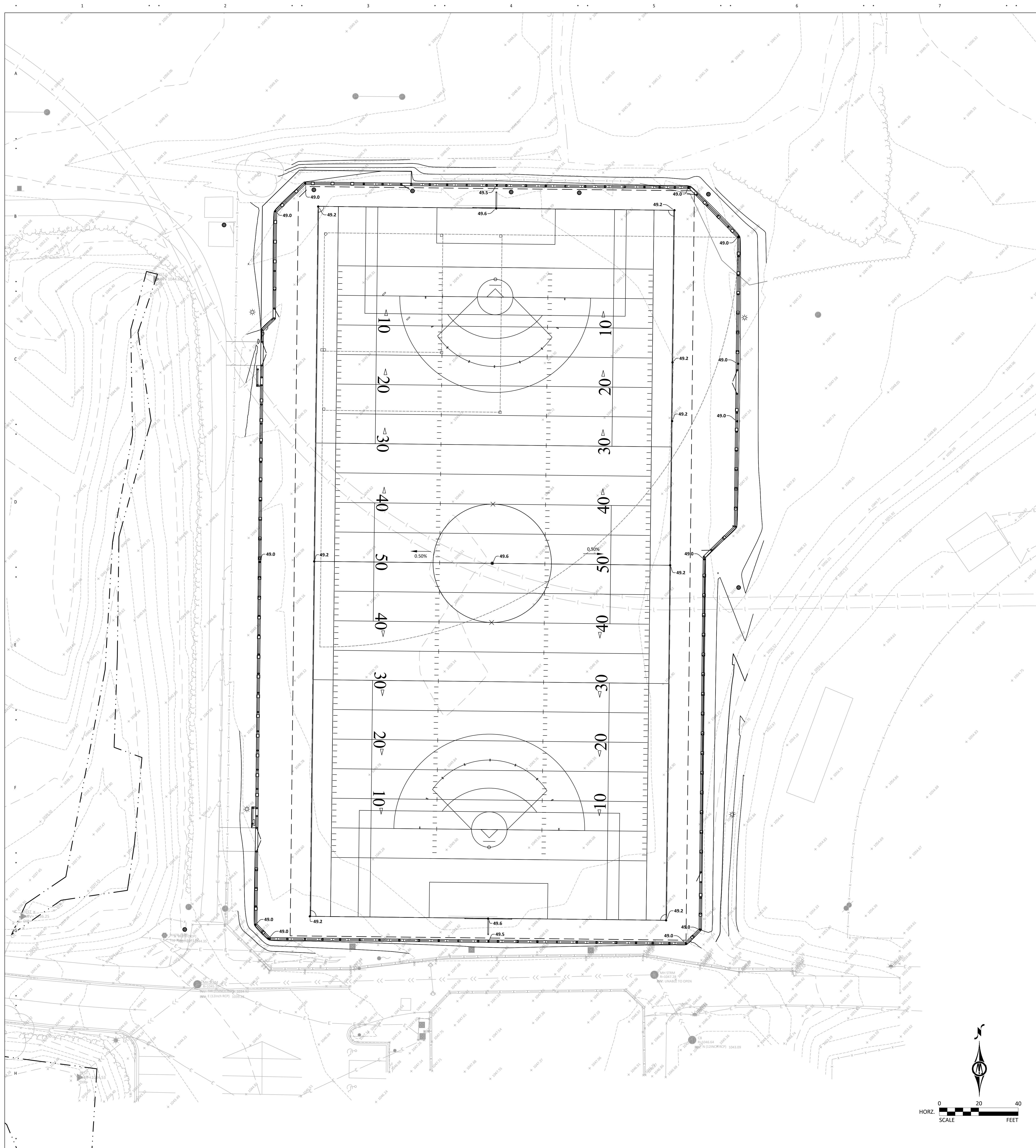
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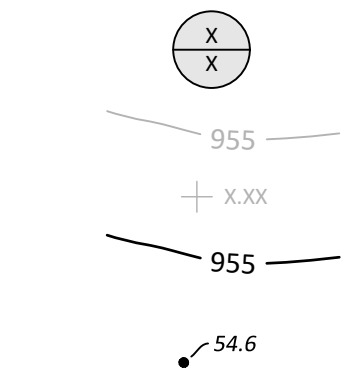
GRADING AND DRAINAGE PLAN - FIELD

Scale: **AS INDICATED**

C3.02



LEGEND



REFERENCE KEY TO SITE DETAILS
 DETAIL I.D. NUMBER (TOP)
 DETAIL SHEET NUMBER (BOTTOM)

EXISTING CONTOUR

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

EOF = EMERGENCY

TW = FINISH GRADE

SW - FINISH GROUND

PROPOSED GRADING LIMITS

PROPOSED SAND SUBBASE A

APPROXIMATE SOIL BORING / TEST PIT LOCATION

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED RISER INLET (RI)

PROPOSED SURGE BASIN (SB)

PROPOSED FLARED END SECTION (FES)

PROPOSED HYDRANT (HYD)

PROPOSED GATE VALVE (GV)

PROPOSED POST INDICATOR VALVE (PIV)

PROPOSED STOOP - REFER TO ARCHITECTURAL PLANS

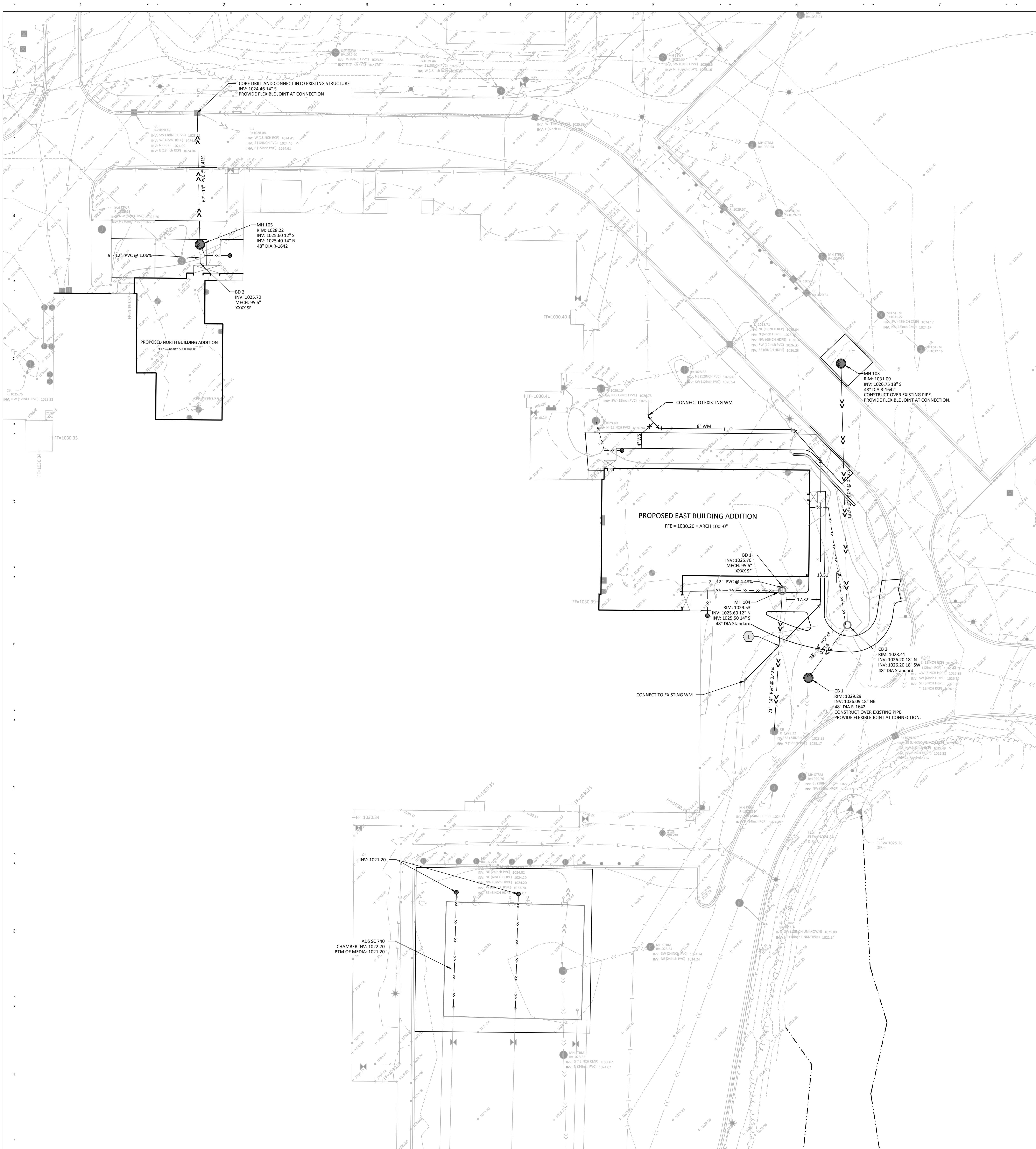
PROPERTY LINE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONSTRUCTION FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOMP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET XXX, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STRAINS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.1 OR 10 SHALL BE UNDERSTOOD TO MEAN 1010.1 OR 1010.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDED, AND FOR SOD AND/ OR GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
19. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
20. NO FINISHED SLOPES SHALL EXCEED 4 HORIZONTAL TO 1 VERTICAL (4:1), UNLESS OTHERWISE NOTED.
21. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGGUL, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDDED WITH SEED MIX #1.
22. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT. ALL EXISTING TURF SURFACES, JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
23. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
24. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8"-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-88.
25. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR, 18 PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8"-0" BURY (TOP OF PIPE TO FINISH GRADE).
26. ALL WATER SERVICE PIPE SHALL BE COPPER TYPE K CONFORMING TO ASTM B-88-62. ALL WATER SERVICE PIPING SHALL HAVE MINIMUM 8"-0" BURY (TOP OF PIPE TO FINISH GRADE).
27. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
28. ALL SANITARY SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
29. ALL STORM SEWER PIPE SHALL BE RCP CLASS II (MIN.) WITH FLEXIBLE WATERGIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
30. ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
31. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - b. ACCEPTABLE MANUFACTURERS' PRODUCTS:
 - i. FERRO-C, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - ii. PRESS-SEAL, WATERSTOP GROUTING RINGS
 - iii. OR APPROVED EQUAL.
32. INSTALL WATERMAIN AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
33. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
34. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
35. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
36. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, RATCH BASIN AND MANHOLE, TO RECEIVE AND DIVERT FLOOD WATER. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
37. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO ALLOW PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND BIDDING. STAKE CURBS AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.

MN

C

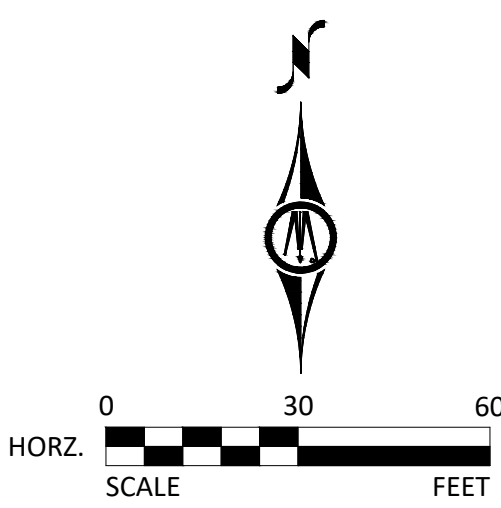


LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL I.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOP = EMERGENCY OVERFLOW
TC = TOP OF CURB
TW = FINISH GRADE AT HIGH SIDE OF WALL
BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED DRAIN TILE (DT) / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED RISER INLET (RI)
- PROPOSED SURGE BASIN (SB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH. CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING.
- CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE
- CENTER ONE LENGTH OF SOLID PVC PIPE ON WATERMAIN AT CROSSING
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

NOTES

- REFER TO SHEET CXXX, XXXXXX, FOR GENERAL NOTES.
- ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-889.
- ALL WATER SERVICE PIPE SHALL BE COPPER TYPE K CONFORMING TO ASTM B 88-62. ALL WATER SERVICE PIPING SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
- ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
- ALL SANITARY SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
- ALL STORM SEWER PIPE SHALL BE RCP CLASS III (MIN.) WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
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- INSTALL WATERMAIN AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
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- STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.



MAHTOMEDI 2025
REFERENDUM WORK
PHASE 1B

8000 75th St N,
Mahtomedi, MN 55115

INDEPENDENT SCHOOL
DISTRICT #832
1520 MAHTOMEDI AVE,
MAHTOMEDI, MN 55115



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AND ENGINEERS
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
woldae.com | 612.772.9025

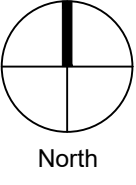
**BOLTON
& MENK**
3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7229
Email: Plymouth@bolton-menk.com
www.bolton-menk.com

CITY SUBMITTAL /
DESIGN DEVELOPMENT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA

Registration Number		Date
Revisions		
Description	Date	Num

Comm: 252221
Date: 05/15/2026
Drawn: _____
Check: _____



UTILITY PLAN -
BUILDING
ADDITIONS

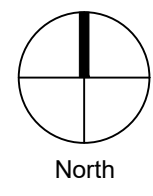
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C4.01

I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of **MINNESOTA**

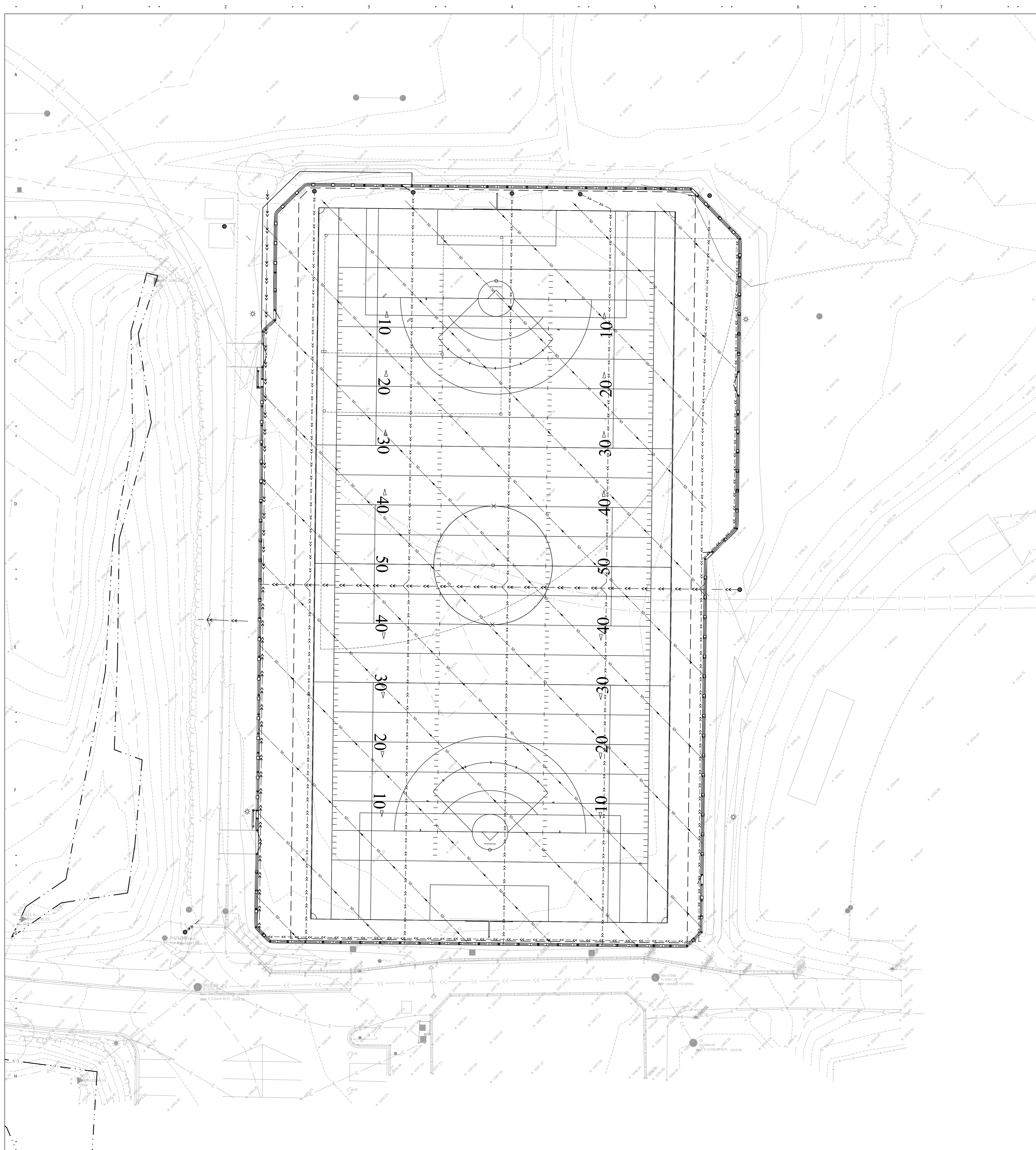
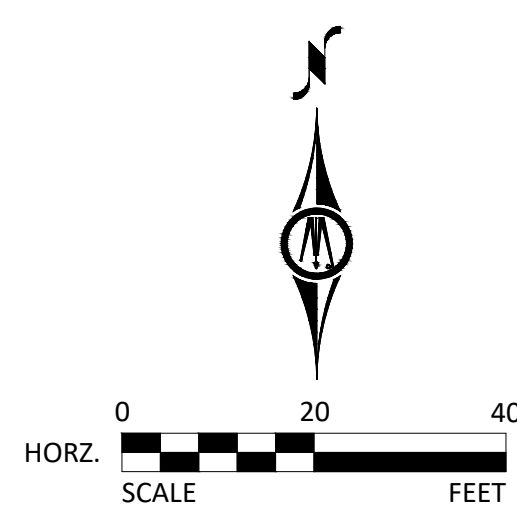
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Date: 05/15/2026
Drawn: _____
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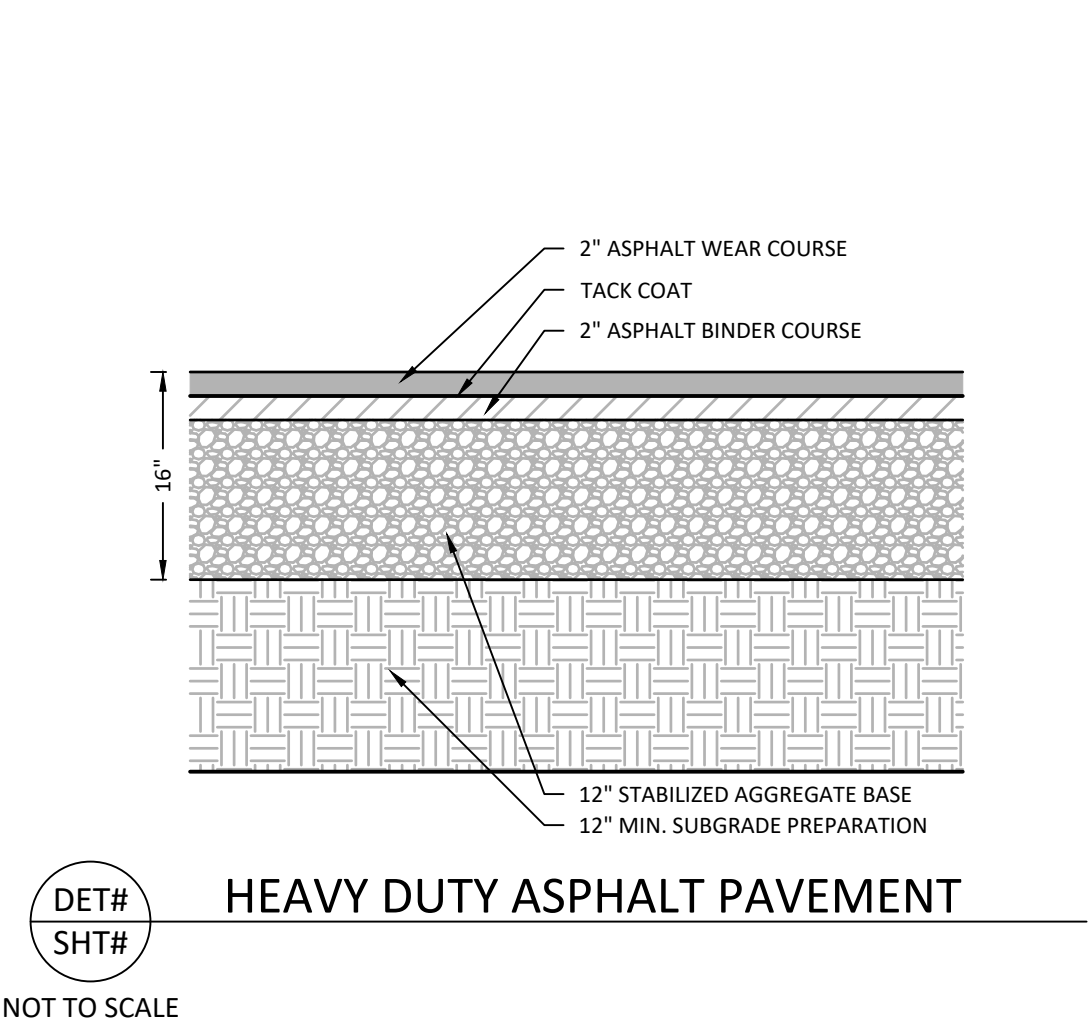


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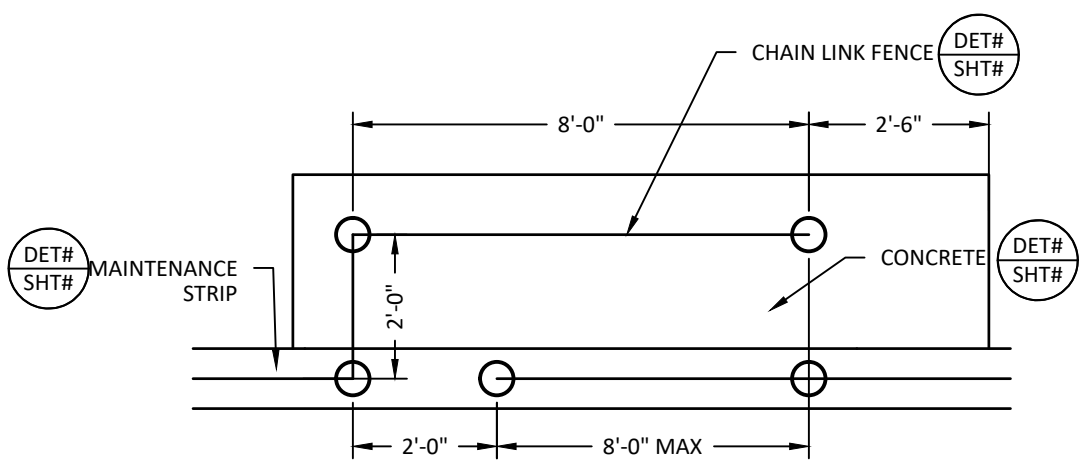
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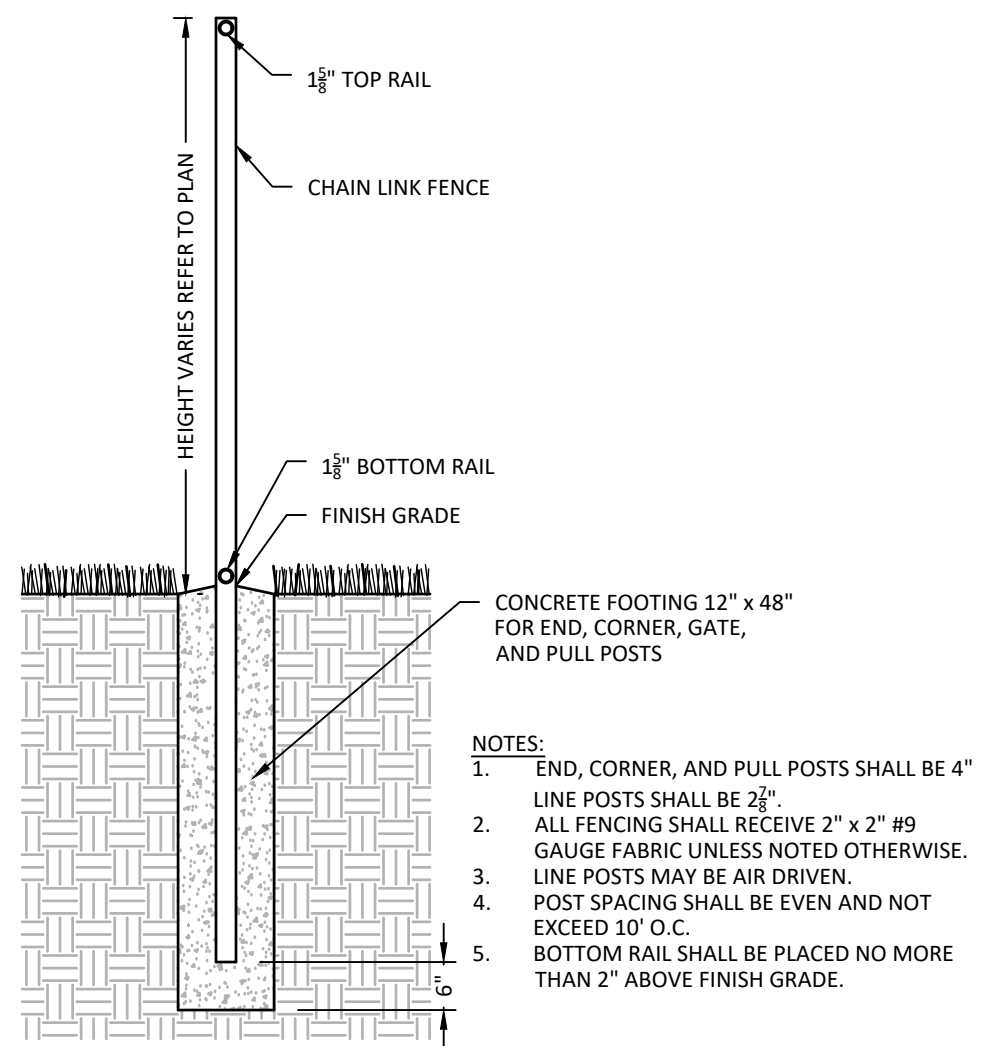
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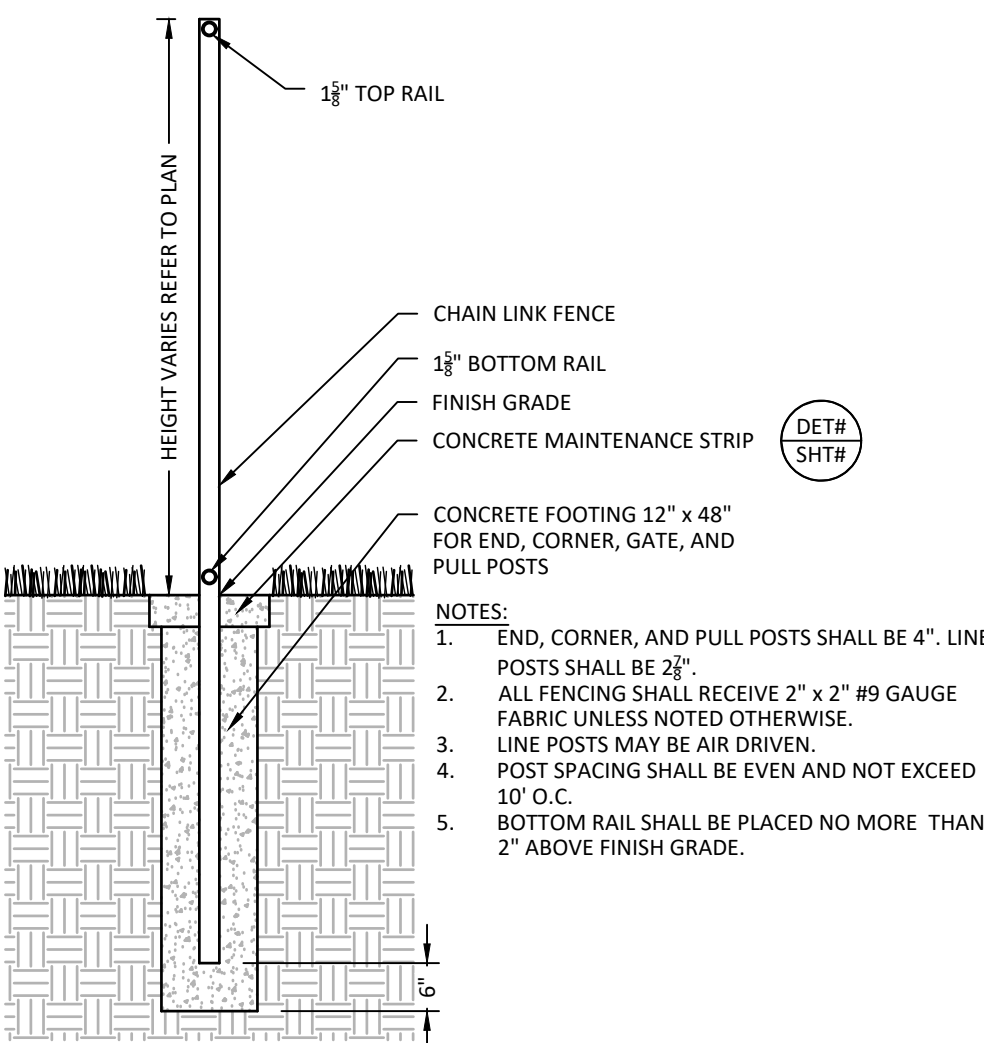
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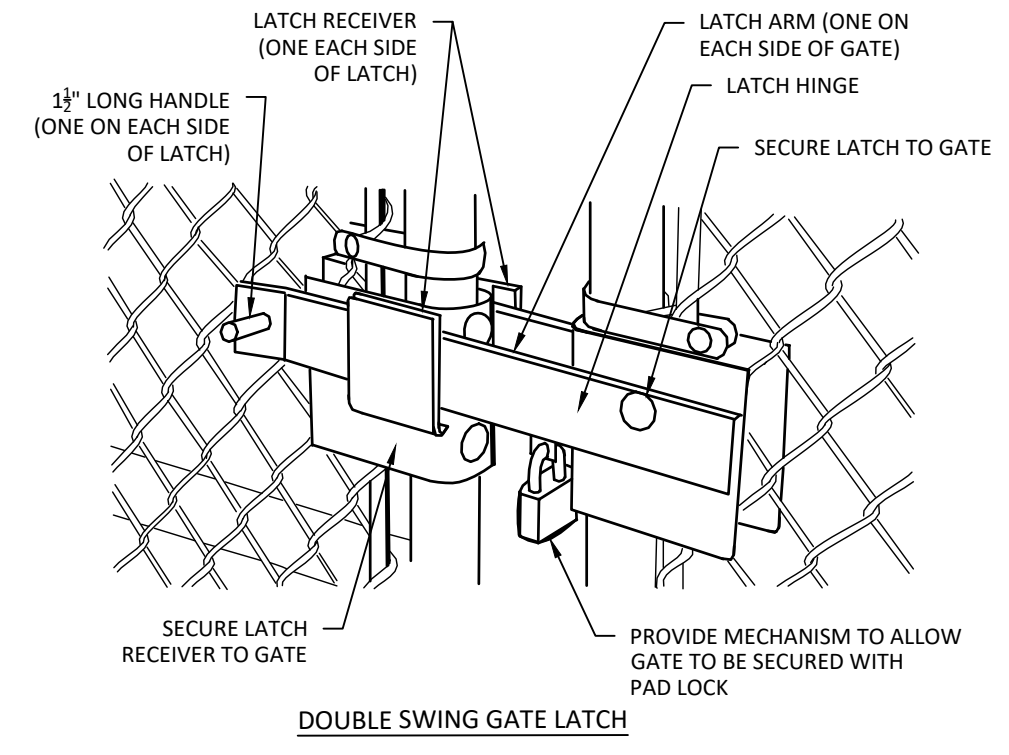
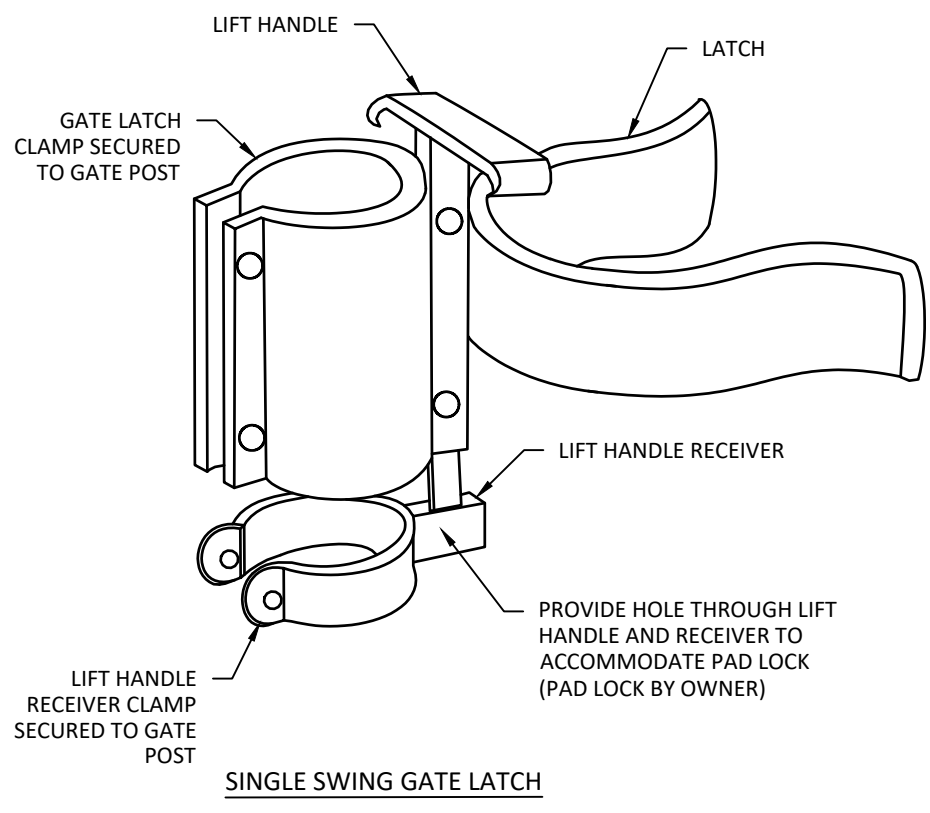
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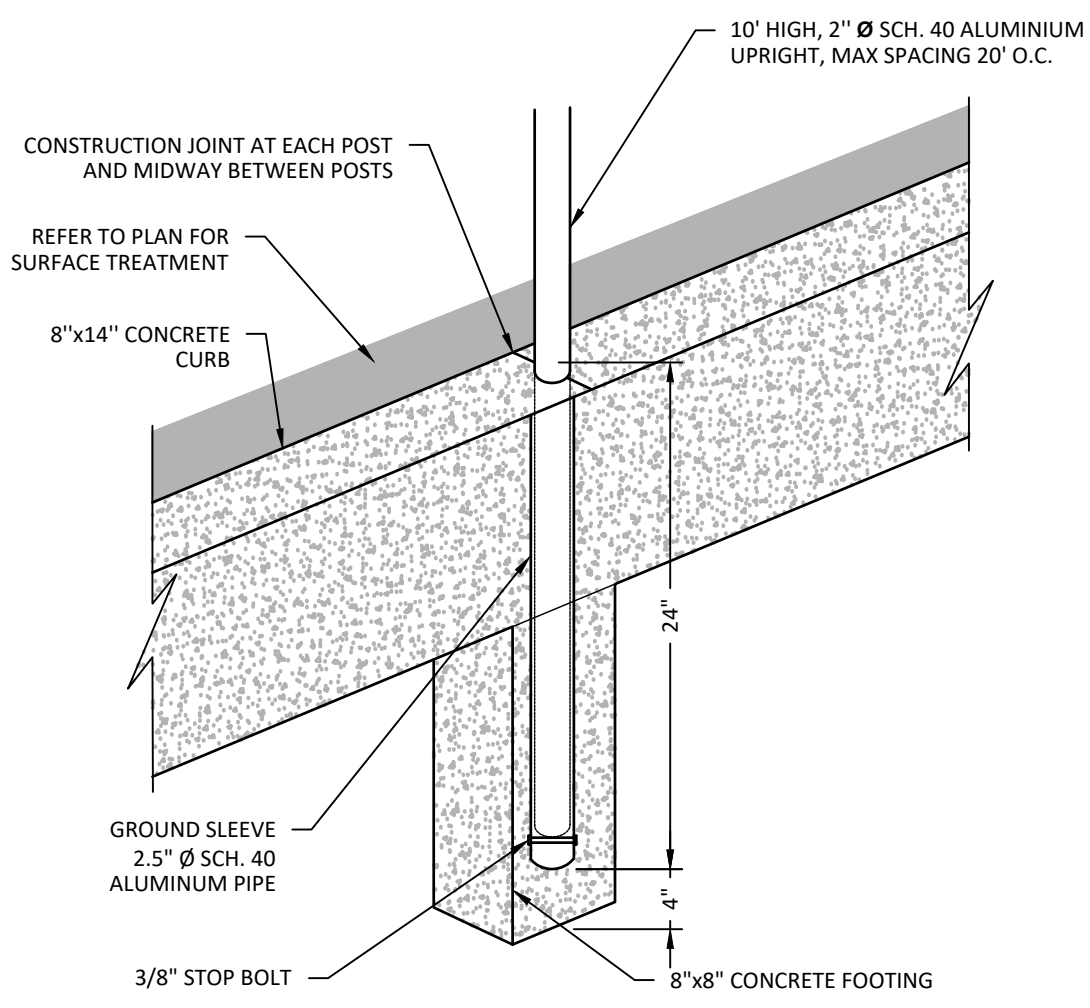
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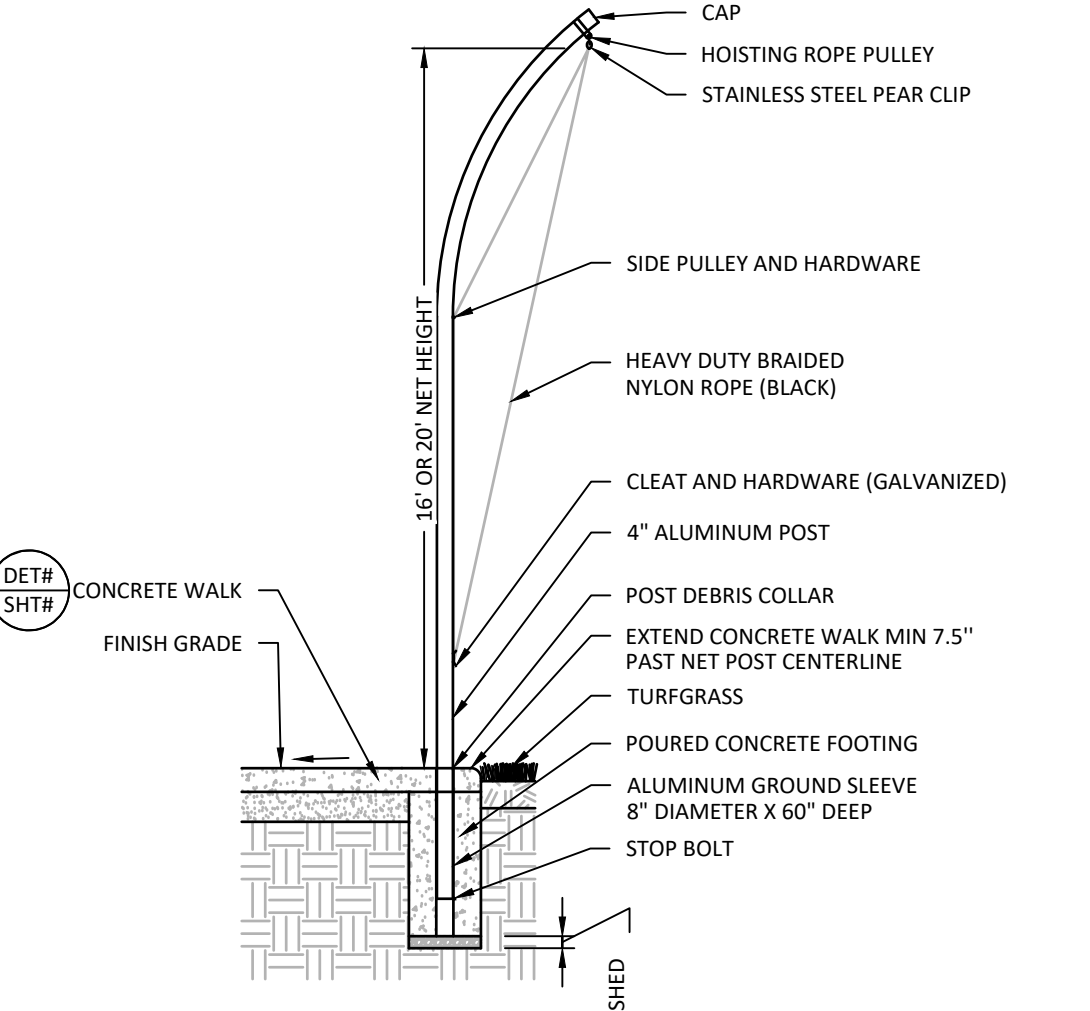
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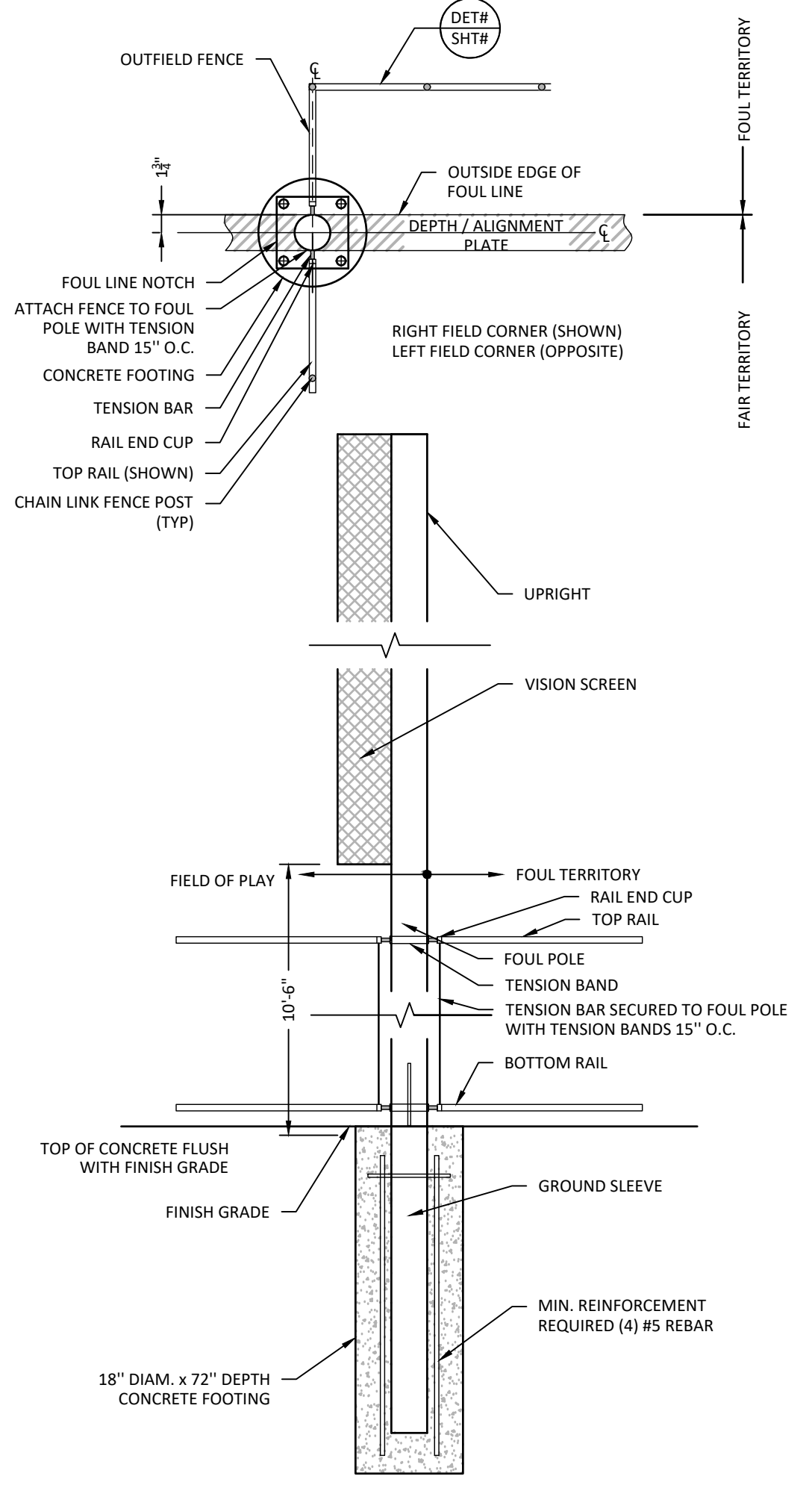
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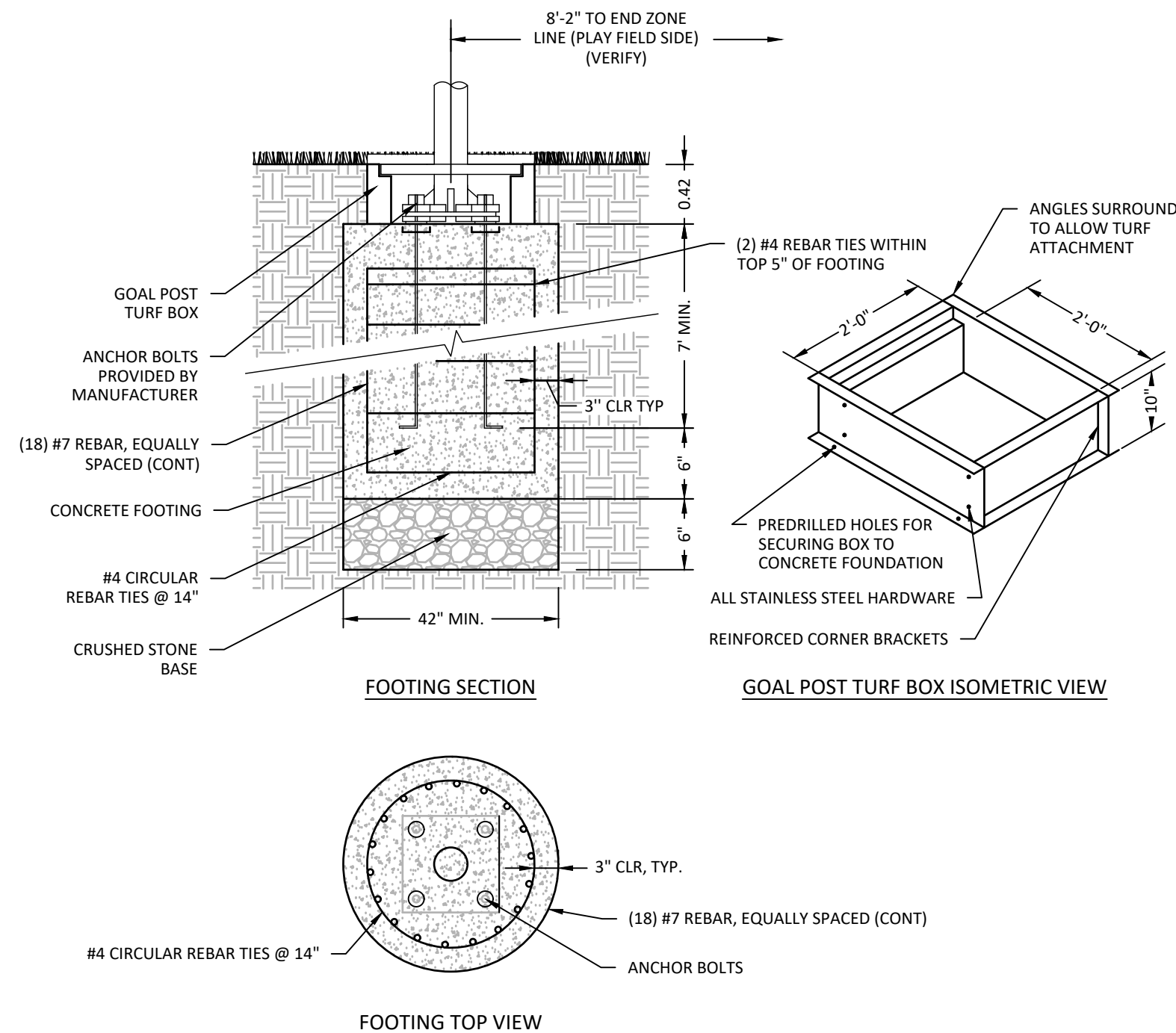
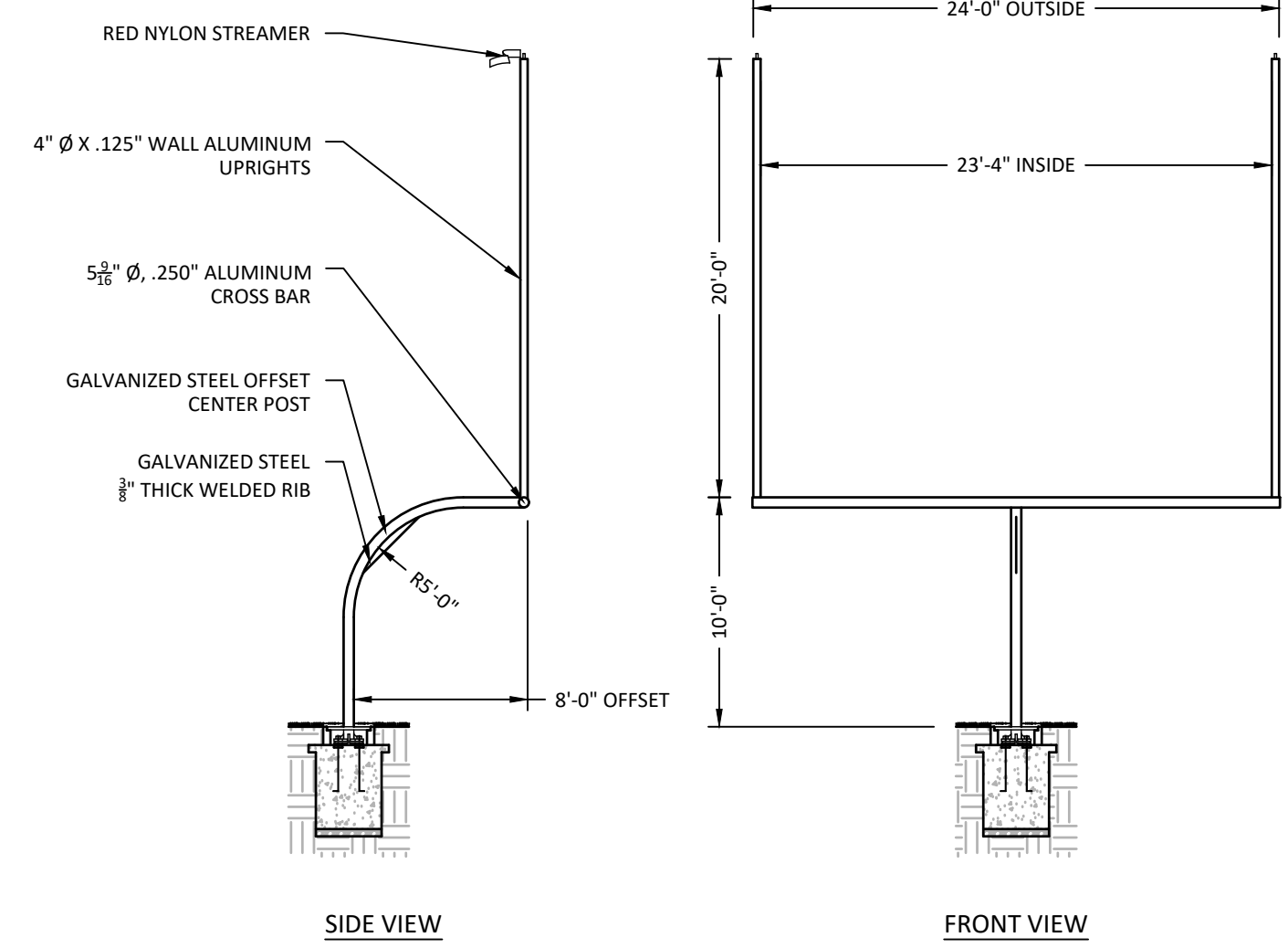
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NOT TO SCALE



DET# SHT# PROTECTIVE NETTING SYSTEM
NOT TO SCALE



DET# SHT# FOUL POLE
NOT TO SCALE



DET# SHT# FOOTBALL GOAL POST
NOT TO SCALE

MAHTOMEDI 2025 REFERENDUM WORK PHASE 1B

8000 75th St N,
Mahtomedi, MN 55115

INDEPENDENT SCHOOL DISTRICT #832
1520 MAHTOMEDI AVE,
MAHTOMEDI, MN 55115



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50 South 6th Street, Suite 2250
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CITY SUBMITTAL / DESIGN DEVELOPMENT

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Registration Number	Date
252221	05/15/2026

Revisions	Date	Num

Comm: 252221
Date: 05/15/2026
Drawn:
Check:
North

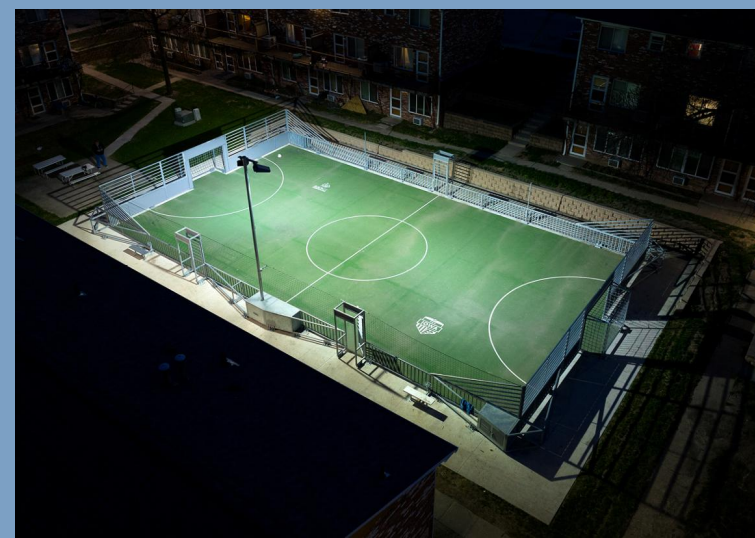
DETAILS

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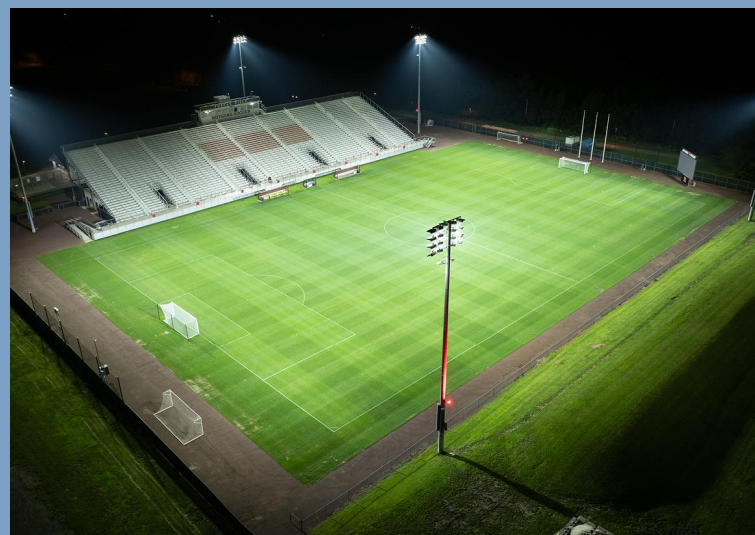
C5.02



Byron Center Middle School, Byron Center, Michigan, USA



Oakridge Apartments Mini-Pitch, Des Moines, Iowa, USA



Rutgers University Yurcak Field, Piscataway, New Jersey, USA



Sports Illustrated Stadium, Harrison, New Jersey, USA

Mahtomedi High School Soccer

Sales Representative: Brock Carstens · Designed By: Colin Baldwin · Design No.: 254013A · April 20, 2026

Mahtomedi High School Soccer

LIGHTING SYSTEM

Structure/Fixture Summary						
Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Load	Circuit
S1-S4	70'	70'	1	TLC-LED-1500	1.41 kW	A
		70'	2	TLC-LED-900	1.76 kW	A
		70'	5	TLC-LED-1200	5.85 kW	A
4			32		36.08 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Soccer	36.08 kW	32

Fixture Type Summary								
Type	Circuit	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	A	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	20
TLC-LED-1500	A	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	4
TLC-LED-900	A	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	8

Single Fixture Amperage Draw Chart								
Driver Specifications (.90 min power factor)			Line Amperage Per Fixture (max draw)					
Single Phase Voltage			208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-LED-1500			8.4	7.9	7.3	6.3	5.0	3.6
TLC-LED-1200			6.9	6.5	6.0	5.2	4.2	3.0
TLC-LED-900			5.2	4.9	4.5	3.9	3.1	2.3

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
150ft Spill @ 3ft	Horizontal Illuminance	0.0040	0.00	0.01	-	-	A	32
150ft Spill @ 5ft	Max Candela Metric	349.2304	4.32	957.39	221.847	80.924	A	32
150ft Spill @ 5ft	Max Vertical Illuminance Metric	0.0095	0.00	0.03	-	-	A	32
Points Grid	Horizontal Illuminance	30.09	22	34	1.58	1.39	A	32
Project Spill @ 3ft.	Horizontal Illuminance	0.0000	0.00	0.00	-	-	A	32
Project Spill @ 5ft.	Max Candela Metric	0.0000	0.00	0.00	-	-	A	32
Project Spill @ 5ft.	Max Vertical Illuminance Metric	0.0000	0.00	0.00	-	-	A	32
Project Spill @ 5ft.	True Max Vert Illuminance Metric	0.0000	0.00	0.00	-	-	A	32
Soccer	Horizontal Illuminance	50.62	35	65	1.87	1.45	A	32

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

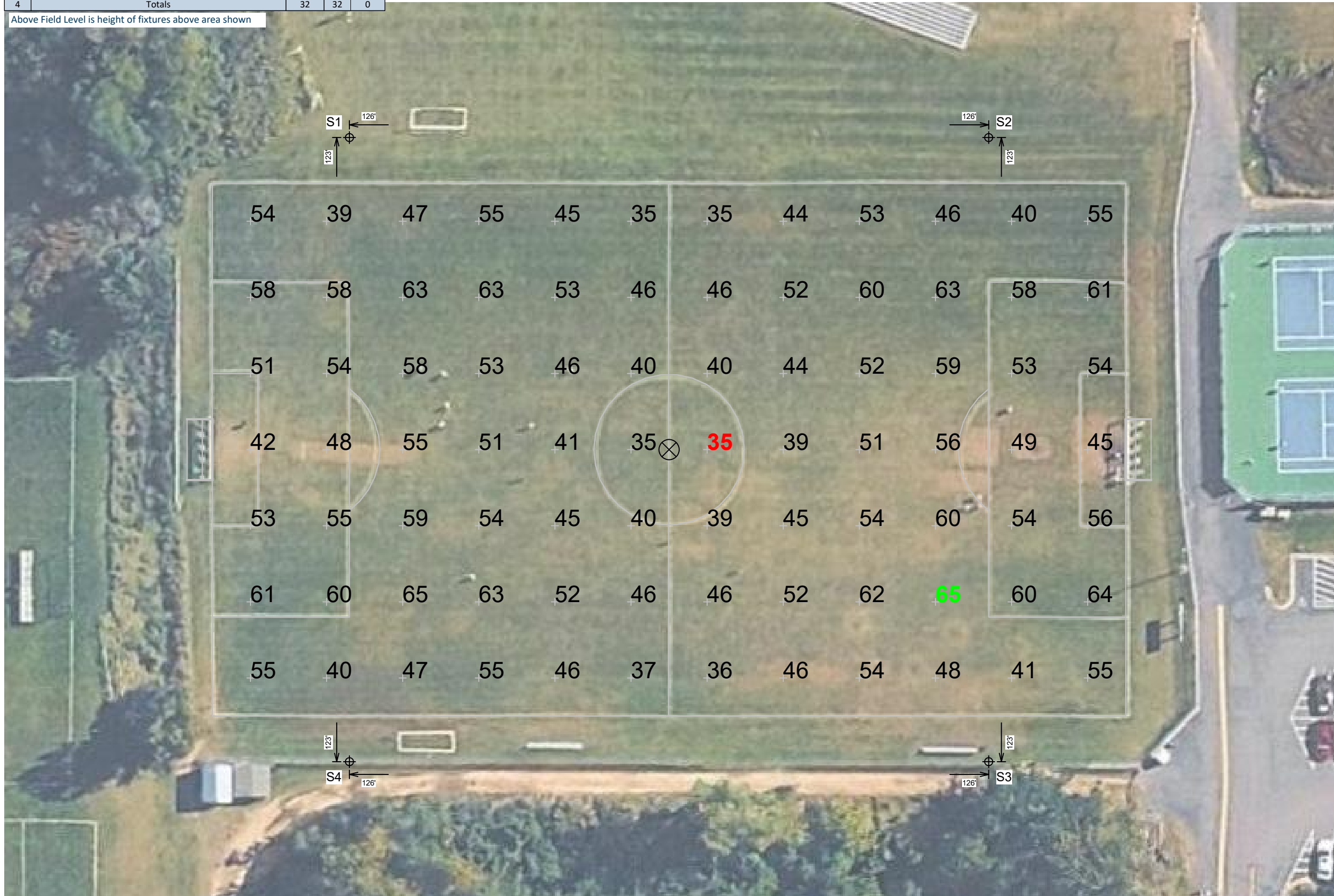
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Above Field Level is height of fixtures above area shown





SCALE IN FEET 1 : 40

0'

40'

80'

ENGINEERED DESIGN By: Colin Baldwin • File #254013A • 20-Apr-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Mahtomedi High School Soccer

Grid Summary	
Name:	Soccer
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Guaranteed Average:	50
Scan Average:	50.62
Maximum:	65
Minimum:	35
Avg/Min:	1.45
Guaranteed Max/Min:	2
Max/Min:	1.87
UG (adjacent pts):	1.51
CU:	0.83
No. of Points:	84
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Above Field Level is height of fixtures above area shown





SCALE IN FEET 1 : 80

0'

80'

160'

ENGINEERED DESIGN By: Colin Baldwin • File #254013A • 20-Apr-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Mahtomedi High School Soccer

Grid Summary	
Name:	150ft Spill @ 3ft
Spacing:	30.0'
Height:	3.0' above grade

Illumination Summary	
	INITIAL HORIZONTAL FOOTCANDLES
Scan Average:	Entire Grid 0.0040
Maximum:	0.01
Minimum:	0.00
CU:	0.00
No. of Points:	70
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

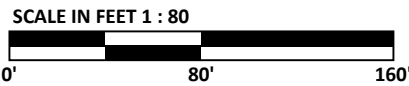
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4				Totals		32	32	0

An aerial photograph of a soccer field with a curved line and elevation points. The field is green with white yard lines. A curved line runs along the right side of the field, with elevation points marked at 757, 506, 71, 146, 490, 516, 470, 809, 557 (in green), 775, 898, 705, 322, 476, 408, 66, 165, 555, and 665. The background shows a dense forest.



INITIAL CANDELA (PER FIXTURE)	
Entire Grid	
Scan Average:	349.2304
Maximum:	957.39
Minimum:	4.32
CU:	0.00
No. of Points:	70
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

57

ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Above Field Level is height of fixtures above area shown





SCALE IN FEET 1 : 80

0'

80'

160'

ENGINEERED DESIGN By: Colin Baldwin • File #254013A • 20-Apr-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Mahtomedi High School Soccer

Grid Summary	
Name:	150ft Spill @ 5ft
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary	
	INITIAL MAX VERTICAL FOOTCANDLES
	Entire Grid
Scan Average:	0.0095
Maximum:	0.03
Minimum:	0.00
CU:	0.00
No. of Points:	70
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Above Field Level is height of fixtures above area shown

Mahtomedi High School Soccer

Grid Summary	
Name:	Residential Spill @ 3ft.
Spacing:	30.0'
Height:	3.0' above grade

Illumination Summary	
INITIAL HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.





SCALE IN FEET 1 : 60

0'60'120'

ENGINEERED DESIGN By: Colin Baldwin • File #254013A • 20-Apr-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Above Field Level is height of fixtures above area shown

Mahtomedi High School Soccer

Grid Summary	
Name:	Residential Spill @ 5ft.
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary	
	INITIAL CANDELA (PER FIXTURE)
	Entire Grid
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



SCALE IN FEET 1 : 60

0'

60'

120'

ENGINEERED DESIGN

By: Colin Baldwin • File #254013A • 20-Apr-26

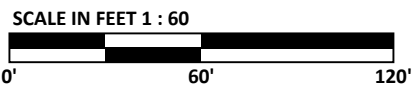


Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5	0
				70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	2	2	0
4	Totals					32	32	0

Name: Residential Spill @ 5ft. Spacing: 30.0' Height: 5.0' above grade
--

		INITIAL MAX VERTICAL FOOTCANDLES
	Entire Grid	
Scan Average:	0.0000	
Maximum:	0.00	
Minimum:	0.00	
No. of Points:	16	
FIXTURE INFORMATION		
Applied Circuits:	A	
No. of Fixtures:	32	
Total Load:	36.08 kW	

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Equipment List For Areas Shown							
Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID
4	S1-S4	70'	-	70'	TLC-LED-1200	5	5
				70'	TLC-LED-1500	1	1
				70'	TLC-LED-900	2	2
4	Totals					32	32

Above Field Level is height of fixtures above area shown

Mahtomedi High School Soccer

Grid Summary	
Name:	Residential Spill @ 5ft.
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary	
INITIAL 90° MAX VERTICAL FOOTCANDLES	
Entire Grid	
Scan Average:	0.0000
Maximum:	0.00
Minimum:	0.00
No. of Points:	16
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	32
Total Load:	36.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



SCALE IN FEET 1 : 60

0'60'120'

ENGINEERED DESIGN

By: Colin Baldwin • File #254013A • 20-Apr-26





Mahtomedi High School Soccer

Equipment Layout

INCLUDES:
· Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

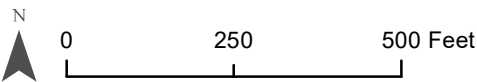
Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
4	S1-S4	70'	-	70'	TLC-LED-1200	5
				70'	TLC-LED-1500	1
				70'	TLC-LED-900	2
4	Totals					32

Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-1500	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-1200	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-LED-900							

ATTACHMENT B. FIELD LOCATION



Sources: Metropolitan Council, MNDNR

LEGEND

-  Mahtomedi School Campus
-  Field Location
-  Adjacent Residential Properties

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-__**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
8000 75TH STREET NORTH
(INDEPENDENT SCHOOL DISTRICT #832)**

WHEREAS, Bolton & Menk, Inc. (“Applicant”) on behalf of the Independent School District (ISD) #832 (“Owner”) submitted an application for an Amended Conditional Use Permit to allow to install synthetic turf, field lighting, safety netting, and perimeter fencing on an existing 2-acre athletic field on the Mahtomedi School Campus, located at 8000 75th St N, Grant, Minnesota; and,

WHEREAS, the property at 8000 Street North has an existing Conditional Use Permit issued to Independent School District #832, dated August 16, 2006, for “Athletic Field Expansion”; and

WHEREAS, the City Council has considered and approved the Applicant’s request at a duly noticed Public Hearing which took place on July 7, 2026; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Bolton & Menk, Inc. and Independent School District #832 for an Amended Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The Public School use is designated in Section 32-245 as a conditional use for the Agricultural A1 zoning district.
- The City has previously determined that the Athletic Field Use is a conditionally permitted accessory use to a principal Public School use.
- The proposed improvements will be located on an approximately 2-acre field that is currently used for athletic purposes and is part of the existing Mahtomedi School Campus athletic Field use, which conforms with the adopted Comprehensive Plan.

- The proposed improvements, provided all conditions and mitigation are complied with, meet the regulations and intent of the City's adopted zoning ordinance and standards for the A1 zoning district.
- The proposed use, provided all conditions and mitigation are complied with, will not negatively affect the quality of the neighborhood or surrounding uses.
- Provided all conditions and mitigation are complied with, the use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- Provided all conditions and mitigation are complied with, the use is an expansion of existing uses on the site and is compatible with adjacent properties and the neighborhood.
- Provided all conditions and mitigation are complied with, the use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The proposed use will not negatively or adversely impact utilities or infrastructure of the area.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The use will not increase flood potential or create additional water runoff onto surrounding properties.

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

1. The Applicant and Owner shall comply with all conditions as stated within the Amended Conditional Use Permit approved as part of the review process.
2. All construction shall be done in compliance with the directions of the RCWD, the MPCA, Department of Health or any governmental or regulatory agency having jurisdiction over the use and site.
3. No structures or improvements shall be constructed in areas identified with an easement.
4. Any violation of the conditions of the Amended Conditional Use Permit may result in the revocation of said permit.
5. Any change in use, buildings, sales, lighting parking, storage, screening, traffic circulation shall require an amendment to the Conditional Use Permit.
6. All escrow amounts shall be paid in full.

7. The Applicant shall obtain a building permit prior to commencing any site work.
8. The Applicant shall consider installing crosswalk striping, medians, or other pedestrian markers to help reduce potential conflicts.
9. The Applicant shall submit a detailed lighting plan, which demonstrates that the proposed field lighting will be hooded and controlled, in compliance with the Code.

Adopted by the Grant City Council this 7th day of July, 2026.

Jeff Giefer, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this _____ day of _____, 2026.

Lacey Smieja
City Administrator/Clerk
City of Grant



STAFF REPORT

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

Date: June 30, 2026

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

RE: Application for a Conditional Use Permit to operate a cannabis microbusiness with a retail endorsement at 11020 60th Street N

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

On May 27, 2026, Richard Lillard (“Applicant”) on behalf of 2K Craft Co. and William and Carol Curtis (“Owner”), made an application for a Conditional Use Permit (CUP) to operate a cannabis microbusiness with a retail endorsement at the property located at 11020 60th St N., Grant, MN. Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration, which includes any retail license, microbusiness license with a retail endorsement, or mezzobusiness license with a retail endorsement. The following staff report provides a review and analysis of the Applicant’s CUP request.

Public Hearing

A duly noticed public hearing is scheduled for July 7, 2026, and property owners within 1,320-feet were notified of the subject application.

Application Summary

Applicant: Richard Lillard, 2K Craft Co. Owner: Carol & William Curtis	Site Size: 2.9 Acres (126,116 SF)
Zoning: GB – General Business Future Land Use: GB – General Business	Location Description and PIDs: PID 3603021330016
Address: 11020 60 th St N Grant, MN 55082	Request: Conditional Use Permit (CUP) to operate a cannabis microbusiness with a retail endorsement

The Applicant is requesting a new Conditional Use Permit (CUP) to operate a cannabis microbusiness with a retail endorsement on the property located at 11020 60th St N. Per the Applicant’s narrative, the project consists primarily of interior improvements within an existing commercial building and site/exterior improvements. No new building construction is proposed as part of this application and minimal improvements to exterior areas are proposed. The proposed use will include retail sale of cannabis products and accessory business operations consistent with the approved OCM license type.

The following is a summary of the proposed site/exterior improvements as described within the Applicant’s narrative (Attachment A), and as shown on the submitted plans:



- The Applicant is proposing aesthetic exterior improvements, including some landscaping, installing a concrete stoop, and painting the brick façade.
- The Applicant is proposing to use the existing gravel parking lot and would pave the parking lot in the future after the Highway 36 improvement project is completed. ADA parking stalls would be paved for compliance with applicable ADA standards and requirements. Parking for the proposed dispensary will be limited to the gravel parking area located directly east of the existing commercial structure and the existing paved parking area would continue to be used for the auto sales use.
- The existing restroom in the northeast corner of the facility (accessible via the proposed lobby) will be updated to comply with ADA standards and requirements.
- The facility will utilize commercial HVAC ventilation systems designed to minimize odor migration from operational areas.
- An illuminated sign will be installed on the east building façade.
- The proposed dispensary will operate entirely within enclosed indoor spaces.
- Cannabis deliveries will occur through designated rear employee/delivery entrances that will not be accessible to the public.
- The proposed use will utilize the property's existing well and septic systems associated with the existing commercial structure. No significant increase in wastewater flow is anticipated.
- Proposed hours of operation are 11:00am – 9:00pm Monday through Saturday and 11:00am – 8:00pm on Sunday.
- Approximately 2 – 4 employees are anticipated to be on-site during normal business hours.
- The Applicant indicated that future plans may include the installation of a new frontage road and access driveway road east of the existing parking lot area. These improvements are contingent on the Highway 36 project and are not evaluated as part of this review because engineering plans were not submitted. Likewise, they are not permitted as part of this CUP, and future amendments regarding the frontage road and access driveway may be required if the site is impacted by Highway 36 improvements.
- The Applicant also indicated future plans to construct a consumption lounge on the site. No onsite consumption lounge is reviewed or permitted as part of this CUP since plans were not submitted to demonstrate how this use would be operated onsite. As such, future amendments regarding use may be required if an onsite consumption lounge is proposed.
- Approximately 2,455 SF of the building will continue to be used for Auto Sales, which is permitted by the 1991 Conditional Use Permit.

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.”

Further Section 32-146 lays out nine specific standards to consider when reviewing a request for a conditional use permit.

The Table of Uses identifies Cannabis Dispensary (Retail) as a conditionally permitted use within the General Business (GB) district.

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

Existing Site Conditions

The subject property is approximately 2.9 acres and is developed with an existing commercial building, a paved parking area and a gravel parking area east of the existing building. There is one (1) current auto sales tenant that occupies the full building and operates under an existing Conditional Use Permit. A wetland delineation was not submitted as part of this application; however, per the National Wetland Inventory (NWI) and GIS information, there do not appear to be any wetlands on or near the site. The developed area of the property comprises approximately the western two-thirds of the site, while the eastern third is comprised of vegetation and grassy areas.

The subject property is a corner lot and has primary frontage along 60th St North, the frontage road to Highway 36. There is an existing access drive onto Lake Elmo Ave. (CSAH 17) and from the south onto 60th Street North.

Comprehensive Plan Review

The site is guided GB – General Business in the City’s adopted Comprehensive Plan. The proposed cannabis microbusiness retail operation is consistent with the City’s goals of maintaining limited commercial development in the City along the Highway 36/60th Street North corridor. Per the adopted Comprehensive Plan, the City is dedicated to preserving the existing General Business patterns along the corridor and is generally supportive of the exploration of new or expanded uses provided they are in scale and character with the surround business uses.

Zoning/Site Review

Cannabis Dispensary (Retail) is a conditionally permitted use in the General Business (GB) district. The following review is provided with respect to how the proposed project conforms, is consistent, or inconsistent with the zoning and site regulations.

Dimensional Standards

The following site and zoning requirements in the GB district regulate the site and proposed project:



Dimension	Standard
Minimum Lot Area per non-residential structure	2.5 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	30'
Height of Structure	35'
Non-accessory, non-dwelling structures	Per Permit (requires CUP and Building Permit)
Parking surfaces or structures of any type	80%
Floor Area Ratio	40%

Proposed Use The Applicant is requesting a CUP to operate a cannabis microbusiness with a retail endorsement. The proposed use is conditionally permitted in the GB district. Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration, which includes any retail license, microbusiness license with a retail endorsement, or mezzobusiness license with a retail endorsement. There are currently no other cannabis retail operators in the City. Likewise, no cannabis retail permits have been issued since the adoption of Ordinance 2024-82, which allows for the sale of cannabis products from state-licensed operators in the City.

The Applicant proposes to operate a cannabis retail dispensary from the existing building that will be built out with a public retail area and back-of-house operations including storage areas. The narrative references the potential for an on-site consumption area; however, no plans were submitted to address this use. As such, the permit will need to be amended if/and when plans for onsite consumption area are proposed.

There is an existing Conditional Use Permit on the property that allows for auto sales. The Applicant's submission notes that auto sales will remain in approximately 2,455 SF of the building and will operate under the existing CUP.

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

Lot Area

Per Washington County GIS records, the subject property is approximately 2.9 acres and meets the minimum lot area requirement.

Lot Frontage

Per Washington County GIS records, the subject property has approximately 500' of frontage on 60th Street N. and meets the minimum lot frontage requirements.

Lot Coverage

In the GB district, parking surfaces and/or structures (impervious coverage) may compose up to 80% of the total lot area. The site is approximately 2.9 acres, and there is approximately 1-acre of existing impervious coverage, or 35% of the total lot area. The Applicant is proposing to install a concrete walkway along the eastern side of the existing building; however, even with the walkway, the impervious surface coverage is anticipated



to be approximately 40%. This standard is met.

Access

Currently, there are two (2) access driveways that connect to Lake Elmo Ave (west) that are separated by a small landscape median, and one (1) access driveway that connects to 60th St N (south). No changes are currently proposed to the existing access. Future plans may include the installation of a new frontage road and access driveway road east of the existing parking lot area. These improvements are contingent on the Highway 36 project. Future amendments regarding the frontage road and access driveway may be required if the site is impacted by Highway 36 improvements.

Setbacks

As shown on the submitted site plan, there is an existing commercial structure on the site. It does not meet the 30' rear yard setback for principal structures in the GB district; however, it was developed prior to the adoption of the current zoning ordinance, so it is considered legally non-conforming. The Applicant has also stated that they are not proposing any expansion of the existing structure. Aside from the rear yard setback, the commercial structure meets or exceeds all other setback requirements from property lines for the district.



Figure 1. Historic aerial of the subject property (1964). University of Minnesota John R. Borchert Map Library.

Principal Structure and Parking/Coverage Standards

Principal Building

Per the submitted plans, the proposed cannabis retail operation will be located predominately in the rear (north) half of the existing commercial structure. While there will be several interior improvements, no building additions are proposed as part of this application. The public entrance to the retail store will be located on the east side of the building and be accessible via a new concrete walkway that connects to the existing gravel parking lot. All customers must present valid government-issued identification



confirming age 21+ before entering the sales floor.

Cannabis deliveries will occur through a designated employee/delivery entrance on the west side of the building that is not accessible to the public.

The existing restroom in the northeast corner of the facility (accessible via the proposed lobby) will be updated to comply with ADA standards and requirements. A secondary restroom is located in the designated storage area and will be accessible to employees.

Staff-only and restricted areas will be separated from public areas and controlled through electronic access control systems. Inventory storage and fulfillment areas are accessible only to authorized personnel in the back-of-house area.

The narrative states that approximately 2 – 4 employees will be on-site during normal business hours, which are anticipated to be between 11:00am – 9:00pm Monday through Saturday and 11:00am – 8:00pm on Sunday.

Parking & Parking Lot Requirements

Per the submitted site plan, parking for the proposed cannabis dispensary will be located on the gravel lot east of the existing commercial structure. Sec. 32-374 establishes the required number of parking stalls per use. The following table provides a breakdown of the required and proposed number of parking stalls per proposed use:

Use	Parking Requirement	Stalls Required
Retail store	One space for each 150 square feet of gross floor area	1,234 SF 9 Stalls
Warehouse, storage, handling of bulk goods	One space for each two employees on maximum shift or one for each 2,000 square feet of gross floor area, whichever is the larger	2 – 4 employees 1 - 2 Stalls
Office	One space for each 200 square feet of gross floor space.	663 SF 4 Stalls
Cannabis Retail Required Parking		14 – 15 Stalls

Given the proposed use, 14 - 15 parking stalls are required for the cannabis dispensary. Section 32-373 establishes that all commercial parking lots must be improved with a “durable, dustless surface.” The existing gravel parking lot does not meet this condition, however, some flexibility from this standards has been granted in the past. The Applicant is requesting the ability to utilize the gravel parking lot in the short term until the full Highway 36 improvements are known. Once the final layout of the road improvements are known, then a final driveway and parking lot configuration will be determined and proper plans prepared to pave the full surface. The Applicant has indicated that they will pave the required ADA parking stalls, while leaving the remaining gravel surface intact. Staff requests discussion by the City Council as to whether leaving the gravel surface short term is reasonable and, if so, may establish specific performance standards including a timeline for paving and the need for additional dust control mitigation while it remains gravel. **Staff has included draft conditions to address the Applicant’s request, which may be modified and/or adjusted as directed by City Council.**



Any future improvements or changes to on-site parking may require an amendment to this permit or engineering related approvals including grading permit and stormwater plans.

Outdoor Lighting

The site has several existing overhead lights in the parking lot area. No changes to outdoor lighting on the site are proposed as part of this application. Any changes to lighting or the addition of fixtures associated with driveway reconfigurations in the future may require an amendment to the permit.

Signage

Per the submitted plans and narrative, an approximately 13 SF illuminated sign is proposed on the eastern building façade. The sign must meet the requirements for illuminated exterior signage established in Section 32-408 of the zoning ordinance. **Staff recommends including a condition that a detailed sign plan must be submitted for review and approval to confirm consistency of the sign details with the City Code.**

Septic System

Septic System

Per the Applicant's narrative, the proposed use will utilize the property's existing well and septic systems associated with the existing commercial structure. No significant increase in wastewater flow is anticipated as part of the proposed dispensary use, but it is the Owner's responsibility to confirm that the existing septic system has adequate capacity to support the dispensary. **Staff recommends including a condition that the Owner is responsible for verifying the capacity of septic system to support the proposed dispensary operations.**

Engineering Standards

No significant grading, storm water modifications, wetland impacts, or drainage alterations are proposed as part of this application. No survey or grading plans were submitted for review.

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.

Action requested

Staff is recommending approval of the Applicant's request for a Conditional Use Permit to operate cannabis microbusiness with a retail endorsement on the subject property. A draft CUP is provided in the attachments to this staff report which includes draft considerations for your consideration. The following draft findings are provided:

1. 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, are provided:



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

Finding: Cannabis Dispensary (Retail) is a conditionally permitted use within the General Business (GB) district. This standard is met.

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

Finding: The site is guided GB – General Business in the City's adopted Comprehensive Plan. The proposed cannabis microbusiness retail operation is consistent with the City's goal to maintain commercial development along the Highway 36/60th Street North corridor. This standard is 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: Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration, which includes any retail license, microbusiness license with a retail endorsement, or mezzobusiness license with a retail endorsement. License-holders will be required to follow all state regulations regarding the sale and distribution of legal cannabis products.

Furthermore, cannabis operators will be required to follow the regulations established in Chapter 5 of the City's Code of Ordinances, which is intended to protect public health, safety, and welfare in the City by implementing regulations pursuant to Minnesota Statutes Chapter 342 related to cannabis and hemp businesses. The proposed cannabis retail use also complies with all setback and buffer requirements from schools and residential treatment facilities established in Sec. 32-355. It should be noted that no onsite consumption lounge is permitted as part of this CUP since plans were not submitted to demonstrate how this use would be operated onsite. As such, future amendments regarding use may be required if an onsite consumption lounge is proposed to ensure that such use complies with this standard. This standard is met for the retail dispensary use.

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

Finding: The proposed cannabis microbusiness retail operation is consistent with the City's goals of orderly commercial development along the Highway 36/60th Street North corridor. There are several business operations in the surrounding area, so the proposed use is compatible with the existing land use pattern.

Furthermore, the proposed cannabis retail use complies with all setback and buffer requirements established in Sec. 32-355. This standard is met.

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

Finding: Cannabis Dispensary (Retail) is a conditionally permitted use within the General Business (GB) district. The proposed cannabis operation will be located in an existing commercial building in an established commercial district. The submitted plans generally comply with the conditions and standards adopted by the City. Where



discrepancies exist, the Applicant will be required to demonstrate compliance with the Code as a condition of approval. This standard is 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: Per the Applicant's narrative, the proposed dispensary will utilize the property's existing well and septic systems, which have supported the existing commercial use. The proposed operation is expected to generate relatively low water usage. No significant increase in wastewater flow is anticipated. The Owner is responsible for verifying the capacity of septic system to support the proposed dispensary operations.

- 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: As part of the state licensing process, cannabis operators are required to submit odor mitigation and ventilation plans to the Office of Cannabis Management (OCM). The plans must demonstrate that the proposed dispensary will operate in a manner that minimizes cannabis-related odors and maintains compliance with Minnesota cannabis regulations and applicable City ordinances.

The Applicant included the odor mitigation and ventilation plan with the application materials for the proposed cannabis retail operation. Per the submitted materials, the proposed dispensary will operate entirely within enclosed indoor spaces. Cannabis products will remain sealed in compliant packaging during storage and retail operations. The facility will utilize commercial HVAC ventilation systems designed to minimize odor migration from operational areas.

The Applicant will be required to maintain odor mitigation and ventilation measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management (OCM) regulations, and applicable City of Grant ordinances. The proposed dispensary is not anticipated to generate excessive additional light, given that no changes are proposed to the outdoor lighting and the illuminated exterior signage will be required to meet the City's sign regulations. No outdoor speakers or additional noise are anticipated as part of the proposed project. The operation may generate an increase in traffic to the site; however, the Applicant will be required to demonstrate that the proposed parking area provides for adequate and safe traffic flow. This standard is 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 retail operation will be located in an existing commercial structure and none of the building modifications are expected to impact existing natural, scenic, or historic features. Best management practices will be implemented as required by applicable local, watershed district, and state regulations. This standard is met.

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



Finding: The Applicant is proposing to utilize the existing gravel parking area east of the principal structure and to install a concrete walkway; however, even with these improvements, the impervious surface coverage is anticipated to be about 40%. This standard is met.

Attachments:

Attachment A: Applicant Narrative & Application

Attachment B: Draft Conditional Use Permit

**2K CRAFT CO.
CONDITIONAL USE PERMIT
CITY OF GRANT**

OWNER: William and Carol Curtis

APPLICANT: 2K Craft Co.
Richard Lillard

GENERAL LEGAL DESCRIPTION: See Exhibit A
PID 3603021330016

ADDRESS: 11020 60th Street North
Grant, MN

This Conditional Use Permit allows for the operation of a cannabis microbusiness with a retail endorsement for the property located at 11020 60th Street North (PID 3603021330016). Any additional expansion of the business operations shall require an amendment to this Conditional Use Permit.

The uses contained within this permit shall be subject to the following conditions and/or restrictions imposed by the City Council, City of Grant, Washington County, Minnesota, in addition to all applicable ordinances, statutes, or other laws in force within the City:

1. The Applicant shall submit a revised site plan that accurately shows the proposed exterior improvements, including parking plan for the gravel parking lot associated with this Conditional Use Permit. Any future improvements including the new access driveway and closing of any access driveways should be removed from the site plan. Such future improvements may be subject to an amendment to this permit.
2. The Applicant shall submit a plan that demonstrates the proposed gravel parking area has adequate stalls for the proposed use and ADA accessible parking.
3. A dust control plan must be submitted for the gravel parking lot to ensure that it provides a dustless surface for the duration of its use.
4. The Applicant or Owner shall be responsible for paving the gravel parking lot if any site modifications are proposed, including the final construction of the Highway 36 improvements.
5. The Applicant shall submit a detailed sign plan that demonstrates compliance with the City's illuminated sign standards. Any deviation of the standards will require either a separate CUP or an amendment to this Permit.
6. Any stormwater, grading, or site alteration must be reviewed and approved by the City Engineer and any other agency having jurisdiction or permitting authority over such activities.

7. Any future improvements that increase the amount of impervious surface coverage on the site shall be required to obtain all proper permits which include, at a minimum, stormwater and grading permits.
8. The Owner is responsible for verifying the capacity of the septic system to support the proposed dispensary operations. Future improvements and development that increase the number of bathrooms may require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit.
9. The hours of operation shall be as follows:
 - a. 11:00am – 9:00pm Monday through Saturday
 - b. 11:00am – 8:00pm on Sunday
10. The Applicant must obtain a license for cannabis retail operations from the Office of Cannabis Management (OCM) and evidence of such license must be submitted to the City prior to any business being conducted on the site.
11. It is the Applicant's responsibility to remain fully compliant with the license rules, regulations and any conditions established for the premise by the OCM.
12. The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the subdivision or future improvements, including the Valley Branch Watershed District, Office of Cannabis Management, MDH, and Washington County.
13. All construction shall be done in compliance with the directions of the Valley Branch Watershed District, the MPCA, Office of Cannabis Management, Department of Health or any governmental or regulatory agency having jurisdiction over the site.
14. The Applicant will be required to maintain odor mitigation and ventilation measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management regulations, and applicable City of Grant ordinances.
15. Any future development on the Subject Property shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
16. All escrow amounts shall be paid in full.
17. No structures or improvements shall be constructed in areas identified with an easement.
18. All activities permitted by this CUP shall comply with the City of Grant noise ordinance and the MPCA's noise regulations.
19. This permit shall be reviewed consistently with the City's adopted annual CUP review process.
20. Any violation of the conditions of this permit may result in the revocation of said permit.
21. Any change in use, buildings, sales, lighting, parking, storage, screening, or traffic circulation shall require an amendment to the Conditional Use Permit.

IN WITNESS WHEREOF, the parties have executed this agreement and acknowledge their acceptance of the above conditions.

CITY OF GRANT:

Date: _____

Jeff Giefer, Mayor

Date: _____

Lacey Smieja, City Administrator/Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared Lacey Smieja of the City of Grant, a Minnesota municipal corporation within the State of Minnesota, and that said instrument was signed on behalf of the City of Grant by the authority of the city council and Lacey Smieja acknowledge said instrument to be the free act and deed of said City of Grant.

Notary Public

APPLICANT:
RICHARD LILLARD, CRAFT 2K CO.

Date: _____

By: _____
Its: _____

OWNER:
William & Carol Curtis

Date: _____

By: _____
Its: _____

Date: _____

Lacey Smieja, City Administrator/Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared _
_____ the _____ of Bolton & Menk, Inc. who acknowledged
that said instrument was authorized and executed on behalf of said Company.

Notary Public

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared _
_____ the _____ of Independent School District 832 who
acknowledged that said instrument was authorized and executed on behalf of said Company.

Notary Public

Conditional Use Permit (CUP) Brief Description of Request

Applicant is requesting approval of a Conditional Use Permit (CUP) for the operation of a state-licensed cannabis microbusiness with retail endorsement at 11020 60th Street N, Grant, MN. The proposed use includes a cannabis dispensary operating in compliance with Minnesota Statutes Chapter 342 and City of Grant Ordinance 2024-82.

The project consists of interior tenant improvements within an existing commercial building and associated site improvements as required by the City. No new building construction is proposed as part of this phase of development. The proposed use will include retail sale of cannabis products and accessory business operations consistent with the approved OCM license type and applicable zoning regulations.

City of Grant Conditional Use Permit

Written Narrative Response

Description of Operation or Use

Applicant is requesting approval of a Conditional Use Permit (CUP) for the operation of a state-licensed cannabis microbusiness with retail endorsement at 11020 60th Street N, Grant, MN. The proposed use includes a cannabis dispensary operating in compliance with Minnesota Statutes Chapter 342 and City of Grant Ordinance 2024-82.

The project consists primarily of interior tenant improvements within an existing commercial building and associated site improvements as required by the City. No new building construction is proposed as part of this phase of development. The proposed use will include retail sale of cannabis products and accessory business operations consistent with the approved OCM license type and applicable zoning regulations.

Minor exterior improvements are proposed as part of the project, including exterior painting, building façade enhancements, landscaping improvements, and installation of professionally designed illuminated business identification signage consistent with applicable City ordinances and sign regulations. Exterior improvements are intended to enhance the appearance of the existing commercial property while maintaining compatibility with the surrounding area and community character.

Number of Employees

The proposed dispensary is anticipated to operate with approximately 2–4 employees onsite during normal business operations, depending on customer demand and operational needs. Staffing is expected to include management, retail associates, and inventory/compliance support personnel. The business is intended to operate as a professionally managed, low-impact retail operation with controlled customer access and limited traffic generation relative to traditional retail uses.

Sewer and Water Flow/User Rates

The proposed use will utilize the property's existing well and septic systems associated with the existing commercial structure. The proposed dispensary operation is expected to generate relatively low water usage comparable to a standard retail business operation. No significant increase in

wastewater flow is anticipated as part of the proposed Phase 1 retail dispensary use.

Soil Limitations / Conservation / BMPs

The proposed project primarily involves interior tenant improvements within an existing commercial building and limited exterior site improvements. No substantial grading, excavation, or land disturbance is currently proposed as part of the Phase 1 development. Existing drainage patterns and site conditions are expected to remain substantially unchanged. Best management practices will be implemented as required by applicable local, watershed district, and state regulations.

Parking, Landscaping, and Site Improvements

Parking lot grading, paving, and certain exterior site improvements may be modified in the future in coordination with ongoing or future Highway 36 corridor improvements and property owner site redevelopment plans. The current application is intended to demonstrate functional site access, parking layout, and operational compatibility for the proposed Phase 1 dispensary use within the existing commercial property configuration.

The site plan submitted with the application is intended to identify existing parking, access, circulation, and general landscape improvements associated with the proposed retail use. Final parking lot grading, drainage, and landscape enhancements may be refined in coordination with future site improvements, permitting requirements, and any future roadway improvements affecting the property.

Hours of Operation

Proposed retail operating hours are anticipated to be:

Sunday: 11:00 a.m. – 8:00 p.m.

Monday – Wednesday: 11:00 a.m. – 9:00 p.m.

Thursday – Saturday: 11:00 a.m. – 9:00 p.m.

Operational hours may be adjusted in the future in compliance with applicable City and State regulations.

Comprehensive Plan Compatibility

The proposed cannabis microbusiness retail operation is consistent with the City's goals of orderly commercial development, responsible land use planning, and economic investment within appropriately zoned areas. The project reuses an existing commercial structure and is intended to operate as a professionally managed, low-impact retail business with controlled customer access, limited traffic generation, and compliance with all applicable local and state regulations. The proposed use is intended to complement surrounding commercial activity while maintaining compatibility with the character of the community.

2K CRAFT CO. LLC

Tenant Improvent
11020 60th St N,
Grant, MN 55082

PROJECT TEAM

ARCHITECT:

INSPIRE ARCHITECTS

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TENANT:

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Richard Lillard
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richard@comcast.net

PROPERTY OWNER:

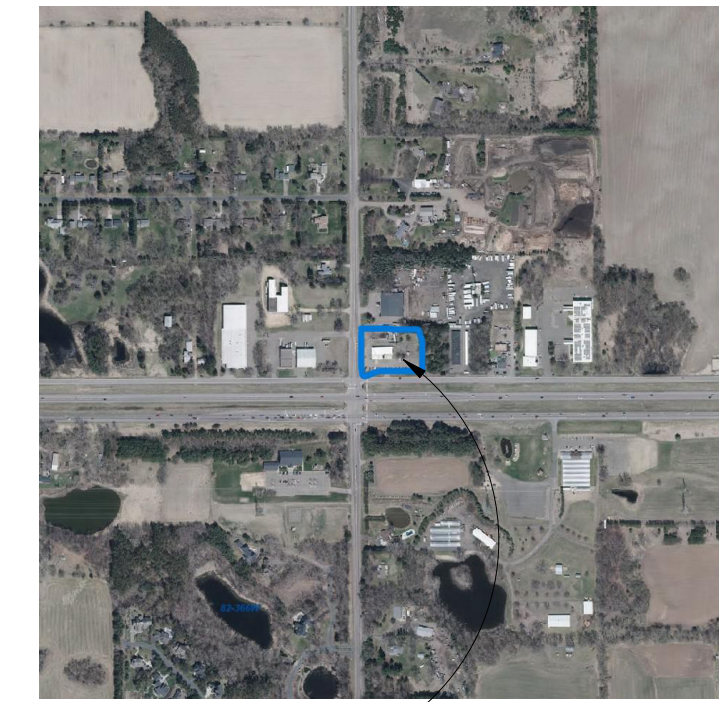
Willam A & Carol Curtis
256A W Lower Pine Lake CT,
Stair Prairie WI, 54026

GENERAL CONTRACTOR:



Project Manager
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Burnsville, MN 55337
JOSE@ybconstructionmn.com
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SITE LOCATION



PROJECT LOCATION NOT TO SCALE

DRAWING INDEX

Drawing Index Demo		
Sheet Number	Sheet Name	Current Revision
A000	Title	
A001	Code Review Plan	
A002	Site Plans	
A100	Demolition Plans	
A101	Revised Plans	
A200	Revised Reflected Ceiling Plan	
A400	Details	

ABBREVIATIONS

ABV	-ABOVE	MAT	-MATERIAL
ACC	-ACCESSIBLE	MH	-MANHOLE
AFF	-ABOVE FINISHED FLOOR	MFR	-MANUFACTURE
ARCH	-ARCHITECT	MAS	-MASONRY
ALUM	-ALUMINUM	MO	-MASONRY OPENING
APPROX	-APPROXIMATE	MTL	-METAL
BPL	-BEARING PLATE	MISC	-MISCELLANEOUS
BM	-BENCH MARK	NIC	-NOT IN CONTRACT
BLKG	-BLOCKING	NTS	-NOT TO SCALE
BOT	-BOTTOM	NO	-NUMBER
BOW	-BOTTOM OF WALL	OC	-ON CENTER
CIP	-CAST-IN-PLACE	OPNG	-OPENING
CB	-CATCH BASIN	OPP	-OPPOSITE
CLG	-CEILING	OPH	-OPPOSITE HAND
CT	-CERAMIC TILE	OD	-OUTSIDE DIAMETER
CLR	-CLEAR (ANCE)	OH	-OVERHEAD
		OHD	-OVERHEAD DOOR
		PAR	-PARALLEL
CONC	-CONCRETE	PART	-PARTITION
CMU	-CONCRETE MASONRY	PVMT	-PAVEMENT
CONST	-CONSTRUCTION	P LAM	-PLASTIC LAMINATE
CONT	-CONTINUE (OUS)	PL	-PLATE
CRS	-COURSE	PT	-PRESSURE TREATED
CJ	-CONTROL JOINT	PVC	-POLYVINYL CHLORIDE
DIA	-DETAIL	PSF	-POUNDS PER SQUARE FOOT
DIM	-DIAMETER	PSI	-POUNDS PER SQUARE INCH
DR	-DIMENSION	PC	-PRECAST
DS	-DOOR	PL	-PROPERTY LINE
DWG	-DOWNSPOUT	PP	-POWER POLE
DF	-DRAWING	QT	-QUARRY TILE
ELECT	-ELECTRIC (AL)	R	-RADIUS
EL	-ELEVATION	RA	-RETURN AIR
EQ	-EQUAL	RD	-ROOF DRAIN
		REF	-REFERENCE
EXH	-EXHAUST	RF	-ROCK FACE
EXIST	-EXISTING	RH	-RIGHT HAND
EJ	-EXPANSION JOINT		
EXP	-EXPANSION	ROW	-RIGHT OF WAY
EF	-EXHAUST FAN	RM	-ROOM
ELEC	-ELECTRICAL PANEL	RO	-ROUGH OPENING
PNL	-ELECTRIC WATER COOLER	R&S	-ROD AND SHELF
EWC	-EXTERIOR	SHTG	-SHEATHING
EXT	-FINISHED FLOOR	SHR	-SHOWER
FFE	-ELEVATION	SIM	-SIMILAR
FPL	-FIREPLACE	SC	-SOLID CORE
FD	-FLOOR DRAIN	SPEC	-SPECIFICATIONS
FTG	-FOOTING	SQ	-SQUARE
FND	-FOUNDATION	S STL	-STAINLESS STEEL
FH	-FIRE HYDRANT	SD	-STORM DRAIN
GA	-GAGE, GAUGE	STRUCT	-STRUCTURAL
GALV	-GALVANIZED	SYM	-SYMMETRY (ICAL)
GC	-GENERAL CONTRACTOR	THK	-THICKNESS
GB	-GRAB BAR	TCC	-TOP OF CONCRETE
GWB	-GYPSUM WALL BOARD	TOS	-TOP OF SLAB
		TOW	-TOP OF WALL
HDW	-HARDWARE	T	-TREAD
HVAC	-HEATING / VENTILATION /	TYP	-TYPICAL
	AIR CONDITIONING	TOF	-TOP OF FOOTING
HT	-HEIGHT	UNF	-UNFINISHED
HC	-HANDICAP	UR	-URINAL
HM	-HOLLOW METAL	UNO	-UNLESS NOTED OTHERWISE
HOR	-HORIZONTAL	VERT	-VERTICAL
HBL	-HOSE BIBB	VB	-VAPOR BARRIER
INCL	-INCLUDE	VTR	-VENT THRU ROOF
ID	-INSIDE DIAMETER	WD	-WOOD
INSUL	-INSULATION	WC	-WATER CLOSET
INT	-INTERIOR	WH	-WATER HEATER
INV	-INVERT	WP	-WATERPROOFING
JST	-JOIST	WR	-WATER RESISTANT
LAM	-LAMINATE	WWF	-WELDED WIRE FABRIC
LAV	-LAVATORY	W	-WIDTH, WIDE
LH	-LEFT HAND	YH	-YARD HYDRANT
LT	-LIGHT	YD	-YARD DRAIN
		YI	-YARD INLET

GENERAL NOTES

1. SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
2. DIMENSIONS ARE IN ORDER OF PRIORITY- TO GRID LINES, FACE OF EXTERIOR SHEATHING ON STUD WALLS, FACE OF CMU EXTERIOR FOUNDATION WALLS, CENTER OF STUD WALLS, AND INTERIOR FINISH FACES.
4. IF NOT NOTED CONTRACTOR SHALL PROVIDE AND INSTALL MATERIALS AND PRODUCTS ACCORDING TO MANUFACTURER'S STANDARDS INCLUDING MATERIALS NOT NOTED TO MAKE AN ASSEMBLY.
5. ELECTRICAL, MACHANICAL, AND PLUMBING WORK SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND MEET CURRENT CODES.
6. CONFIRM AND COORDINATE LOCATIONS OF UTILITIES.
7. TRADES AND SUPPLIERS TO REVIEW AND VERIFY INFORMATION AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO WORK BEING INITIATED AND BID.
8. ALL EXTERIOR SHEATHING TO BE 1/2" NOMINAL CONTINUOUS STRUCTURAL RATED PANELS.
9. INTERIOR WALLS SHALL BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
10. LUMBER SHALL BE NO. 2 GRADE OR BETTER.
11. LUMBER IN CONTACT WITH CONCRETE OR MASONRY OF WITHING 6" OF GRADE SHALL BE PRESSURE TREATED.
12. FIREBLOCKING TO BE INSTALLED IN ALL WALL CAVITIES GREATER THAN 10 FEET TALL AND AS REQUIRED BY CODE.
13. PROVIDE BLOCKING AT CASEWORK-IN WALL.
14. CASEWORK TO BE ADEQUATELY ANCHORED TO FLOOR AND WALL
15. PLUMBING ON EXTERIOR WALLS SHALL BE FURRED OUT AND INSULATED.

PROJECT INFO.

PROPERTY INFORMATION

PROPERTY ID: 36.030.21.33.0016
ADDRESS : 11020 60TH ST N STILLWATER MN
LEGAL :
SEC 36
TWN 030
RNG 021
PROPERTY SIZE
2.9 ACRES
126,116 SQ FT

REVISIONS		date



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Hafferman AIA
NCARB
Signature: Jeffrey R. Hafferman
License # 44333

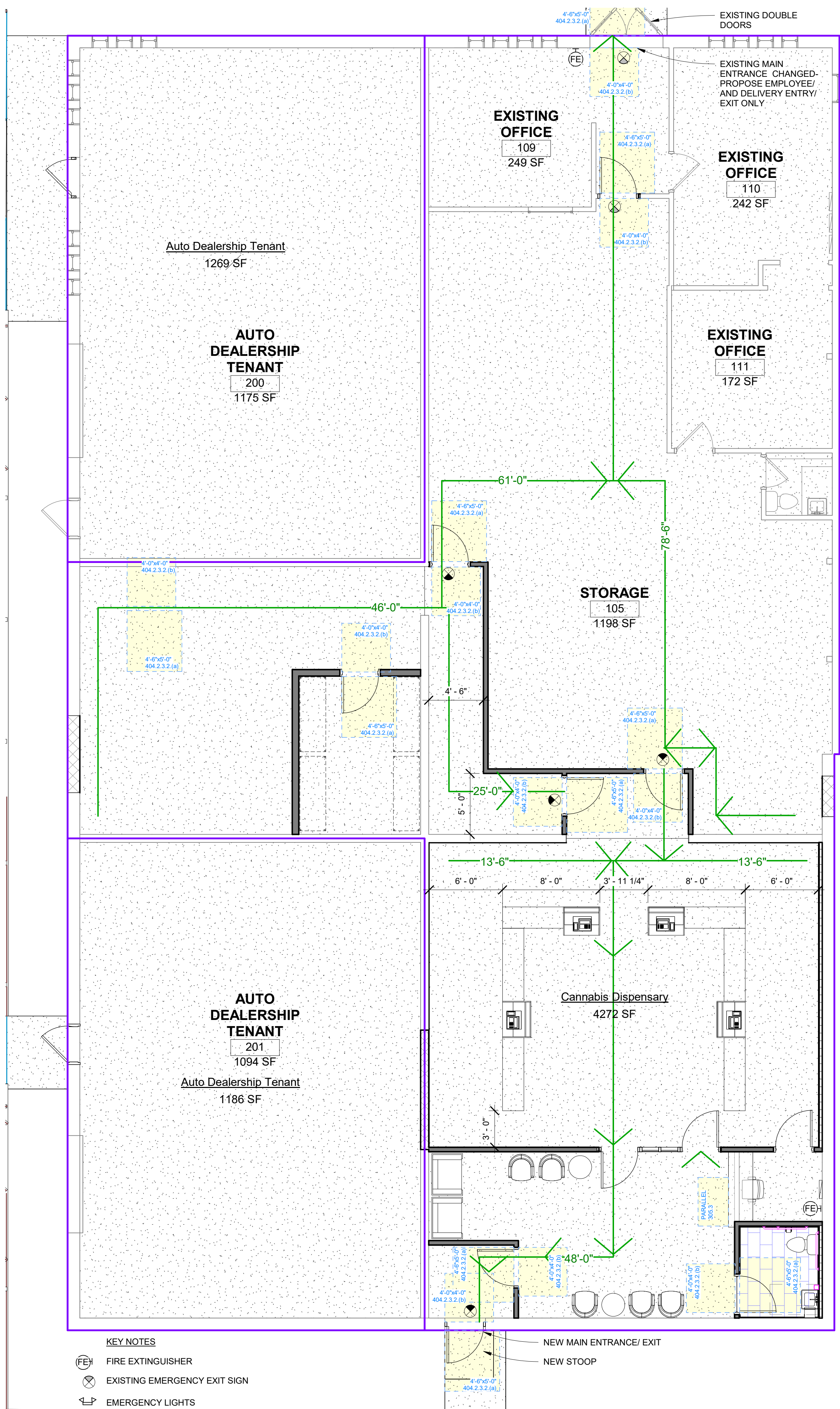
Date
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FOR
CONDITIONAL
USE
APPLICATION

Sheet Title: Title	Project: TENANT IMPROVEMENT 11020 60TH ST N GRANT, MN 55082
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Project number	2026-40
Drawn by	Dylan
Checked by	Jeff
Construction Documents	

A000



SECTION 306
KNEE AND TOE CLEARANCE

306.1 General. Where space beneath an element is included as part of clear floor space at an element, clearance at an element, or a turning space, the space shall comply with Section 306. Additional space shall not be prohibited beneath an element, but shall not be considered as part of the clear floor space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space beneath an element between the floor and 9 inches (230 mm) above the floor shall be considered toe clearance and shall comply with Section 306.2.

306.2.2 Maximum depth. Toe clearance shall be permitted to extend 25 inches (635 mm) maximum under an element. 306.2.3 Minimum depth. Where toe clearance is required at an element as part of a clear floor space complying with Section 305, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.

306.2.4 Additional clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) minimum in width.

306.3 Knee clearance.

306.3.1 General. Space beneath an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor shall be considered knee clearance and shall comply with Section 306.3.

306.3.2 Maximum depth. Knee clearance shall be permitted to extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the floor.

306.3.3 Minimum depth. Where knee clearance is required beneath an element as part of a clear floor space complying with Section 305, the knee clearance shall be 11 inches (280 mm) minimum in depth at 9 inches (230 mm) above the floor, and 8 inches (205 mm) minimum in depth at 27 inches (685 mm) above the floor.

306.3.4 Clearance reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) minimum in width.

SECTION 308
REACH RANGES

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.

308.2.2 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum above the floor where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum above the floor, and the reach depth shall be 25 inches (635 mm) maximum.

308.3 Side reach.

308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

FURNITURE- TABLES AND CHAIRS SHALL MEET: SECTION 902

DINING SURFACES AND WORK SURFACES

902.1 General. Accessible dining surfaces and work surfaces shall comply with Section 902.

Exception: Dining surfaces and work surfaces primarily for children's use shall be permitted to comply with Section 902.5.

902.2 Clear floor space. A clear floor space complying with Section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

REQUIREMENTS FOR PARALLEL APPROACH SALES AND TRANSACTION COUNTER

904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either Section 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers.

904.3.2 Parallel approach. A portion of the public use side of the counter surface 36 inches (915 mm) minimum in length and 26 inches (660 mm) minimum to 36 inches (915 mm) maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches (305 mm) minimum.

904.5 Food service lines. Counters in food service lines shall comply with Section 904.5.

904.5.1 Self-Service shelves and dispensing devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with Section 308.

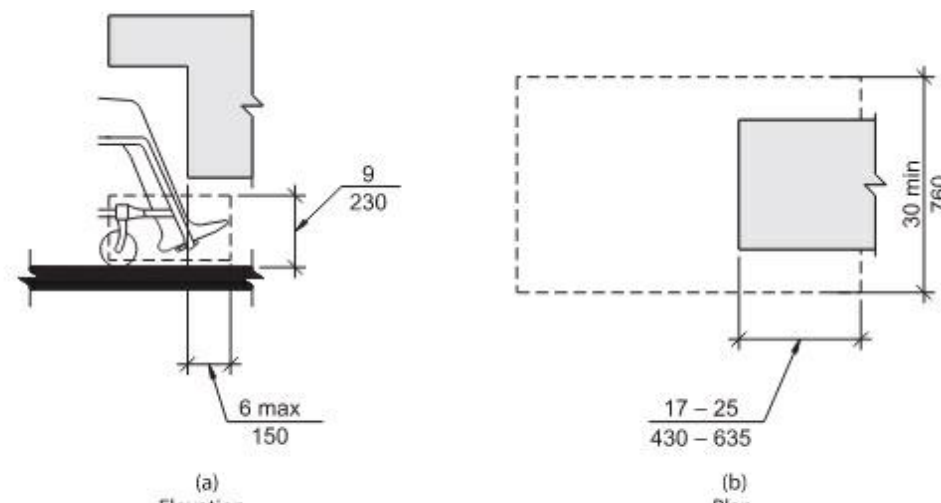


FIGURE 306.2
TOE CLEARANCE

SECTION 305
CLEAR FLOOR SPACE

305.1 General. A clear floor space shall comply with Section 305.

305.2 Floor surfaces. Floor surfaces of a clear floor space shall comply with Section 302. Changes in level are not permitted within the clear floor space.

Exception: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width.

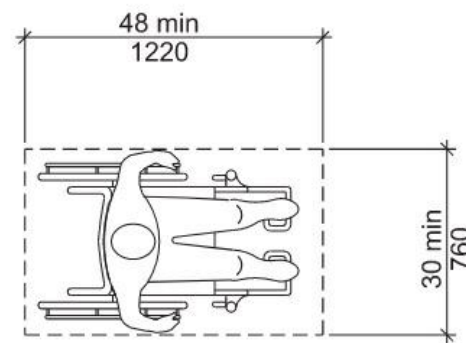


FIGURE 305.3
SIZE OF CLEAR FLOOR SPACE

305.4 Knee and toe clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

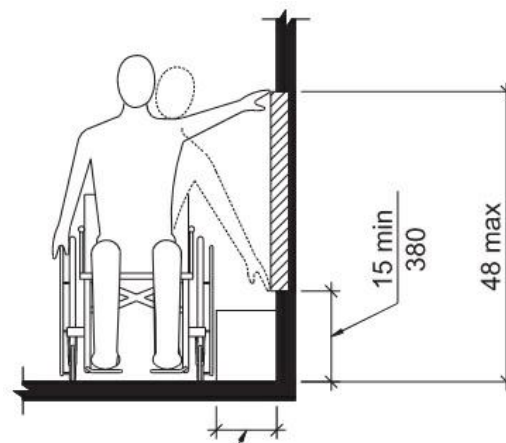


FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

ACCESSIBLE REACH RANGE

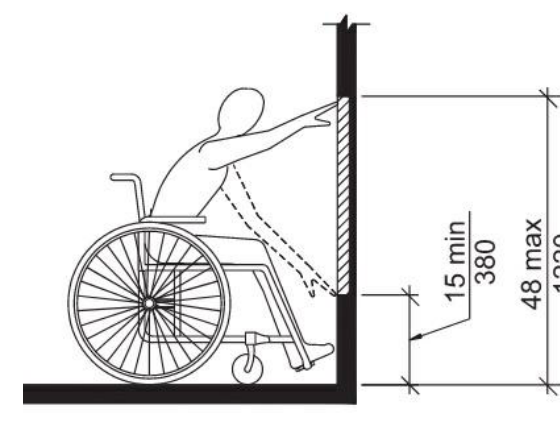


FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

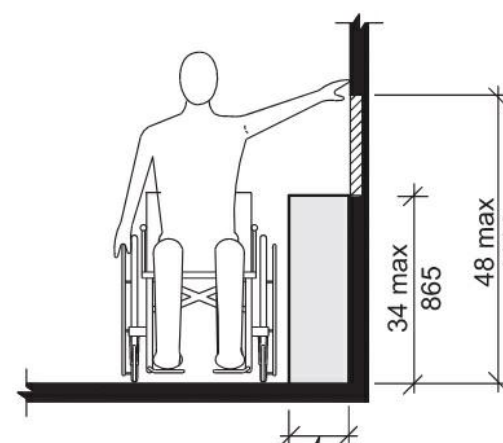
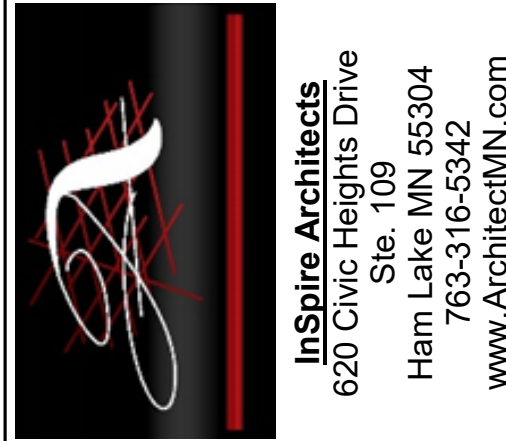


FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

Code Analysis
1/2" = 1'-0"

Project Description			
EXISTING AUTO DEALERSHIP TENANT SPACE DIVIDED INTO 3 TENANT SPACES: 1. 2 OF THE TENANT SPACES TO REMAIN AUTO DEALERSHIP TENANT SPACE. 2. ADD NEW ENTRY, WAITING AREA, RECEPTION (SECURITY CHECKPOINT), SALES FLOOR, STORAGE AREA, FULFILLMENT AREA, AND VAULT TO MERCANTILE CANNABIS DISPENSARY.			
Applicable Codes			
2020 MN Conservation Code for Existing Buildings 2020 MN State Building Codes (2020 MNSBC) Amending and Adopting 2018 International Building Code 2020 MN State Accessibility Code MN Chapter 1341 2024 MN Energy Code 2020 MN State Plumbing Code MN Rules Chapter 4714 2020 MN State Mechanical Code MN Rules Chapter 1436 Adopting: 2020 MN State Fire Code with City Ordinances 2023 National Electrical Code (NEC) 2026 City of GRANT Ordinances			
CONTRACTOR SHALL BE RESPONSIBLE FOR MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND PULL SEPARATE PERMITS AS REQUIRED. DRAWINGS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL OF THAT TRADE AND EMAILED TO INSPIRE ARCHITECTS FOR APPROVAL. ONCE APPROVED AND STAMPED BY ARCHITECT- THE CONTRACTOR SHALL SUBMIT TO THE CITY.			
PER 2020 MNSBC SECTION 1300.0130.9B ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE LICENSED DESIGN PROFESSIONAL RESPONSIBLE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. (ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE SPRINKLER WORK).			
Construction Type		Type V-B	Non-Combustible, Non-Protected
Building Elements Fire Resistance Rating- Table 601		# Hours	
Primary Structural Frame		0	
Bearing Walls- Exterior		0	
Non-bearing Walls Interior		0	
Exterior (Table 602) 10<X<30		0	
Interior		0	
Floor Construction- Secondary Members		0	
Roof Construction- Secondary Members		0	
WOODEN FRAME STRUCTURE			
Fire and Smoke Protection Features (Chapter 7)			
EXISTING TO REMAIN			
Fire Protection- (Chapter 9)			
EXISTING- NO, PROPOSED- NO			
Occupancy Group			
EXISTING- AUTO REPAIR AND AUTO SALES S-2/ B-		6,727 SF,	
PROPOSED- M-Mercantile 4,272 sf, Auto Repair and Sales- S-1/ B		2,455 sf	
Building Heights and Areas (Chapter 5)			
ALLOWABLE	FLOORS	HEIGHT	AREA
Auto Repair and Sales S1/B	1	60	9,000
M- Mercantile, Cannabis	1	60	9,000
EXISTING- S1	1	15'	6,633 SF
PROPOSED- Mercantile	1	15'	4,272 sf
Auto Repair Sales- S1/ B	1	15'	2,361 sf
Occupant Loads		Table 1004.5	
Maximum Floor Area Allowances per Occupant			
Space Function	Occupant: sf	Area	Occupants
Mercantile	SEE PLAN	4,272 sf	64
Auto Repair and Sales S1/B		2,361	24
Total			88
Plumbing Fixtures- Chapter 29			
REQUIRED	Water Closets	Lavatories	Drinking Fountain
	1:500	1:750	1:1000
EXISTING	3	2	0
DEMOTD	2	1	1
PROPOSED	1	1	1
TOTAL	2	2	1
2902.2. Exception 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less. The Tenant shall provide Water Dispenser through a water dispenser provider instead of Drinking Fountains.			
Egress Travel- Distances			
Common Path of Egress Travel Distance: (Table 1006.2.1)		100'-0"	(See Plan For Actual)
Spaces with 1 Exit Access (Table 1006.2.1) Maximum Occupant Load =		49	(See Plan For Actual)
Exit Access Travel Distance (Table 1017.2)(2 Exits)		250'-0"	(See Plan For Actual)
The existing front door and back door allow 2 exits. With 61 occupants total and fewer than 49 occupants in the sales area and fewer than 49 occupants in the rear area the occupants in the front can exit the Main entrance. The distances exiting the rear area and the vault/ fulfillment areas are greater than 75'-0" therefore 2 exits are provided- front and rear.			
MN Accessibility Code 2020			
305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the MN Accessibility Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible. 305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function. 1. Parking Lot Accessibility- 1:20 max slope typical, 1:48 max slope at landings, 1:48 max cross slope- typical. 2. Building Entrance- Accessible Entrance door, landings.			
MN Energy Code 2024- (TABLE 5.5-6 Building Envelope Requirements for Climate Zone 6 (A,B))			
Elements	MAXIMUM	MIN. VALUE	
Roof- above deck	Existing to remain		
Walls- wood framed	Existing to remain		
Foundation- Existing CMU	Existing to remain		
Floor- Existing Concrete Slab	Existing to remain		

REVISIONS	date



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Hafferman AIA
NCARB

Signature: Jeffrey R. Hafferman
License # 44333

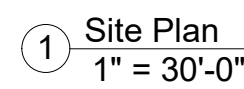
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FOR
CONDITIONAL
USE
APPLICATION

Street Title: Code Review Plan
Project:
TENANT IMPROVEMENT
11020 60TH ST N
GRANT, MN 55082

Project number 2026-40
Drawn by BF
Checked by JRH
Construction Documents

A001



A. This site plan is provided for illustrative purposes only and is intended to show the general layout of the existing Building and Parking Lot. All dimensions, boundaries, and features are approximate and subject to change based on final engineering, field verification, and regulatory approvals. It should not be used for construction, legal descriptions, or as a definitive survey of the property. The intention of this plan is to show Parking for the Cannabis Dispensary. The project consists of primarily interior tenant improvements with minimal exterior disturbance. No significant Grading, Storm Water Modifications, Wetland Impacts, or Drainage alterations are proposed.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Signature: Jeffrey R. Hafferman
License # 44333

Date
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Sheet Title: Site Plans

Project: TENANT IMPROVEMENT

GRANT, MN 55082

Project number	2026-40
Drawn by	Author
Checked by	Checker
Construction Documents	

A002

KEY NOTES

- 1
- REMOVE EXISTING SINKS
- 2
- REMOVE EXISTING TOILET
- 3
- REMOVE EXISTING WALL AND BASE
- 4
- REMOVE EXISTING DOOR AND FRAME
- 5
- REMOVE EXISTING ELECTRICAL PANEL
- 6
- REMOVE EXISTING URINAL
- 7
- REMOVE EXISTING WINDOW AND FRAME

GENERAL NOTES

- A. PRIOR TO STARTING WORK-
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
-FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS
PRIOR TO STARTING WORK.
-FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND
MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS
REQUIRED
- B. THE GENERAL CONTRACTOR shall Pull Separate Permits for
Electrical, Mechanical, and Plumbing Work and Meet the Current Code
Requirements. Contractor shall be responsible for managing and
coordinating work.
- C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO
ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL,
PLUMBING AND ELECTRICAL.
- D. WHEN EXISTING WALLS ARE REMOVED-INCLUDING
EXTERIOR WALLS, VERIFY WHETHER WALLS ARE
STRUCTURAL BEFORE REMOVAL. PROVIDE TEMPORARY
SHORING & SUPPORT. DRAWINGS BY OTHER.

REVISIONS	date



InSpire Architects
620 Civic Heights Drive
Ste. 109
Ham Lake MN 55304
763.316.5342
www.ArchitectMN.com

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Jeffrey Hafferman AIA
NCARB

Signature: *Jeffrey R. Hafferman*
License # 44333

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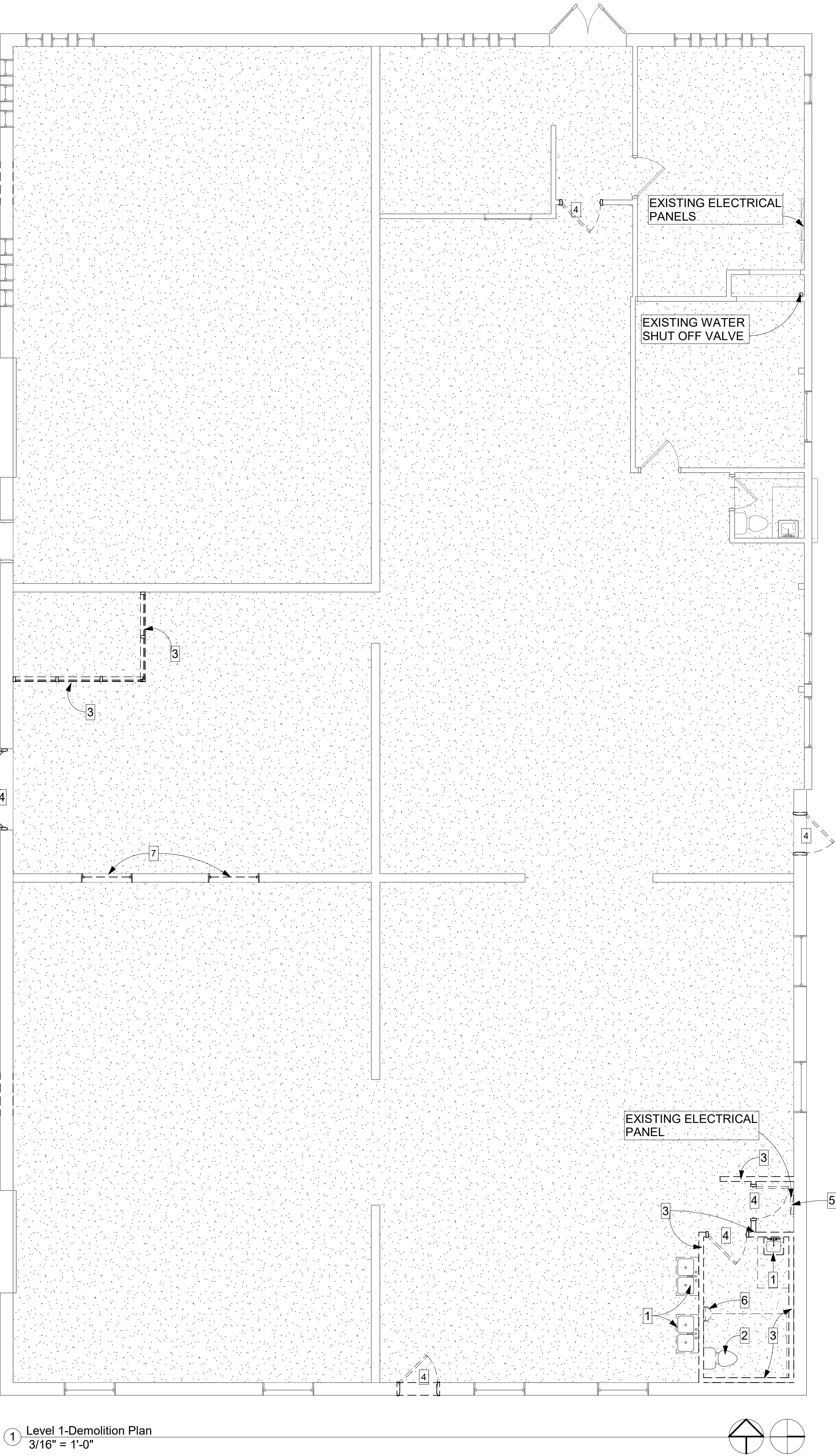
FOR
CONDITIONAL
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APPLICATION

Sheet Title: Demolition Plans

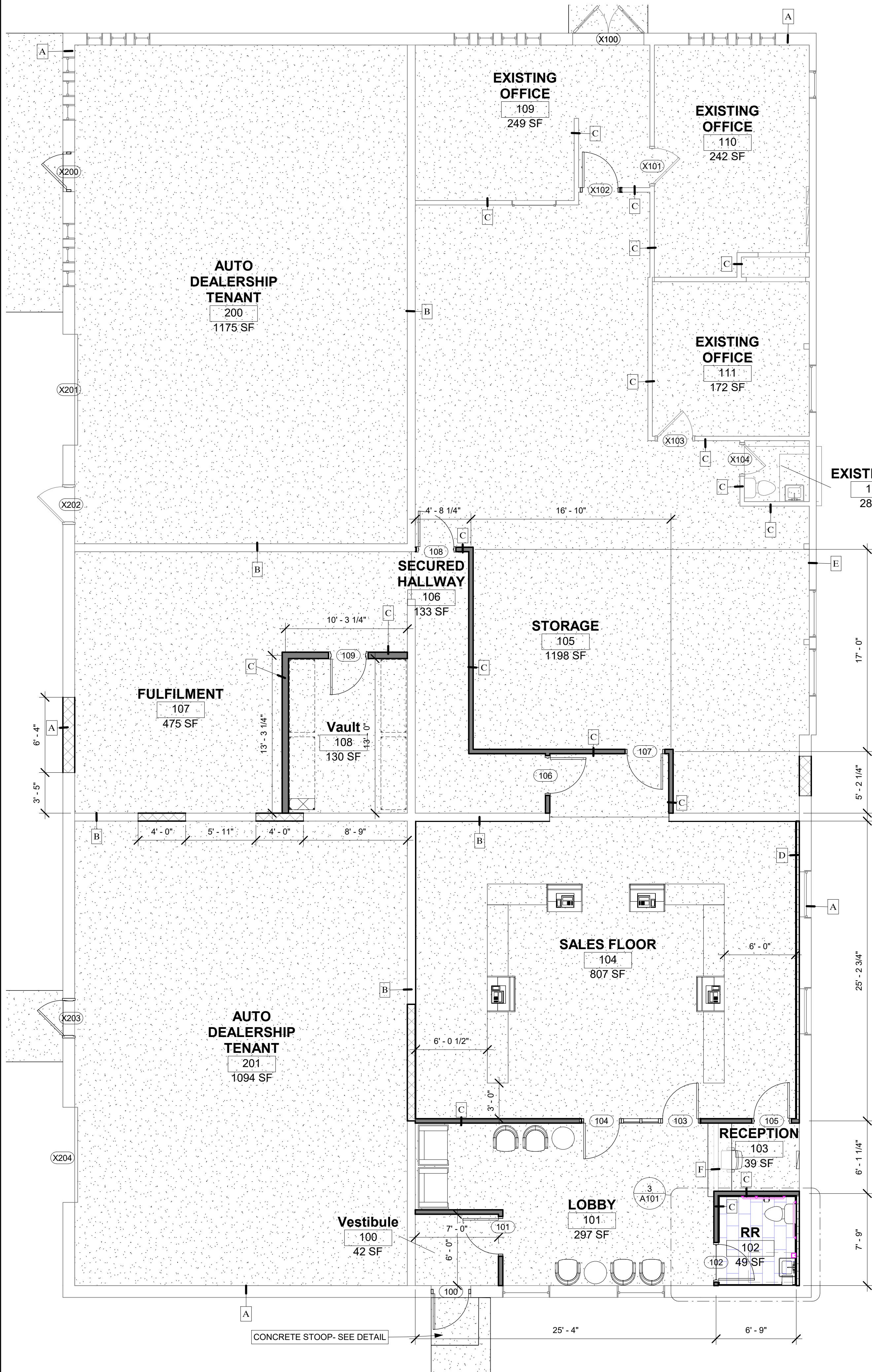
Project:
TENANT IMPROVEMENT
11020 60TH ST N
GRANT, MN 55082

Project number	2026-40
Drawn by	Dylan
Checked by	Jeff
Construction Documents	

A100



1 Level 1-Demolition Plan
3/16" = 1'-0"

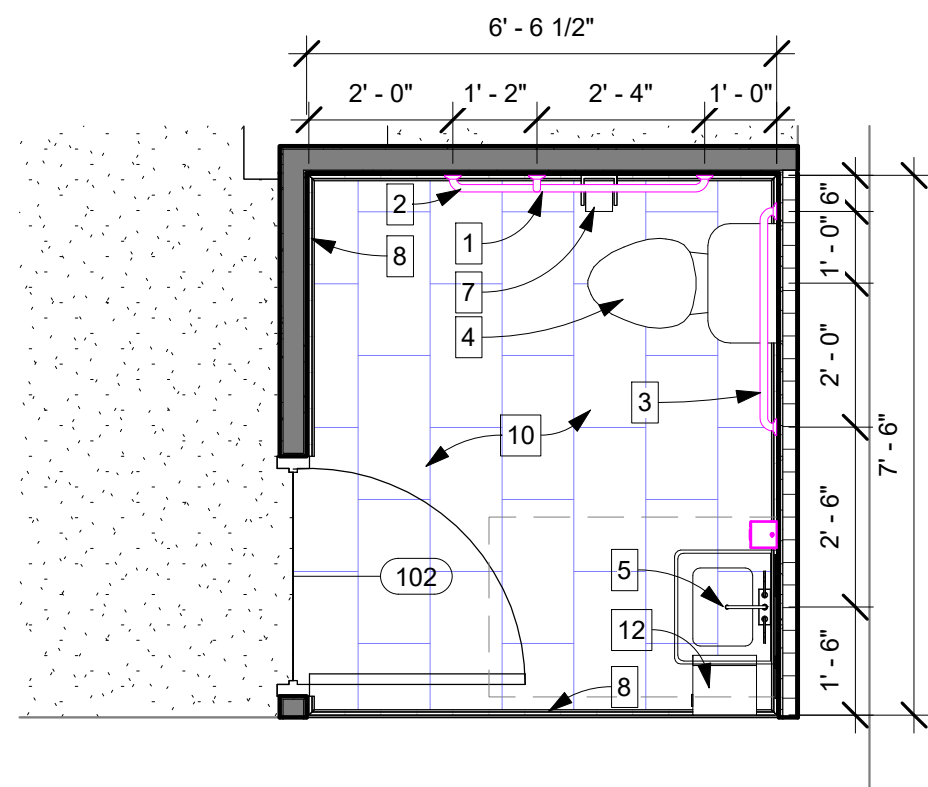


GENERAL NOTES

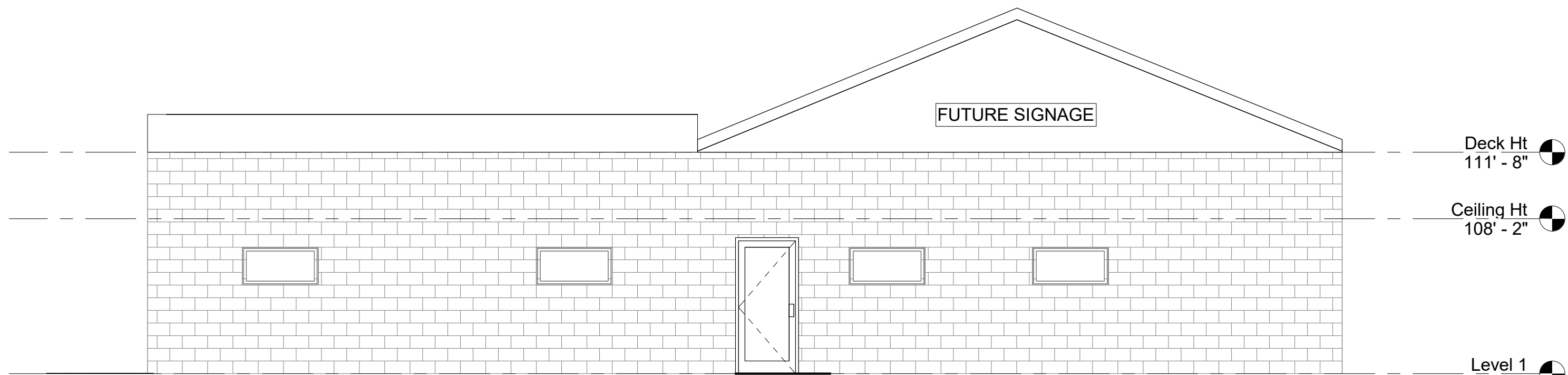
- A. PRIOR TO STARTING WORK-
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-FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS
PRIOR TO STARTING WORK
-FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS REQUIRED
- B. THE GENERAL CONTRACTOR shall Pull Separate Permits for Electrical, Mechanical, and Plumbing Work and Meet the Current Code Requirements. Contractor shall be responsible for managing and coordinating work.
- C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL. PROVIDE SHOP DRAWINGS FOR DOORS, FRAMES, HARDWARE, WINDOWS, STOREFRONT, CABINETS.
- D. WHEN EXISTING WALLS ARE REMOVED-INCLUDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL. PROVIDE TEMPORARY SHORING & SUPPORT. DRAWINGS BY OTHER.

WALL TYPES

- A 12" CMU WALL- FULL HEIGHT
B 8" CMU WALL- FULL HT
C EXISTING- 3 1/2" WOOD STUD WALL WITH 1/2" GYPSUM BOARD FINISH ON BOTH SIDES TO REMAIN.
D NEW WALLS SHALL BE 3 5/8" METAL STUD WALLS WITH 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES U.N.O.
E 3" Z CHANNELS WITH 3" XPS RIGID INSULATION FURROUT WITH 5/8" GYPSUM BOARD ON INTERIOR FINISH
F EXISTING EXTERIOR FINISH- METAL PANELS ON 2x6" WOOD GIRTS, R-21 BATT INSULATION, 1/2 GYPSUM BOARD.



3 Level 1-Revised Floor Plan - Callout 1
3/8" = 1'-0"



2 Elevation 1 - a
3/16" = 1'-0"

KEY NOTES

- 1 1'-6" VERTICAL GRAB BAR, 3'-4" AFF TO CENTERLINE, 3'-4" OFF REAR WALL
- 2 3'-6" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 1'-0" OFF REAR WALL
- 3 3'-0" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 6" OFF SIDE WALL
- 4 ADA TOILET, 17-19" AFF, 16-18" OFF SIDE WALL
5'-0" CLEAR FLOOR SPACE OFF SIDE WALL MIN
6'-6" CLEAR FLOOR SPACE OFF REAR WALL MIN
- 5 ADA WALL MOUNTED SINK
2'-10" AFF 1'-3" OFF SIDE WALL MIN
BRADLEY WASHBAR- LAVATORY, SOAP DISPENSER, AND HAND DRYER ALL IN ONE OR SIMILAR
- 6 3'-0" x 2'-0" MIRROR CENTERED ON SINK AND LIGHT FIXTURE
HEIGHT 3'-4" AFF
- 7 TOILET PAPER DISPENSER-
HEIGHT AFF 2'-2"
DISTANCE OFF REAR WALL 2'-6"
- 8 PORCELAIN WALL TILE OR FRP W/ 6" INTEGRAL COVE BASE - 4'-0" AFF
- 9 PAINTED GYPSUM BOARD- GREEN BOARD IN WET AREAS.
- 10 FLOOR TILE- NON-SLIP
- 11 WALL MOUNTED SOAP DISPENSER - 3'-4" MAX
- 12 PAPER TOWEL DISPENSER
HEIGHT - 3'-4" AFF
IF <4" WIDE ANYWHERE-IF >4" OUTSIDE OF CLEAR FLOOR SPACE
- 13 DOOR THRESHOLD AND TRANSITION-AS NECESSARY FOR ADA-LESS THAN 1/2" MAX CHANGE IN LEVEL AND BEVELED TO NOT BE A TRIPPING HAZZARD
- 14 ACCESSIBLE RESTROOM SIGN
- 15 PROTECTIVE PANEL OR SOCK ON FRONT OF SINK DRAIN
- 16 SERVICE/MOP SINK WITH WALL HOOKS TO HOLD MOP 6" ABOVE SINK HT, FRP ON ALL SIDES, 4'-0" AFF MIN., WITH IN 4'-0" OF SINK
- 17 WALL MOUNTED URINAL.
605.2 Height and depth. Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches (430 mm) maximum above the floor. Wall hung urinals shall be 13 1/2 inches (345 mm) minimum in depth measured from the outer face of the urinal rim to the wall.
- EXHAUST FAN EXHAUSTED FROM CEILING THROUGH ROOF OR WALL. VERIFY WITH MANUFACTURED BUILDING ON ROOF PENETRATIONS DETAIL.

REVISIONS	date



InSpire Architects
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Jeffrey Hafferman AIA
NCARB

Signature: *Jeffrey R. Hafferman*
License # 44333

Date
5/28/2026 11:28:30 AM

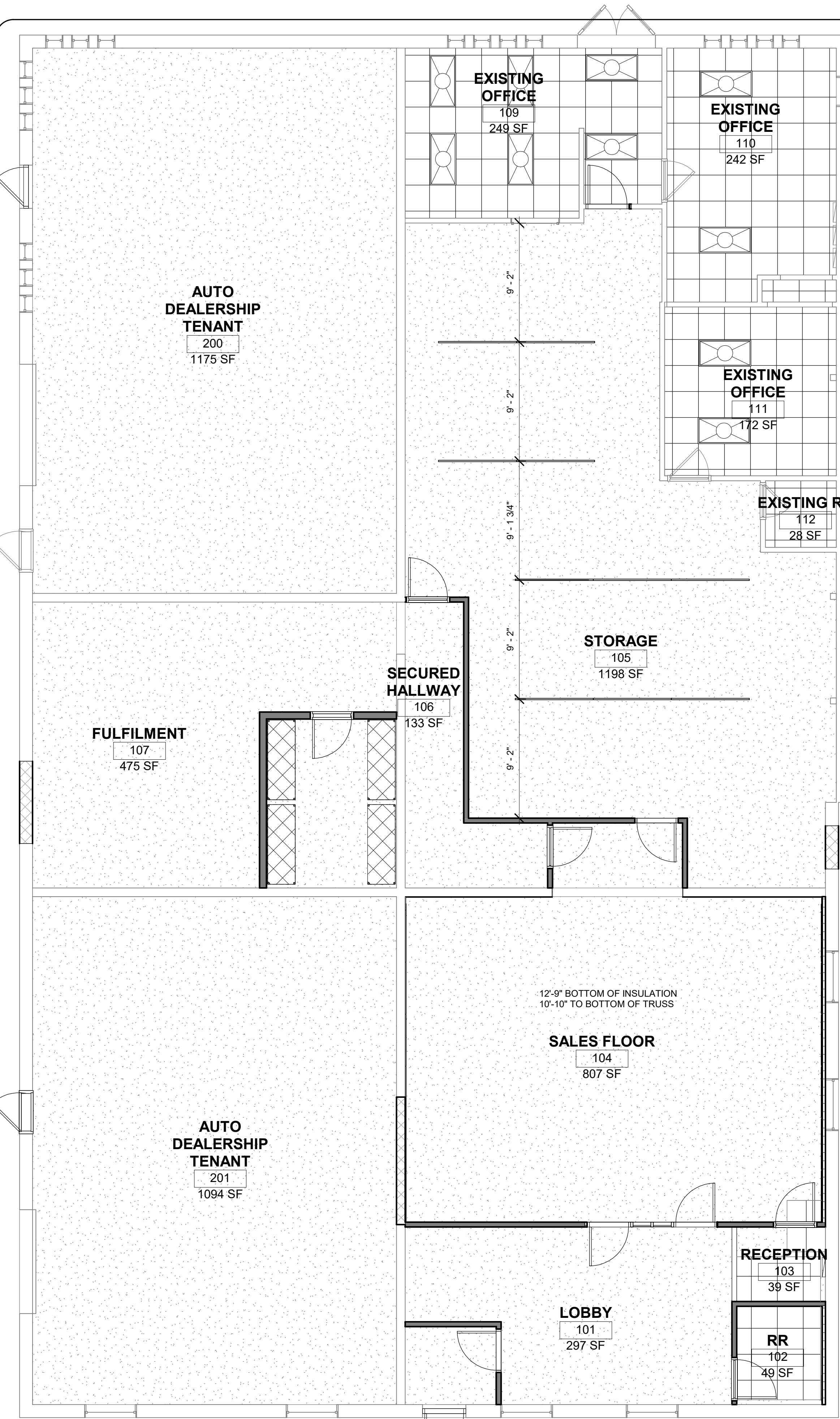
FOR
CONDITIONAL
USE
APPLICATION

Sheet Title: Revised Plans

Project:
TENANT IMPROVMENT
11020 60TH ST N
GRANT, MN 55082

Project number	2026-40
Drawn by	Author
Checked by	Checker
Construction Documents	

A101



1 Level 1
3/16" = 1'-0"

KEY NOTES

- 1 NEW 2x2 SQUARE LIGHTING
- 2 EXISTING LIGHTING
- 3 EXISTING CAN LIGHTING
- 4 EXISTING ELECTRICAL PANEL
- 5 REPLACE TILE AS NECESSARY
- 6 EXISTING 2x2 CEILING TILE
- 7 NEW 2x2 CEILING TILE
- 8 EXISTING CEILING - FIELD VERIFY
- 9 FIELD VERIFY ROOF HATCH
- 10 5/8" PAINTED GWB- ADD ALTERNATE #2- PAINTED 1/2" USG STRUCTO-CRETE® BRAND STRUCTURAL PANELS WITH INTERMEDIATE JOISTS ADDED AT 12" O.C. TYPICAL.

GENERAL NOTES

- A. PRIOR TO STARTING WORK-
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
-FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS PRIOR TO STARTING WORK
- FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS REQUIRED
- B. THE GENERAL CONTRACTOR shall Pull Separate Permits for Electrical, Mechanical, and Plumbing Work and Meet the Current Code Requirements. Contractor shall be responsible for managing and coordinating work.
- C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL.
- D. REFLECTED CEILING PLANS ARE A GUIDELINE. ELECTRICIAN TO PROVIDE DRAWINGS AND SPECIFICATIONS FOR LOCAL AND STATE APPROVAL AND PERMIT.
- E. WHEN EXISTING WALLS ARE REMOVED-INCLUDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL. PROVIDE TEMPORARY SHORING & SUPPORT. DRAWINGS BY OTHER.
- F. PAINT EXISTING NEWLY EXPOSED ROOF TRUSSES BLACK.
- G. MECHANICAL DUCTS SHALL BE MODIFIED TO SPIRAL DUCTS.
- H. EXISTING ELECTRICAL SHALL BE RUN IN CONDUIT AND ORGANIZED IN CABLE TRAYS OR 12 GA. STRUTS AT 12" O.C.

REVISIONS	date



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Jeffrey Hafferman AIA
NCARB

Signature: *Jeffrey R. Hafferman*
License # 44333

Date
5/28/2026 11:28:30 AM

FOR
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Room Finish Schedule																
No.	Name	Floor	Base	Wall Finishes				Ceiling Finish	Ceiling Ht	Ceiling Ht	Occupancy	OCC. LOAD FACTOR	Area	Volume A	Occupants	
				North	East	South	West									
100	Vestibule								8' - 0"				42 SF	31.50 CF		
101	LOBBY	CONCETE	4" VINAL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	EXIST	8' - 0"		ASSEMBLY	1:15	297 SF	222.38 CF	20	
102	RR	CONCETE	4" VINAL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	2x2 CEILING TILE	8' - 0"				49 SF	36.65 CF		
103	RECEPTION	CONCETE	4" VINAL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	EXIST	8' - 0"		BUISNESS	1:150	39 SF	29.32 CF	1	
104	SALES FLOOR	CONCETE	4" VINAL	PAINTED SLAT WALL	PAINTED SLAT WALLS	PAINTED SLAT WALLS	PAINTED SLAT WALLS	EXIST	8' - 0"		MERCANTILE	1:60	807 SF	604.96 CF	13	
105	STORAGE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	8' - 0"		STORAGE	1:300	1198 SF	898.53 CF	3	
106	SECURED HALLWAY	CONCETE	4" VINAL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	EXIST	8' - 0"		ASSEMBLY		133 SF	99.47 CF	20	
107	FULFILMENT	CONCETE	4" VINAL	PAINTED BLOCK WALL	PAINTED SLAT WALLS	PAINTED SLAT WALLS	PAINTED SLAT WALLS	EXIST	8' - 0"		STORAGE	1:300	475 SF	355.94 CF	2	
108	Vault	CONCETE	4" VINAL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	PAINTED BLOCK WALL	EXIST	8' - 0"		STORAGE	1:300	130 SF	97.50 CF	1	
109	EXISTING OFFICE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	8' - 0"		STORAGE	1:300	249 SF	186.98 CF	1	
110	EXISTING OFFICE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	8' - 0"		BUISNESS	1:150	242 SF	181.64 CF	2	
111	EXISTING OFFICE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	8' - 0"		BUISNESS	1:150	172 SF	128.78 CF	1	
112	EXISTING RR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	8' - 0"				28 SF	20.98 CF		
Grand total: 13													3859 SF		64	

Architects Inc 2026

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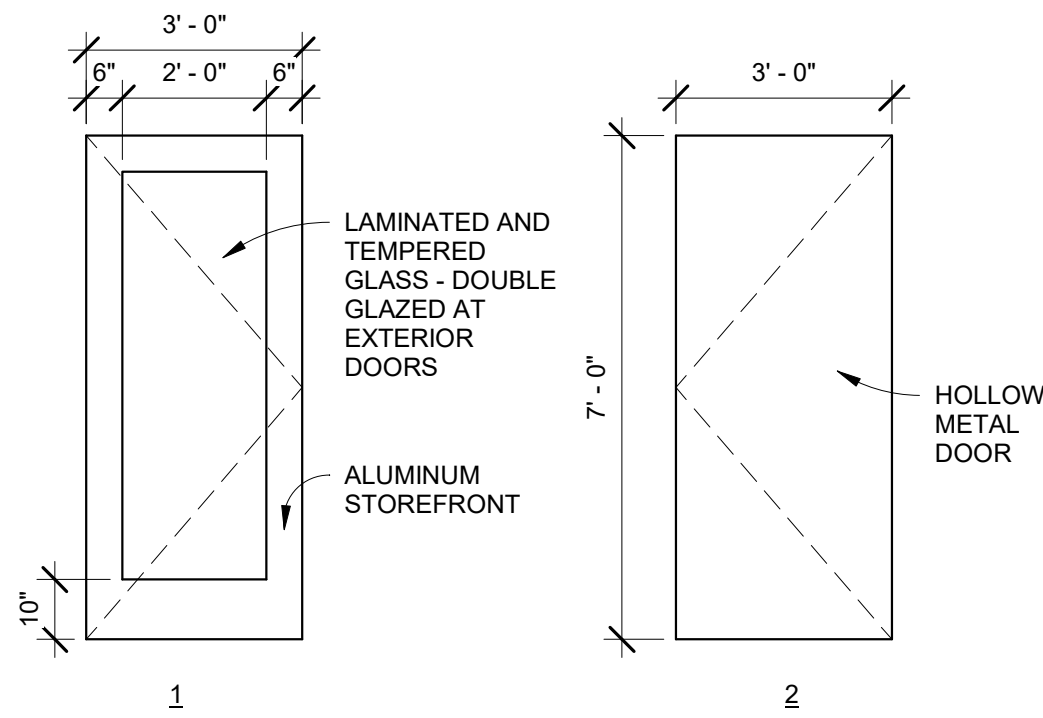
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Project:
TENANT IMPROVMENT

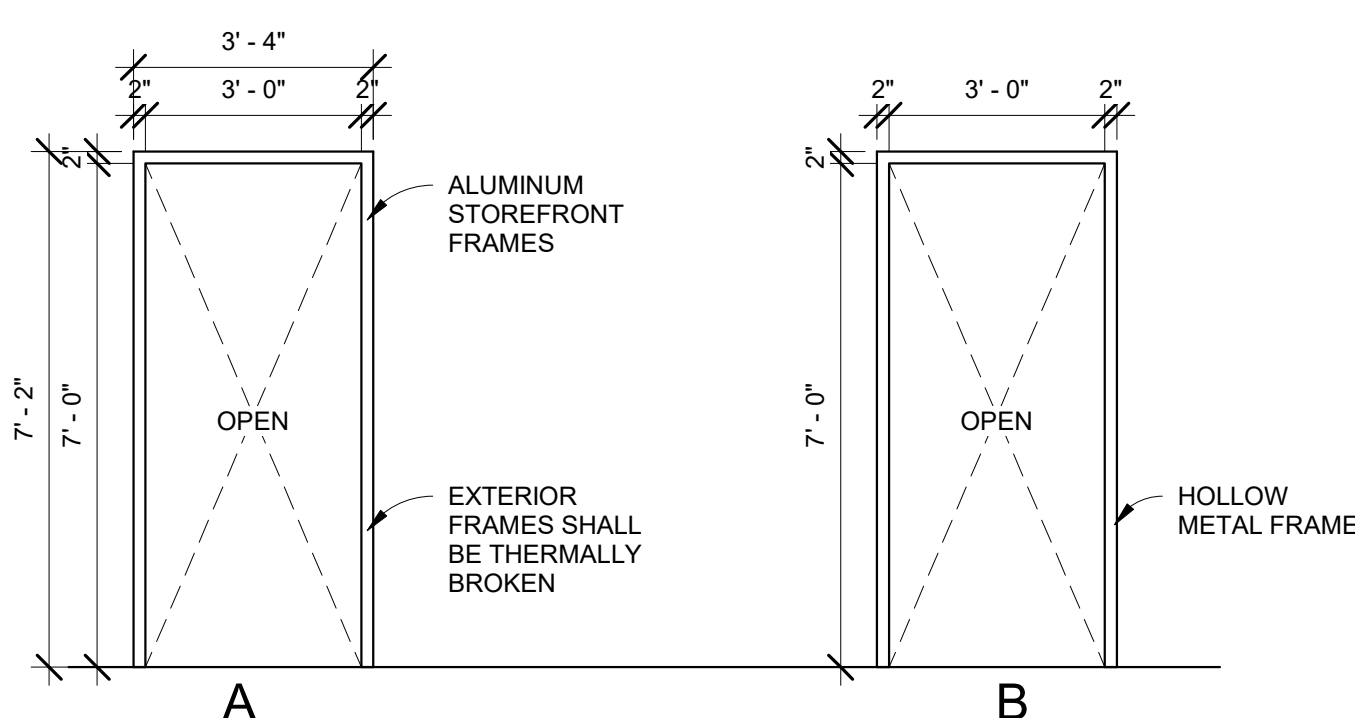
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GRANT, MN 55082

Project number 2026-40
Drawn by Author
Checked by Checker
Construction Documents

A200



1 Door Types
3/8" = 1'-0"



2 Door Frame Types
3/8" = 1'-0"

Door Schedule						
Mark	Width	Height	Door Type	Frame Type	Hardware Groups	Comments
100	3' - 0"	7' - 0"				
101	3' - 0"	7' - 0"				
102	3' - 0"	7' - 0"				
103	3' - 0"	7' - 0"				
104	3' - 0"	7' - 0"				
105	3' - 0"	7' - 0"				
106	3' - 0"	7' - 0"				
107	3' - 0"	7' - 0"				
108	3' - 0"	7' - 0"				
109	3' - 0"	7' - 0"				

DOOR HARDWARE GENERAL NOTES

- THRESHOLDS AT EGRESS DOORS SHALL BE NO MORE THAN 1/2" (MAX) HEIGHT AFF WITH 1/4" BEVELLED EDGE.
- ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" (MIN) TO 48" (MAX) AFF AND SHALL BE "SINGLE-HANDED" OPERABLE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
- WHERE EGRESS DOORS ARE USED IN PAIRS, THE UNLATCHING OF THE LEAF SHALL NOT REQUIRE MORE THAN ONE (1) OPERATION AS MENTIONED IN GENERAL HARDWARE NOTE #2 ABOVE.
- CONTROLS AND OPERATING MECHANISMS SHALL BE LEVER-TYPE (OR EQUAL) PROVIDING OPERATION WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- The force for pushing or pulling open interior swinging egress doors, other than Fire Doors, shall not exceed 5 pounds. For other swinging doors the latch shall release when subject to 15 pounds force and the door shall swing to a full open position when subject to a 15 pound force.
- DOORS EQUIPPED WITH CLOSERS SHALL BE ADJUSTED SO THAT THE SWEEP PERIOD FROM AN OPEN POSITION OF 70 DEGREES WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
- MAIN ENTRANCE DOOR SHALL REMAIN UNLOCKED DURING BUSINESS OPERATING HOURS
- ALL COLORS AND FINISHES SHALL BE CONSISTANT THROUGHOUT BUILDING AND SELECTED BY OWNER.
- SUBMIT DOOR, FRAME, AND DOOR HARDWARE CUT SHEETS, AND SCHEDULES AS SHOP DRAWING SUBMITTALS- APPROVED BY CONTRACTOR, ARCHITECT, OWNER, AND CONTRACTOR IN THIS ORDER BEFORE PURCHASING HARDWARE. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS OF HARDWARE.

DOOR HARDWARE GROUP

NOTE: DOOR AND FRAME TYPES, AND HARDWARE GROUPS SHALL BE TREATED AS SUBMITTALS PERFORMED BY DOOR AND FRAME SUPPLIER, AND DOOR HARDWARE PROVIDER. THE SUBMITTALS SHALL INCLUDE CUT SHEETS ON EACH PRODUCT AND APPROVED BY OWNER, ARCHITECT, AND CONTRACTOR TO MINIMIZE ERRORS AND ADDED TIME AND EXPENSE. DEVIATIONS FROM THIS IS AT THE GENERAL CONTRACTOR'S RISK. HARDWARE PROVIDER SHALL MAKE ADDITIONAL MODIFICATIONS AND ADJUSTMENTS THEY FEEL ARE NECESSARY AND RECOMMENDED, THEN APPROVED BY EACH PARTY.

GROUP 10- Exterior ENTRY/ PANIC EXIT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
PULL, MORTICE LOCKSET Adams Rite Dead Bolt Lock Kit With Outside Mortise Key Cylinder, 1-1/2 in. Backset, Aluminum Finish to match existing.
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD DOOR CLOSER AND STOP
ALUMINUM THRESHOLD- BROKEN FRAME
WEATHERSTRIPPING, DRIP CAP, GASKET

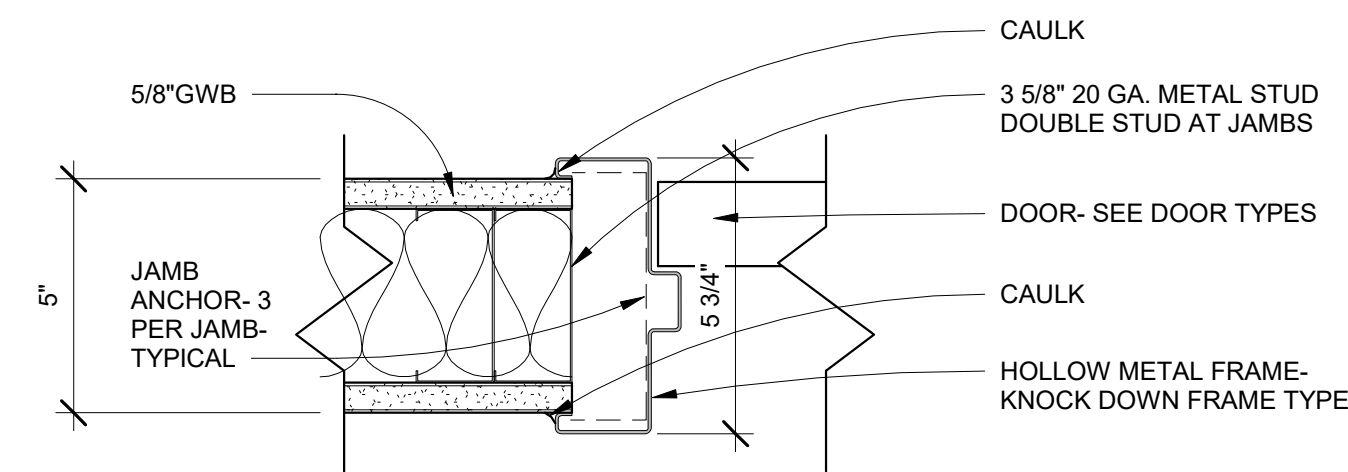
GROUP 1- SECURED ENTRY/NO EXIT- STOREFRONT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
NO PULL, PUSH BAR, Aluminum Finish to match existing.
SCHLAGE (OR SIM) ELECTROMEGNETIC LOCK WITH REMOTE SWITCH
LOCATED AT RECEPTION DESK.
SURFACE MOUNTED OVERHEAD CLOSER AND STOP
ALUMINUM THRESHOLD

GROUP 2- PANIC EXIT ONLY- STOREFRONT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
NO PULL, MORTICE LOCKSET
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD CLOSER AND STOP
ALUMINUM THRESHOLD

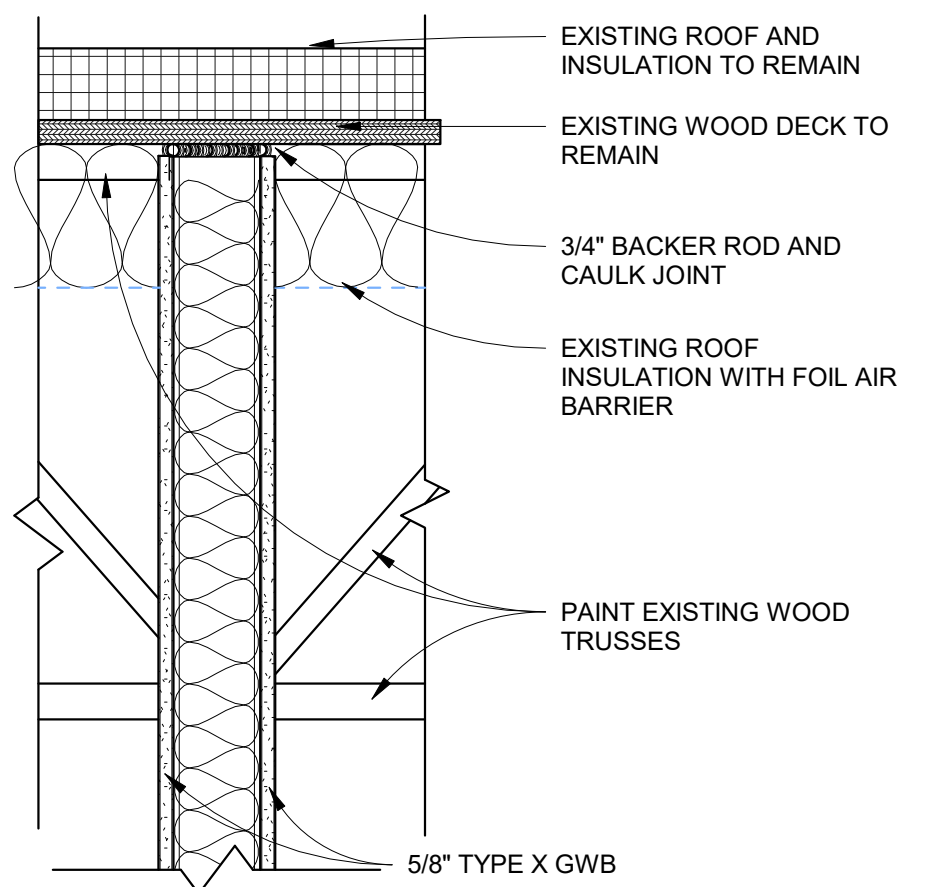
GROUP 3- EXIT ONLY- NO PULL
(1 1/2) 4 1/2x4 1/2" STANDARD DUTY COMMERCIAL FUNCTION HINGES
NO HANDLE ON PULL SIDE, MORTICE LOCKSET.
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD CLOSER AND STOP

GROUP 4- SECURED- STAFF ONLY
(1 1/2) 4 1/2x4 1/2" STANDARD DUTY COMMERCIAL FUNCTION HINGES
LEVER HANDLE ON PULL SIDE, MORTICE LOCKSET.
KEY-CARD ACCESS WITH ELECTRIC STRIKE
SURFACE MOUNTED OVERHEAD CLOSER AND STOP

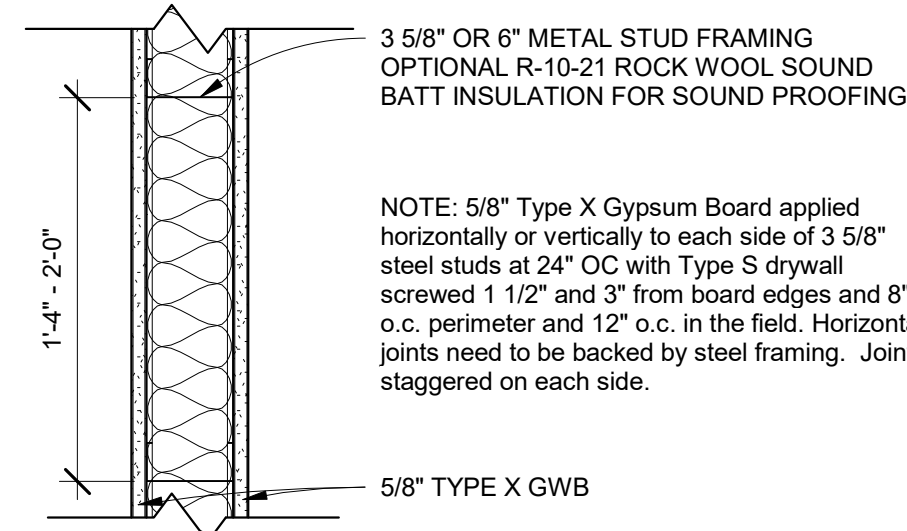
GROUP 5- SUPERVISED SECURED ENTRY/ PANIC EXIT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
PULL, KEY-CARD ACCESS WITH ELECTRIC STRIKE
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD CLOSER AND STOP



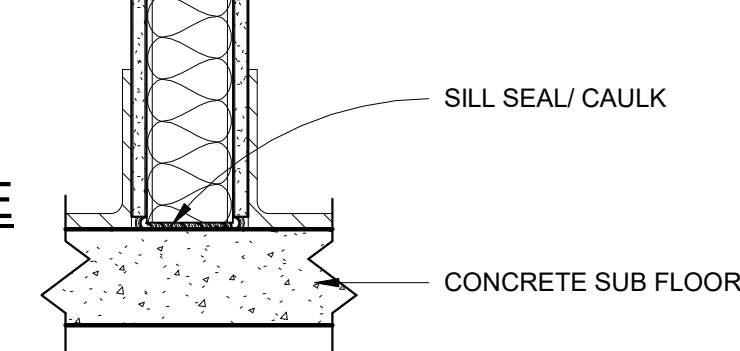
5 Interior 5 3/4" HM Door Jamb
3" = 1'-0"



HEAD

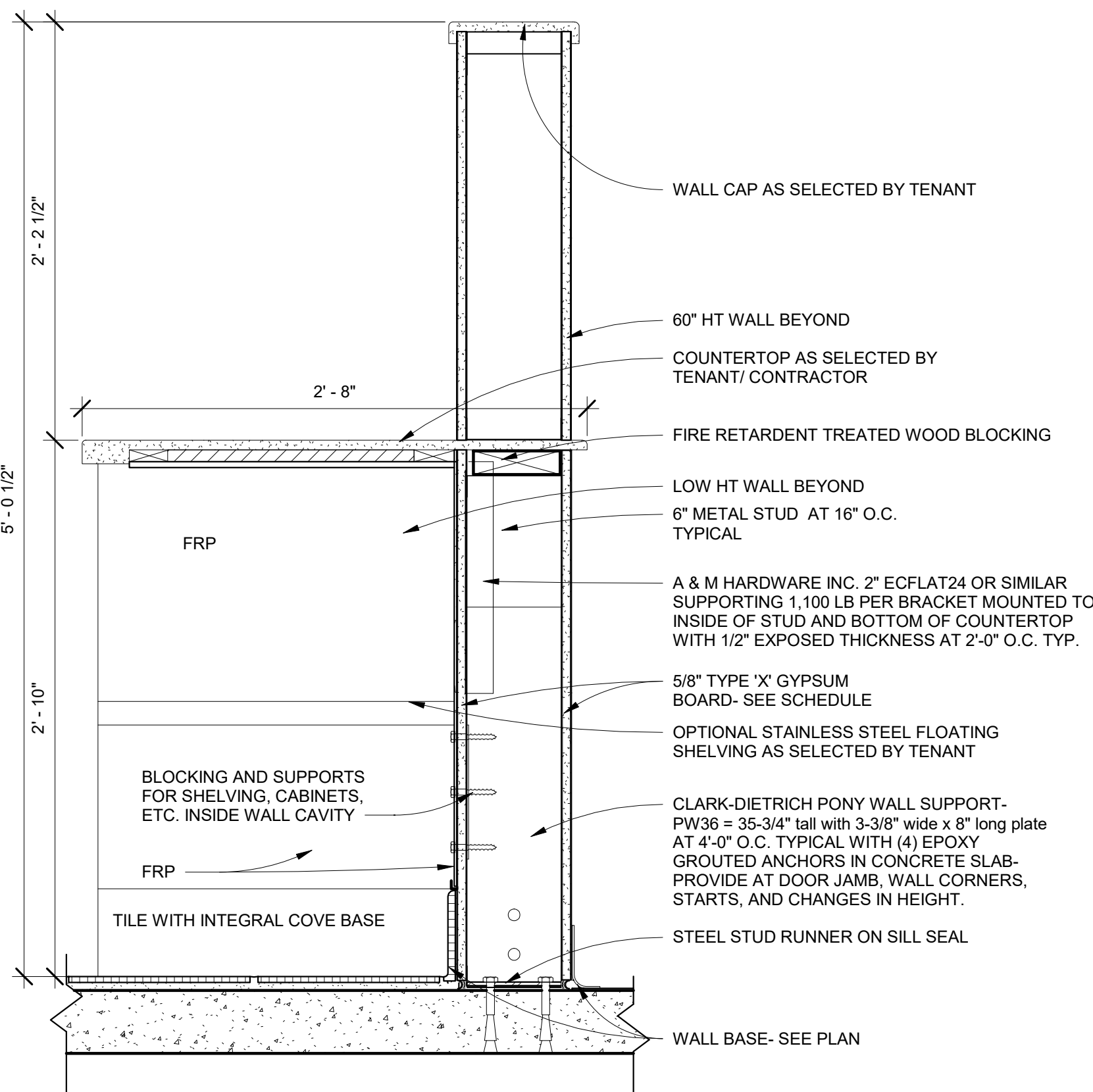


PLAN



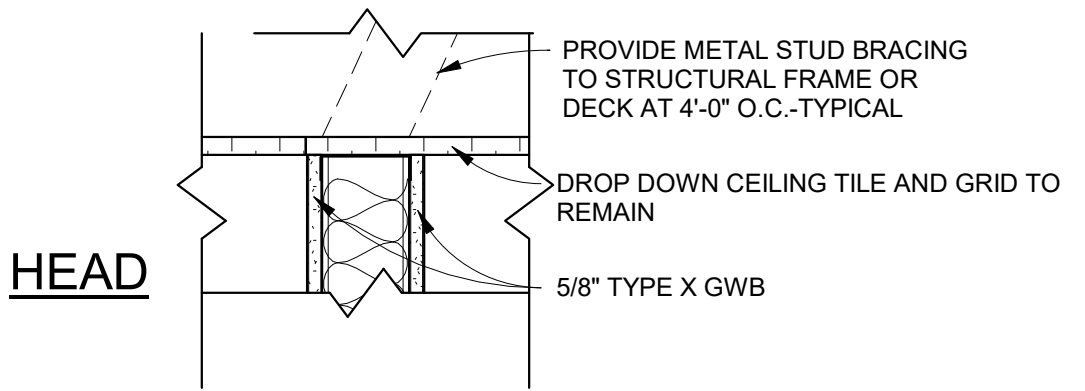
BASE

4 NON-RATED Non Load Bearing Full Ht Wall
1 1/2" = 1'-0"

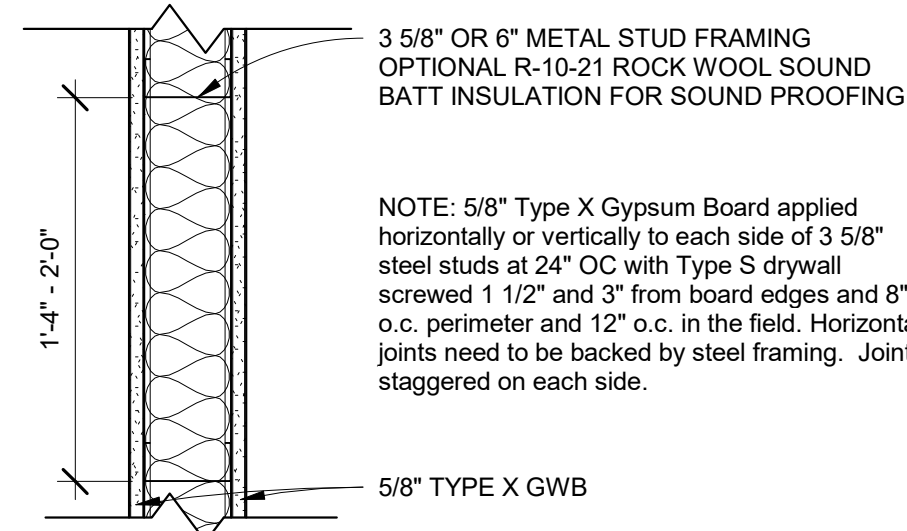


LOW HEIGHT NON-COMBUSTIBLE UNRATED WALL

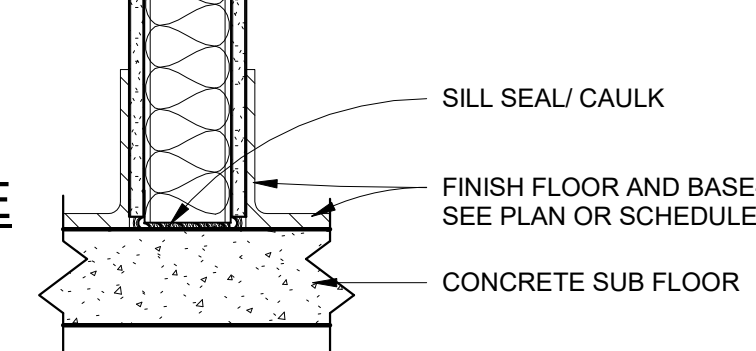
6 LOW HEIGHT WALL COUNTER
1 1/2" = 1'-0"



HEAD



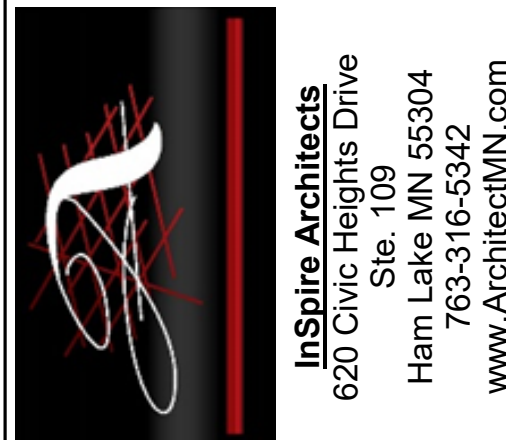
PLAN



BASE

3 NON-RATED Non Load Bearing Wall
1 1/2" = 1'-0"

REVISIONS	date



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Jeffrey Hafferman AIA
NCARB

Signature: *Jeffrey R. Hafferman*
License # 44333

Date
5/28/2026 11:28:30 AM

FOR
CONDITIONAL
USE
APPLICATION

Sheet Title: Details
Project: TENANT IMPROVEMENT
11020 60TH ST N
GRANT, MN 55082

Project number 2026-40
Drawn by Author
Checked by Checker
Construction Documents

A400

2K Craft Co.

Odor Mitigation & Ventilation Plan

Cannabis Retail Dispensary – Phase 1
11020 60th St N, Grant, MN 55082

1. PURPOSE

This Odor Mitigation and Ventilation Plan outlines the operational practices, ventilation systems, and odor control measures proposed for the Phase 1 retail cannabis dispensary operated by 2K Craft Co. at 11020 60th St N, Grant, Minnesota.

The purpose of this plan is to demonstrate that the proposed dispensary will operate in a manner that minimizes cannabis-related odors and maintains compliance with Minnesota cannabis regulations and applicable City of Grant ordinances.

Phase 1 operations are limited to retail cannabis dispensary activities only and do not include cultivation, extraction, manufacturing, or cannabis processing operations.

2. FACILITY OVERVIEW

The facility is an existing single-story commercial building located along the Highway 36 corridor in Grant, Minnesota.

The proposed dispensary will operate entirely within enclosed indoor spaces. Cannabis products will remain sealed in compliant packaging during storage and retail operations.

The facility layout includes:

- Customer lobby and reception/check-in area
- Retail sales floor
- Secured fulfillment area
- Secured inventory vault
- Employee-only operational and storage areas

No outdoor cannabis storage, handling, cultivation, or manufacturing activities are proposed as part of Phase 1 operations.

3. ODOR MITIGATION MEASURES

The facility will utilize commercial HVAC ventilation systems designed to minimize odor migration from operational areas.

Odor mitigation measures include:

- Activated carbon filtration within designated inventory and fulfillment areas
- Ventilation systems designed to maintain controlled interior airflow
- Enclosed indoor product handling only
- Self-closing exterior doors to minimize uncontrolled air exchange

- Sealed product packaging during storage and retail operations
- No open-air cannabis handling or outdoor product storage

Retail display products will remain sealed or consist of non-consumable display representations only.

4. OPERATIONAL PRACTICES

Operational procedures intended to minimize odor migration include:

- Cannabis inventory stored primarily within secured vault and fulfillment areas
- Product deliveries received through designated employee/delivery entrances only
- Product handling conducted within enclosed indoor operational areas
- Employees trained on operational procedures related to odor control and ventilation practices
- Ventilation and filtration systems monitored and maintained on a regular basis

The proposed operation represents a low-intensity retail use with significantly lower odor potential than cultivation or manufacturing facilities.

5. PROPERTY LINE COMPLIANCE

Based on the limited nature of retail-only operations and the proposed ventilation and filtration measures, cannabis-related odors are not expected to be discernible at the property line under normal operating conditions.

2K Craft Co. will maintain ventilation and filtration systems in a manner intended to minimize odor migration beyond the interior operational areas of the building.

6. ADDITIONAL REGULATORY NOTE

This plan is intended to provide a general overview of proposed Phase 1 odor mitigation and ventilation measures for Conditional Use Permit (CUP) review purposes.

Final mechanical, ventilation, and filtration specifications may be refined during permitting and buildout in coordination with licensed design professionals, contractors, and applicable Office of Cannabis Management (OCM) requirements.

7. COMPLIANCE STATEMENT

2K Craft Co. is committed to maintaining odor mitigation and ventilation measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management (OCM) regulations, and applicable City of Grant ordinances.

The proposed Phase 1 retail dispensary has been designed as a professionally managed, enclosed retail operation with limited odor generation potential and appropriate ventilation and filtration controls.

Prepared By:
Rich Lillard
2K Craft Co.

Property Address:
11020 60th St N
Grant, MN 55082

2K Craft Co.

Security Plan

Cannabis Retail Dispensary – Phase 1
11020 60th St N, Grant, MN 55082

1. PURPOSE

This Security Plan outlines the physical security, surveillance, access control, alarm monitoring, and operational security measures proposed for the Phase 1 retail cannabis dispensary operated by 2K Craft Co. at 11020 60th St N, Grant, Minnesota.

The purpose of this plan is to demonstrate that the proposed retail dispensary will operate in a secure and controlled manner consistent with Minnesota cannabis regulations and applicable City of Grant requirements.

Phase 1 operations are limited to a retail cannabis dispensary with secured inventory storage and fulfillment operations. No cultivation, extraction, or manufacturing activities are proposed as part of this phase.

2. FACILITY OVERVIEW

The facility is an existing single-story commercial building located along the Highway 36 corridor in Grant, Minnesota.

The proposed dispensary layout includes:

- Customer lobby and reception/check-in area
- Retail sales floor
- Secured fulfillment area
- Secured inventory vault
- Employee-only storage and operational areas
- Controlled employee and delivery access points

The facility is designed with separate public and restricted-access zones to maintain secure inventory handling and controlled customer flow throughout the operation.

3. ACCESS CONTROL

Customer access is limited to a single monitored public entrance located on the south/front side of the building.

All customers must present valid government-issued identification confirming age 21+ before entering the sales floor.

Staff-only and restricted areas are separated from public areas and controlled through electronic access control systems. Inventory storage and fulfillment areas are accessible only to authorized personnel.

Cannabis deliveries occur through designated rear employee/delivery entrances and are not accessible to the public.

4. SURVEILLANCE SYSTEM

The facility will utilize a commercial-grade surveillance system designed to monitor interior and exterior operational areas.

Camera coverage includes:

- Customer entrance and exit points
- Parking and delivery access areas
- Lobby and reception/check-in area
- Retail sales floor
- Point-of-sale transaction locations
- Fulfillment and inventory access areas
- Vault access points

The surveillance system will operate continuously during business and non-business hours and maintain recorded footage in accordance with Minnesota cannabis regulations.

5. ALARM AND INTRUSION DETECTION

The facility will utilize a monitored alarm and intrusion detection system designed to protect the premises during operating and non-operating hours.

Security measures include:

- Door contact monitoring
- Motion detection systems
- Panic/duress notification systems
- Monitored intrusion alarms
- Commercial-grade locking hardware
- Exterior security lighting

Alarm systems will be monitored by a third-party monitoring provider and maintained in accordance with applicable regulations and manufacturer standards.

6. INVENTORY SECURITY

All cannabis inventory will be stored within secured inventory areas when not actively displayed for sale.

Security procedures include:

- Secure vault storage for cannabis inventory
- Controlled product movement between inventory and sales areas
- Restricted employee access to inventory zones
- Inventory tracking through Minnesota's required monitoring system
- Controlled delivery receipt procedures

No public access is permitted within restricted inventory or fulfillment areas.

7. DELIVERY PROCEDURES

Cannabis product deliveries will occur through designated rear delivery entrances only.

Operational procedures include:

- Deliveries received only from authorized and licensed transporters
- Delivery access restricted to employee-only areas
- Product receipt verified by authorized personnel
- Inventory transferred directly into secured storage areas
- Delivery activity monitored through surveillance coverage

8. EMPLOYEE TRAINING

Employees working in regulated areas will receive training related to:

- Security procedures
- Access control requirements
- Customer identification verification
- Emergency procedures
- Inventory handling procedures
- Minnesota cannabis compliance requirements

Training will occur prior to employees working in regulated operational areas.

9. ADDITIONAL REGULATORY NOTE

This plan is intended to provide a general overview of proposed Phase 1 security measures for Conditional Use Permit (CUP) review purposes.

Final operational security systems, equipment specifications, surveillance layouts, and operational procedures may be refined during permitting and buildout in coordination with security vendors, contractors, and applicable Office of Cannabis Management (OCM) requirements.

10. COMPLIANCE STATEMENT

2K Craft Co. is committed to maintaining security measures consistent with Minnesota Statutes Chapter 342, Office of Cannabis Management (OCM) regulations, and applicable City of Grant ordinances.

The proposed Phase 1 retail dispensary has been designed to operate as a secure, controlled, and professionally managed retail business with limited public access areas and secured inventory handling procedures.

Prepared By:
Rich Lillard
2K Craft Co.

Property Address:
11020 60th St N
Grant, MN 55082

Re: Congratulations on receiving preliminary license approval for MICRO-A24-000492

Inbox

Minnesota Office of Cannabis Mgmt. (OCM)

Rich Lillard <djrich2k@gmail.com>

May 19, 2025, 10:38 AM

to me

Listen

----- Forwarded message -----

From: NoReply@accela.com <NoReply@accela.com>

Date: Tue, Apr 22, 2025 at 5:00 PM

Subject: Congratulations on receiving preliminary license approval for MICRO-A24-000492

To: <djrich2k@gmail.com>

Dear Applicant,

We are pleased to inform you that you have received preliminary license approval. Please note that you have 18 months to obtain a cannabis business license upon receiving this notification.

Please be aware this notice does not convey license approval. Your application is moving forward, but you are not yet authorized to conduct any of the activities for any license type. To continue the process and receive your license, you must first complete the following steps:

1. Engage with local governments. Begin discussions with your local government early to understand and meet all local requirements, including zoning, any necessary conditional use permits, and retail registration (if applicable). You must secure a physical location that complies with local zoning ordinances and update your application documents showing you are compliant with all local requirements. You are strongly encouraged to do this at the earliest stage possible before you invest in any location.

2. Submit final documents. Preliminarily approved applicants will submit final application materials to OCM when they can demonstrate compliance with all applicable rules. The materials include details about the site location, final operational documentation, and documentation of any ownership changes, and are referred to as final plans of record. Links to complete online fillable forms that will make up your final plans of record are at:

<https://mn.gov/ocm/businesses/licensing/final-plan-of-record.jsp>.

3. Once you have completed and submitted the online forms, you will receive PDFs of your final plans of record via email that must be uploaded to the Office of Cannabis Management (OCM) through Accela. OCM will forward your application to the local government indicated on your application.

4. Local government zoning compliance certification. Local governments have 30 days to certify that your application complies with zoning and land use ordinances. Important: be sure to engage early with your local government so that you understand their timelines and process for local zoning compliance certification. OCM recommends that preliminarily approved applicants wait until all the required items for local approval have been met with their local government before they submit their site registration. Additionally, be sure to remain in close communication with the local government to ensure that they are prepared to review the application. Please review the guidance for local governments regarding zoning compliance certification located here: <https://mn.gov/ocm/local-governments/localgovs.jsp> for awareness on what local governments will be required to complete for this stage.

5. Site inspection. After receiving local zoning compliance certification, OCM will schedule a pre-opening site inspection to verify that your physical location complies with all applicable laws and rules.

6. Pay license fee. Upon a successful site inspection, you will be able to pay the required license fee through Accela. Once payment is received, OCM will issue your cannabis business license with the appropriate endorsements.

7. Retail registration (only for license types engaging in retail direct to consumers). If your license involves retail sales, you must obtain a local retail registration from your local government after you have received your cannabis business license. The approval process for this is determined by the local government.

The licensing guidebook detailing the above steps is available on the OCM licensing webpage; please review the information carefully. The guidebook contains important information about how to successfully complete the licensing process and also includes several suggestions about working on securing local approvals for zoning compliance and local retail registration. You should also review Minnesota Statutes Chapter 342 for more information about statutory requirements.

OCM does not provide legal or business advice. To the extent that you feel you may need such services, you are encouraged to seek those out independently. Starting any business, including a cannabis business, carries risk, and you should never invest more than you are willing to lose.

Visit mn.gov/ocm for more information and resources. If you have questions related to your application, please contact the Licensing Division at ocm.licensing@state.mn.us. When contacting the licensing email, please include your application number at the beginning of the email subject line followed by the topic (example: Application Number – Background Check).

Again, congratulations on reaching this milestone in your ongoing efforts to secure a cannabis business license.

Thank you,

Minnesota Office of Cannabis Management

Agency Coordination Summary

Agency Coordination Summary – CUP Application

Property: 11020 60th St N, Grant, MN

As part of the Conditional Use Permit (CUP) application process, outreach was conducted to outside agencies that may have jurisdictional interest or permitting authority related to the proposed tenant improvement project for a cannabis dispensary located at 11020 60th St N, Grant, MN.

Washington County Public Health & Environment was contacted regarding potential county permitting or regulatory requirements associated with the project. A response was received from James Noyola, Food, Pools and Lodging Program Supervisor, indicating that Washington County has not delegated authority over cannabis retail registration for the project and advising that zoning and cannabis retail registration matters be directed to the City of Grant. County contact information for the City of Grant was also provided.

The Washington Conservation District / Watershed District was also contacted regarding potential watershed, wetland, or environmental permitting concerns related to the proposed project. A response was received from Jay Riggs, District Manager, confirming that their organization does not have permitting authority over this type of interior tenant improvement project.

Based on responses received to date, no additional permitting requirements or jurisdictional concerns have been identified by these agencies for the proposed interior renovation project beyond the City of Grant approval process.



STAFF REPORT

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

DATE: June 9, 2026

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

RE: Application for a Minor
Subdivision (lot line
adjustment/combination) at
11425 Grenelefe Ave N, 11335
Grenelefe Ave N, and 6636
Indian Wells Trail, Grant, MN

FROM: Jennifer Haskamp, AICP, SHC
Jenna Shoosmith, SHC

INTRODUCTION

Barb Cossack (“Applicant”) on behalf of SRC Family Trust (“Owner”) is requesting a Lot Combination and Lot Line Adjustment for the properties located at 11425 Grenelefe Ave N, 11335 Grenelefe Ave N, and 6636 Indian Wells Trail. The three (3) properties will be combined into two (2) buildable lots comprising approximately 25.4-acres and 48.5-acres each. The proposed Lot 1 (25.4-acres) will contain the existing residential structure and the existing septic system that serves the property. The proposed Lot 2 (48.5) will remain vacant, except for the existing paved driveway that connects to Grenelefe Ave N.

Public Hearing

A duly noticed public hearing has been published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City Council meeting on July 7th, 2026.

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

APPLICATION SUMMARY

	Location	PID	Acres	Land Use	Zoning
Applicant: Barb Cossack	11425 Grenelefe Ave N	0603021410001	57.3	Rural Residential/ Agriculture	A1 – Agricultural Large Scale
Owner: SRC Family Trust	11335 Grenelefe Ave N	0603021420005	6.6	Rural Residential/ Agriculture	A2 – Agricultural Small Scale
	6636 Indian Wells Trail	0603021430009	10.0	Rural Residential/ Agriculture	A2 – Agricultural Small Scale
Request: The Applicant is requesting a lot line adjustment lot combination to combine three (3) existing parcels into two (2) buildable lots comprising approximately 25.4-acres and 48.5-acres each.					

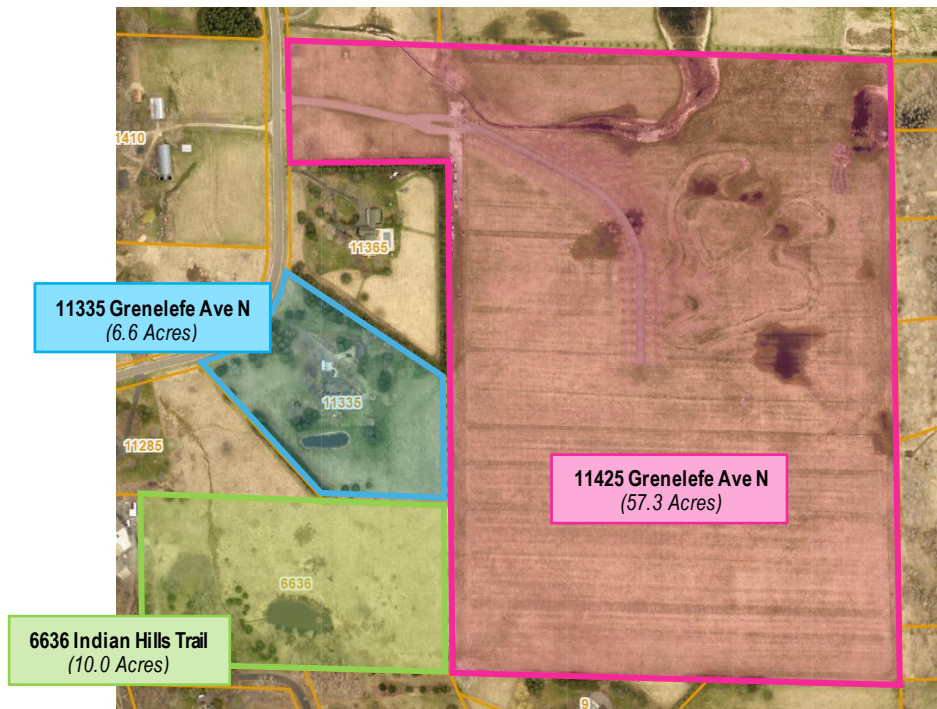


Figure 1. Aerial of existing subject properties

REVIEW CRITERIA

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

EXISTING SITE CONDITIONS

Figure 1 shows the existing parcel configurations, which are located at 11425 Grenelefe Ave N (pink), 11335 Grenelefe Ave N (blue), and 6636 Indian Wells Trail (green). They are surrounded by rural residential/agricultural uses and are zoned A-1 (Agricultural Large Scale) and A-2 (Agricultural Small Scale). The subject properties are generally flat and grassy with vegetated property line buffers. There are three (3) wetland areas, which are identified in the submitted preliminary plat exhibit (Attachment A).

There is a residential homestead with a detached garage at 11335 Grenelefe Ave N. The home is served by an existing septic system, which is located on the property. The home is accessible via a paved driveway that connects to Grenelefe Ave N.

6636 Indian Wells Trail previously had a residential structure which is shown in the aerial, but it was recently demolished. 11425 Grenelefe Ave N is also currently vacant, except for an existing paved driveway that connects to Grenelefe Ave N.



The proposed Minor Subdivision will combine the subject properties into (2) buildable lots, which are identified in Figure 2 below. The proposed Lot 1 (blue) will be 25.4-acres and contain the existing home, detached garage, and septic system. Lot 2 (orange) will be 48.5-acres and be vacant, except for the existing driveway.

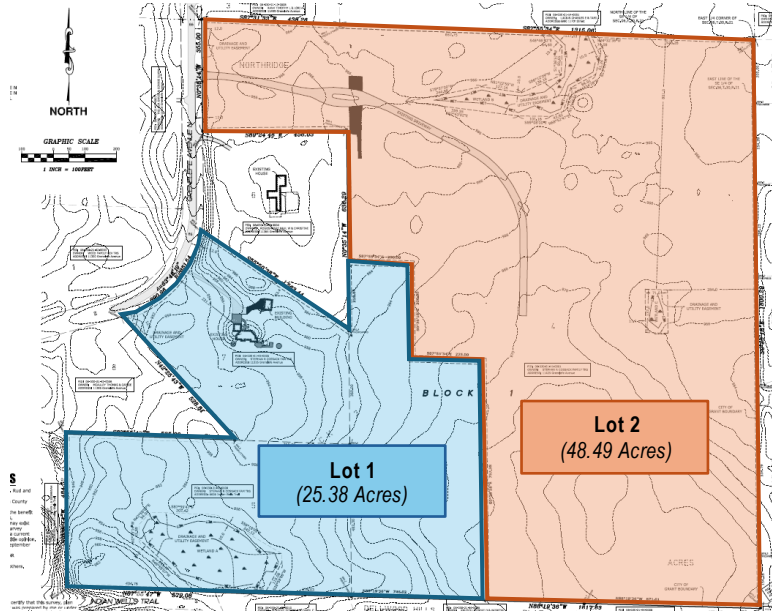


Figure 2. Proposed minor subdivision (lot split) configuration

COMPREHENSIVE PLAN REVIEW

The subject properties are guided Rural Residential/ Agriculture (RR/ AG) in the City's adopted Comprehensive Plan. The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City designated for rural residential/agricultural uses. Lots guided RR/ AG are required to develop at no more than 4 dwelling units per 40 acres. No development is proposed at this time or as part of this land use application, so the proposed lot combination will not impact the overall density of the area.

ZONING/SITE REVIEW

The Applicant submitted a survey exhibit (preliminary plat) as part of their application (Attachment A). A summary of the proposed configuration and applicable dimensional standards is provided in Table 1 below:

Table 1. Lot dimensions

Dimensional Standards (Section 32-246)		Lot 1	Lot 2
Minimum Lot Area per dwelling unit (acres)	5	25.38	48.49
Minimum Lot Depth (feet)	300	~1,200	~872
Minimum Lot Width (feet)	300	~840	~355
Frontage on an Improved Public Road	300	~391	~355
Setbacks			No structures proposed as part of this application
Front Yard	65	~221	
Side Yard (from interior lot line)	20	~53	
Rear Yard	50	~960	



As proposed, the subdivision will combine the existing properties into two (2) parcels, both of which meet or exceed the minimum lot dimension standards established in Section 32-246.

As previously noted, there are several wetland areas located on the subject properties. Both Lot 1 and Lot 2 exceed 10-acres and have more than 1-acre of upland area outside of the wetlands and setback areas. Lot 1 is already supported by an existing septic system, and there appears to be enough space to site a primary and secondary drainfield on Lot 2. The Applicant has also applied for a Certificate of Compliance to install a wildlife fence around the perimeter of Lot 1, which will match the existing fence that surrounds Lot 2. Otherwise, no other improvements are known to be contemplated for either lot. ***Staff recommends including a condition that a septic permit must be obtained from Washington County prior to the issuance of any building permits for the parcels. Furthermore, any future improvements may require a permit and subsequent City review.***

ENGINEERING STANDARDS

The City Engineer is reviewing the plans. A verbal update will be provided at the Council meeting if he has any additional comments. However, since no development is proposed at this time, no site specific review is required.

OTHER AGENCY REVIEW

Staff recommends including a condition that the Applicant is responsible for filing the lot/parcel combination deeds with Washington County Recorder consistent with the exhibit dated 5/28/2026 showing the new lot configuration. Further, it should be noted that future development of the lots may be subject to permits and review by Washington County for any access permits, Washington County Environmental Services, and the watershed district.

ACTION REQUESTED

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

Attachments

Attachment A: Minor Subdivision exhibit dated 5/28/2026

Attachment B: Draft Resolution

PRELIMINARY PLAT

~of~ SRC FAMILY TRUST

LEGAL DESCRIPTIONS

06-030-21-41-0001 -
Lot 4, Block 3, NORTHRIDGE ACES,
Washington County, Minnesota

06-030-21-42-0005 -
Lot 7, Block 3, NORTHRIDGE ACES,
Washington County, Minnesota

06-030-21-43-0009 -
Lot 5, Block 3, NORTHRIDGE ACES,
Washington County, Minnesota

APPLICANT

SRC FAMILY TRUST
BARB COSSACK
PARCEL ADDRESSES:
06-030-21-41-0001 - 11425 GRENELEFE AVENUE N
06-030-21-42-0005 - 11335 GRENELEFE AVENUE N
06-030-21-43-0009 - 6636 INDIAN WELLS TRAIL

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES EXISTING CONTOURS
- DENOTES WETLAND
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER WASHINGTON COUNTY TAX INFORMATION)

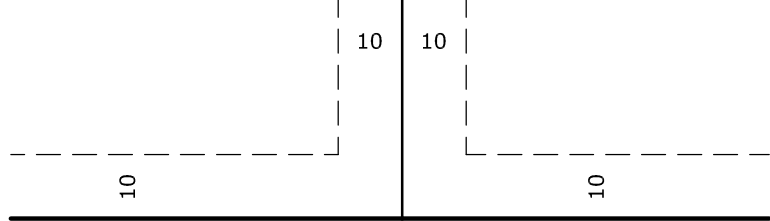
ZONING/SETBACK INFORMATION

EXISTING ZONING = A1-AGRICULTURAL LARGE SCALE
A2-AGRICULTURAL SMALL SCALE

MINIMUM BUILDABLE AREA = 1 ACRE
MINIMUM FRONT YARD SETBACK = 65 FEET
MINIMUM SIDE YARD SETBACK = 20 FEET
MINIMUM REAR YARD SETBACK = 50 FEET
MAXIMUM STRUCTURE HEIGHT = 35 FEET
MINIMUM WETLAND SETBACK = 75 FEET

MINIMUM LOT AREA = 5 ACRES
MINIMUM LOT DEPTH = 300 FEET
MINIMUM LOT WIDTH = 300 FEET
MINIMUM FRONTAGE = 300 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, AND ADJOINING SIDE LOT
LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT
OF WAY LINES, AND REAR LOT LINES, UNLESS
OTHERWISE SHOWN ON THIS PLAT.

VICINITY MAP

PART OF SEC. 06, TWP. 30, RNG. 21



SURVEY NOTES

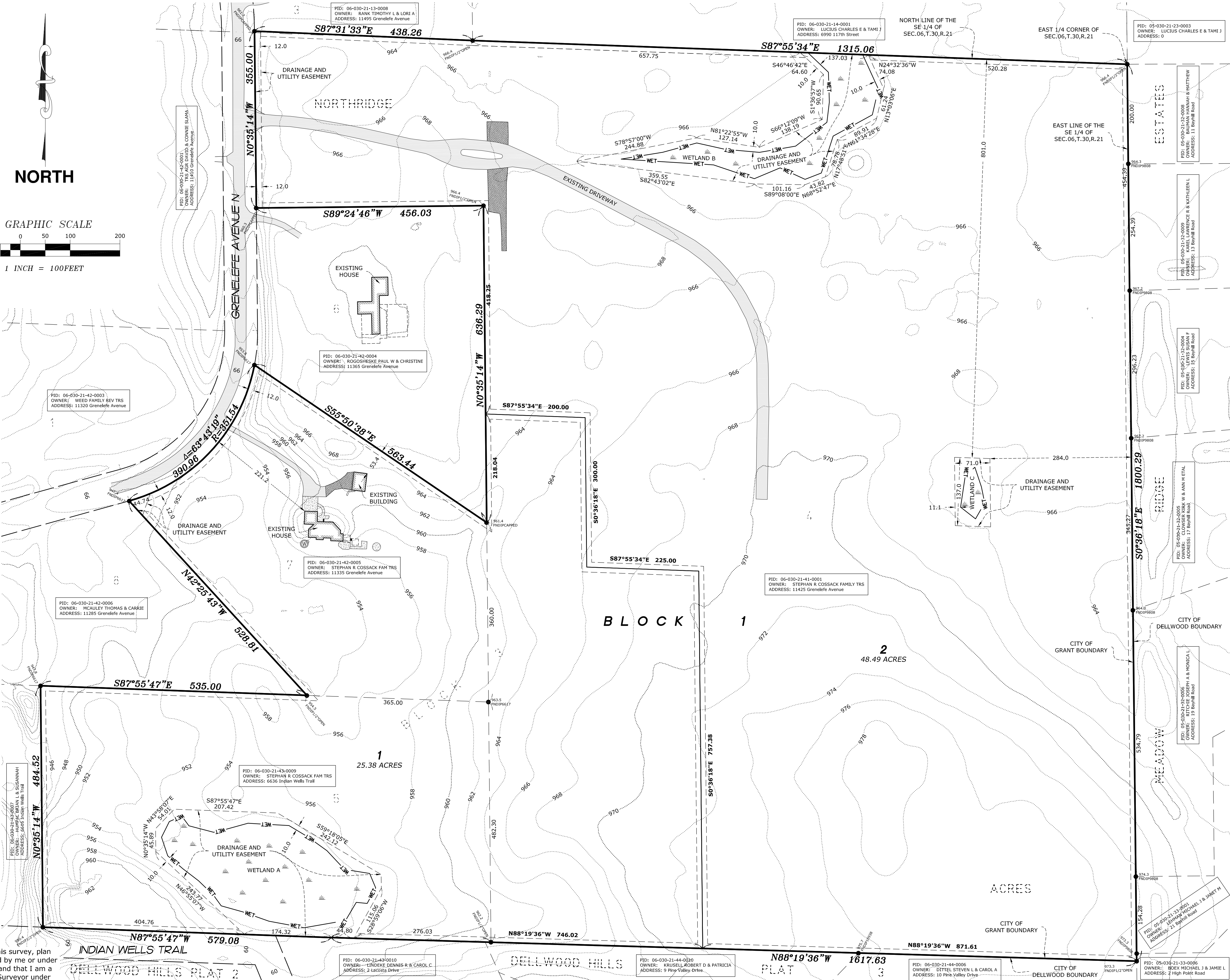
- Field survey was completed by E.G. Rud and Sons, Inc. on 05-27-26.
- Bearings shown are on Washington County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation by ISG Inc., September 17 2025.
- Contours per a combination of LIDAR information and field information.
- Existing improvements located by others.

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.

JASON E. RUD
Date: 5/28/2026 License No. 41578

BENCHMARK

BENCHMARK: MNDOT BENCHMARK WELT
ELEVATION: 937.613 (NAVD88)



DRAWN BY: RAF	JOB NO: 260474PP	DATE: 05-28-26
CHECK BY: JER	FIELD CREW: BH/BJP	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-22**

**RESOLUTION APPROVING THE REQUEST FOR LOT COMBINATION AND LOT
LINE ADJUSTMENT FOR THE PROPERTIES LOCATED AT 11425 GRENELEFE
AVE N, 11335 GRENELEFE AVE N, AND 6636 INDIAN WELLS TRAIL**

WHEREAS, Barb Cossack (“Applicant”) on behalf of SRC Family Trust (“Owners”) submitted an application for a lot combination and lot line adjustment for the properties located at 11425 Grenelefe Ave N, 11335 Grenelefe Ave N, and 6636 Indian Wells Trail (“Subject Properties”) in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision will combine three existing parcels into two lots, shown as Lot 1 and Lot 2 on the Minor Subdivision survey exhibit dated May 28, 2026; and

WHEREAS, Lot 1 will be 25.4-acres and contain the existing home, detached garage, and septic system; and

WHEREAS, Lot 2 will be 48.49-acres and be vacant, except for the existing paved driveway; and

WHEREAS, a duly noticed Public Hearing was held on July 7, 2026; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Barb Cossack for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- A minor subdivision may be approved by registered land survey when the division does not create more than two lots, and all resulting lots comply with the Comprehensive Plan and the Zoning ordinance.
- The subject parcels are guided Rural Residential/Agricultural (RR/AG) in the adopted 2040 Comprehensive Plan which permits a maximum density of four dwelling units per 40 acres (4DU/40 AC).
- The proposed Minor Subdivision combines three lots into two buildable lots comprising 25.4-acres and 48.5-acres each, which conforms to the RR/AG density.
- No changes in use are currently contemplated for either lot and they will remain consistent with the City’s adopted vision for land guided RR/AG and the Agricultural Large Scale (A1) and Agricultural Small Scale (A2) zoning districts.

- The lots created by the proposed Minor Subdivision (Lot Split) meet or exceed the City's established A1 and A2 zoning and dimensional standards.
- Each lot will be required to comply with the A1 and A2 zoning district standards at the time of development.

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

- The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated May 28, 2026.
- Any future improvements will require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit. The septic systems for each lot must be fully contained on the lot they are intended to serve.
- The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the subdivision or future improvements, including the Rice Creek Watershed District, MDH, and Washington County.
- Any future development or redevelopment of Lot 1 or Lot 2 shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.

Adopted by the Grant City Council on this 7th day of July 2026.

Jeff Giefer, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this _____ day of _____, 2026.

Lacey Smieja
Clerk
City of Grant



STAFF REPORT

DATE: July 7, 2026

Regular

TO: Mayor and City Council

FROM: Lacey Smieja, City Administrator

AGENDA ITEM: Reschedule November Regular City Council Meeting

BACKGROUND:

The regular November Grant City Council meeting falls on November 3, 2026, which is the date of the General Election.

ISSUE BEFORE COUNCIL:

Per MN Statute 204C.03, Subd. 1, no city council shall conduct a meeting between 6:00 p.m. and 8:00 p.m. on the day that an election is held.

RECOMMENDATION:

I propose that the Council reschedule their regular November meeting to Tuesday, November 10, 2026, at 6:30 p.m. as this date will also allow the Council to canvass the election results.

Alternative dates would be Friday, November 6 or Monday, November 9. Note that November 11 is Veteran's Day and no public business can occur.

City Council Report for June 2026

To: Lacey Smieja City Clerk

From: Jack Kramer Building Official

City Code Violations:

1. Michael & Heather Bradley 7130 Manning Ave. N. Violation of City Code Section 32-245 Table of Uses operation of an auto repair business in an A-1 Zoning District.

a. The City received a formal complaint that Mr. Bradley has begun an auto repair business on his property. I sent a letter dated May 27, 2026 informing him of the violation.

Mr. Bradley contacted me on Friday June 12, 2026 to discuss the violation and his options.

I advised him that the auto repair use is not allowed use in that zoning district and operation would need to cease. Mr. Bradley has requested a week to decide possible options perhaps pursuing a test amendment. I provide him with the one-week extension to explore his options.

2. Mr. James Fehling 10100-65th. St. N. Violation of City Code Section 32-316 Exterior Storage.

a. The City received a formal complaint regarding the exterior storage noted on the property. I sent a letter dated May 28, 2026 informing him of the violation.

Mr. Fehling contacted me on June 4, 2026 and informed me that his wife had acquired some items from her work and was installing shelving in his garage to accommodate those items.

Mr. Fehling indicated that the items being stored outside would be housed inside the garage within two weeks. I have provided him with the two-week allowance for compliance and will be inspecting the property at this time.

3. Mr. Jacob McClure & Ms. Mackenzie Kollasch 11220 Manning Trail N. Violation of City Code Section 32-243 Districts and Section 32-246 Table of Uses Parcel # 01.030.21.43.001.

a. The City received a formal complaint regarding the operation of a landscaping company on this property without the benefit of a Conditional Use Permit.

Based on my observations the complaint was valid, and I proceeded with a letter informing him of the violation.

Mr. McClure contacted me on Wednesday June 17, 2026 and agreed to apply for the conditional Use Permit. He indicated the application would be submitted to the city clerk within a few days. I will verify this information with the clerk soon.

Building Permit Activity:

1. Thirty-Three Building Permits were issued with a total valuation of \$ 481,011.00.

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive, flowing style.

Jack Kramer

Building & Code Enforcement Official

2026-96	Mini-Split Heating Sys.	Klingseisen	6120 lake Elmo Ave.	5/14/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-97	Furnace & Air Cond.	Stormont	10733-69. St. N.	5/14/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-98	Plumbing Remodel	Leafblad	11940 Isleton Ave. N.	5/14/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-99	Water Damage Repair	Hartzell	9890-103rd. St. N.	5/15/2026	\$ 29,000.00	\$	321.25	\$	240.93	\$	10.00
2026-100	Kitchen Remodel	Demiko	10847-88th. St. N.	5/16/2026	\$ 14,833.00	\$	251.25	\$	188.43	\$	7.41
2026-101	Plumbing Remodel	Leafblad	11940 Isleton Ave. N.	5/16/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-102	Gas Line-Pool Heater	Johnson	11940 Honeye Ave. N.	5/16/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-103	Furnace & Air Cond.	Combs	9270 Keswick Ave. N.	5/18/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-104	Deck	Belland	8635-75th. St. N.	5/19/2026	\$ 20,000.00	\$	321.25	\$	240.93	\$	10.00
2026-105	Sunroom	Nemer	8272-105th. St. N.	5/21/2026	\$ 90,000.00	\$	923.75	\$	692.81	\$	45.00
2026-106	Furnace	Schroedl	11720 Manning Trail N.	5/24/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-107	Swimming Pool	Wright	10056 Ideal Ave. N.	5/26/2026	\$ 85,000.00	\$	888.75	\$	666.56	\$	42.50
2026-108	Furnace	Parks	11691-115th. St. N.	5/26/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-109	Water Heater	Parks	11691-115th. St. N.	5/26/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-110	1 Patio Dood	Mcnullty	8265-80th. St. N.	5/27/2026	\$ 7,229.00	\$	440.86	\$	330.64	\$	3.61
2026-111	6 Windows	Golf	11490 Grenelwefe Ave. N.	5/27/2026	\$ 16,736.00	\$	279.25	\$	209.43	\$	8.36
2026-112	Chicken Coop	Eddy	7060 lake Elmo Ave.	5/27/2026	\$ 9,600.00	\$	181.25	\$	135.93	\$	4.80
2026-113	Loafing Shed	Eddy	7060 lake Elmo Ave.	5/27/2026	\$ 16,200.00	\$	279.25	\$	209.43	\$	8.10
2026-114	Sewer ,Water & Gas lines	Olson	9200 Jeffrey Ave. N.	5/27/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-115	Garagev Finish	Thompson	11727 Dellwood Rd. N.	5/27/2026	\$ 20,000.00	\$	321.25	\$	240.93	\$	10.00
2026-116	Water Softener	Zawadski Homes	7370 Keswick Ct. N.	5/28/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-117	Furnace,Aor Cond.etc.	Sen	10281 hadley Ave. N.	5/28/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-118	Water Heater	Nesse	11610 Lockridge Ave. N.	5/29/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-119	Ground & Roof Top Solar Sys.	Nordling	7477-115th. St.N.	5/30/2026	\$ 38,055.00	\$	533.15	\$	399.86	\$	19.02
2026-120	1 Window & 1 Patio Door	Toppson	9500-96th. St. N.	5/30/2026	\$ 11,668.00	\$	209.25	\$	166.93	\$	5.83
2026-121	16 Windows	Sternr	10291 lansing Ave. N.	5/30/2026	\$ 44,690.00	\$	593.75	\$	445.31	\$	22.34
2026-122	2 gas Fireplaces	Leafblad	11840 Islweton Ave. N.	6/1/2026	N/A	\$	160.00	\$	129.00	\$	2.00
2026-123	Air Conditioner	Tschoepe	9370 Manning Ave. N.	6/1/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-124	Re-Siding & Windows	Harris	10718 -62nd St. N.	6/3/2026	\$ 35,000.00	\$	491.75	\$	366.81	\$	17.50
2026-125	Foundation Repair	Meridith	8484 Lake Elmo Ave.	6/4/2026	\$ 25,000.00	\$	391.75	\$	293.81	\$	12.50
2026-126	Re-Roof	Anderson	11945 Isleton Ave. N.	6/4/2026	\$ 18,000.00	\$	283.25	\$	219.93	\$	9.00
2026-127	Garage Heaters	Thompson	11727 Dellwood Rd. N.	6/4/2026	N/A	\$	80.00	\$	60.00	\$	1.00
2026-128	Ghas Fireplace	Anderson	7410 Keswick Ct. N.	6/6/2026	N/A	\$	80.00	\$	60.00	\$	1.00
Monthly total						\$	481,011.00	\$	8,161.01	\$	1,914.97
									\$ 6,129.67	\$	253.97