

City of Grant

Disbursements Register

7/31/2026

Fund Name: All Funds

Date Range: 07/02/2026 To 07/31/2026

<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>
07/31/2026	A.R.C Paving	17085	Inv #594 - pothole 88th St N/Jeffrey	N	Pothole Repairs	100-43109-220-	\$ 3,034.50
	Total For Check	17085					\$ 3,034.50
07/31/2026	CenturyLink	17086	City Phone - July	N	City Office Telephone	100-41309-321-	\$ 182.89
	Total For Check	17086					\$ 182.89
07/31/2026	CliftonLarsonAllen	17087	2025 Audit Billing - Invoice L261433249	N	Audit Fees	100-41201-300-	\$ 3,932.25
	Total For Check	17087					\$ 3,932.25
07/31/2026	Eckberg Lammers, P.C.	17088	Legal Services - June 2026 - Inv 06-2026 & 53739	N	Legal Fees - General	100-41204-304-	\$ 1,445.00
		17088				100-41204-304-	\$ 175.00
		17088			Legal Fees - Prosecution	100-41206-304-	\$ 2,731.75
		17088			Escrow	100-49320-304-1027	\$ 50.00
	Total For Check	17088					\$ 4,401.75
07/31/2026	Croix Valley Inspector	17089	Building Inspector-permits from 2025 & 2026	N	Building Inspection	100-42004-300-	\$ 5,266.07
	Total For Check	17089					\$ 5,266.07
07/31/2026	KEJ Enterprises	17090	Roads Supervisor 2026 - invoice 898	N	Roads Supervisor	100-43014-300-	\$ 15,025.00
	Total For Check	17090					\$ 15,025.00
07/31/2026	Kline Bros Excavating	17091	July: Road Grading Inv80, gravel Inv81 - 83rd St., Ditchwork Inv82	N	Grader Contractor	100-43101-400-	\$ 1,625.00
		17091			Gravel Road Costs	100-43106-400-	\$ 7,050.00
		17091			Ditch Repair	100-43133-400-	\$ 23,250.00
	Total For Check	17091					\$ 31,925.00
07/31/2026	LHB	17092	Invoice #260155.00-3	N	2027 Roadway Improvement Project	100-43141-300-	\$ 6,068.00
	Total For Check	17092					\$ 6,068.00
07/31/2026	LRS	17093	Town Hall Portable-July 2026-InvMP304666	N	Town Hall Porta Pot	100-43007-210-	\$ 134.00
	Total For Check	17093					\$ 134.00

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07/31/2026	Old National Bank	17094	2020 Bond Payment - Note #200008592038	N	Interest - Bonds	100-47210-610-	\$ 5,160.00
		Total For Check	17094				\$ 5,160.00
07/31/2026	Old National Bank	17095	2020 Bond Payment - Note #200008590922	N	Interest - Bonds	100-47210-610-	\$ 3,182.40
		Total For Check	17095				\$ 3,182.40
07/31/2026	Press Publications	17096	Client #4582, invoice#860986-860989, 862774-862775	N	Publishing Costs	100-41308-351-	\$ 72.00
		17096				100-41308-351-	\$ 60.00
		17096			Escrow	100-49320-351-1059	\$ 72.00
		17096				100-49320-351-1064	\$ 72.00
		17096				100-49320-351-1065	\$ 72.00
		17096				100-49320-351-1067	\$ 60.00
		Total For Check	17096				\$ 408.00
07/31/2026	Washington Conservation District	17097	Shared Water Resource Ed Program-2nd Qtr	N	MS4	100-43118-300-	\$ 234.00
		Total For Check	17097				\$ 234.00
07/31/2026	Washington County Public Works	17098	Final Billing – County/City Cooperative Agreement CSAH 12 Trail	N	Special Road Projects	100-43128-510-	\$ 38,199.65
		Total For Check	17098				\$ 38,199.65
07/31/2026	Washington County Sheriff	17099	July-Dec Police Services	N	Police	100-42001-300-	\$ 98,154.78
		Total For Check	17099				\$ 98,154.78
07/31/2026	Washington County Public Safety Rad	17100	2nd Quarter Radio Fees Apr-June 2026	N	Police	100-42001-210-	\$ 309.06
		Total For Check	17100				\$ 309.06
07/31/2026	Waste Management	17101	Recycling - June 2026	N	Recycling	100-43011-384-	\$ 8,282.82
		Total For Check	17101				\$ 8,282.82
07/31/2026	Winberg Companies, LLC	17102	Partial Pay Application #2 - 2026 Road Improvements	N	2026 Roadway Improvement Project - Assessment payments	100-31957-400-	\$ 28,144.72
		Total For Check	17102				\$ 28,144.72

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07/31/2026	Woodchuck	17103	Remove fallen white oak on Keswick, Invoice 6729	N	Road Brushing	100-43114-220-	\$ 900.00
		Total For Check	17103				\$ 900.00
07/31/2026	Ken Ronnan	17104	Video Tech Services - July 2026	N	Cable Costs	100-41212-300-	\$ 150.00
		Total For Check	17104				\$ 150.00
07/31/2026	Payroll Period Ending 07/31/2026	17105	July 2026 Payroll	N	Clerk Salary	100-41101-100-	\$ 5,969.47
		Total For Check	17105				\$ 5,969.47
07/31/2026	Rock N Block, LLC	17106	Refund of application fee and escrow for 11220 Manning Trail, Grant	N	Miscellaneous Expenses	100-41306-810-	\$ 500.00
		17106			Escrow	100-49320-810-1068	\$ 3,000.00
		Total For Check	17106				\$ 3,500.00
07/31/2026	IRS	355EFT	July Payroll-EFT	N	Clerk FICA/Medicare	100-41103-100-	\$ 796.82
		355EFT			Clerk Medicare	100-41105-100-	\$ 151.03
		355EFT			Federal Withholding	100-41107-100-	\$ 1,906.74
		355EFT			Social Security Expens	100-41109-100-	\$ 645.79
		Total For Check	355EFT				\$ 3,500.38
07/31/2026	PERA	356EFT	PERA -July-EFT	N	Clerk PERA	100-41102-120-	\$ 781.20
		356EFT			Clerk PERA Withholding	100-41108-100-	\$ 677.04
		Total For Check	356EFT				\$ 1,458.24
07/31/2026	Minnesota Department of Revenue	357EFT	July Payroll Tax Deposit-EFT	N	State withholding	100-41106-100-	\$ 1,020.10
		Total For Check	357EFT				\$ 1,020.10
07/31/2026	Minnesota Department of Employment	358EFT	PFML Depost - Quarter 2 2026	N	Clerk-Paid Medical Leave Premium	100-41115-136-	\$ 83.20
		358EFT			Clerk-Paid Medical Leave Withholding	100-41116-136-	\$ 166.40
		Total For Check	358EFT				\$ 249.60
07/31/2026	Xcel Energy	359EFT	Pole Barn	N	Pole Barn Electricity	100-43020-381-	\$ 12.65
		Total For Check	359EFT				\$ 12.65
07/31/2026	Minneapolis Rubber Stamp Company	360EFT	Notary stamp - Smieja	N	Office Supplies	100-41313-200-	\$ 31.50
		Total For Check	360EFT				\$ 31.50

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07/31/2026	Walmart	361EFT	Batteries for town hall equip per Kenny	N	Town Hall Supplies	100-43001-210-	\$ 21.13
		Total For Check	361EFT				\$ 21.13
07/31/2026	Adobe	362EFT	July Subscription-Auto Pay	N	Office Supplies	100-41313-200-	\$ 26.00
		Total For Check	362EFT				\$ 26.00
07/31/2026	MN Department of Labor & Industry	363EFT	2nd Quarter Building Permit Surcharge	N	Building Permit Surcharge	100-42005-210-	\$ 877.59
		Total For Check	363EFT				\$ 877.59
Total For Selected Checks							\$ 269,761.55

City of Grant		Receipts Register							7/30/2026
Fund Name:	All Funds								
Date Range:	07/02/2026 To 07/31/2026								
Date	Remitter	Receipt #	Description	Deposit ID	Void	Account Name	F-A-P	Total	
07/02/2026	Washington County	6468	1st half property taxes	(07/30/2026) -	N	General Property Taxes (31001 through 31299)	100-31001-	\$ 294,659.40	
								\$ 294,659.40	
07/02/2026	Minnesota Dept. of Revenue	6469	ACH - court fines June	(07/30/2026) -	N	Court Fines	100-35101-	\$ 839.91	
								\$ 839.91	
07/15/2026	Affordable Comfort Mechanical	6429	2026-154 6971 Jocelyn Ln. N	(07/15/2026) -	N	Heating Permits	100-32004-	\$ 81.00	
								\$ 81.00	
07/15/2026	Air Pro LLC	6430	2026-142 8930 Kimbro Ave N chimney	(07/15/2026) -	N	Building Permits	100-32003-	\$ 81.00	
								\$ 81.00	
07/15/2026	Builders and Remodelers	6431	2026-145 replace brick	(07/15/2026) -	N	Building Permits	100-32003-	\$ 214.96	
								\$ 214.96	
07/15/2026	Coty Construction & Remodeling	6432	2026-104 8635 75th St	(07/15/2026) -	N	Building Permits	100-32003-	\$ 540.06	
								\$ 540.06	
07/15/2026	Crafted Contracting LLC	6433	COC 10725 Kimbro new garage	(07/15/2026) -	N	Admin Fee COC Escrows	100-32008- 100-39110-1069	\$ 100.00 \$ 900.00	
								\$ 1,000.00	
07/15/2026	Craftsmen Home Improvements	6434	2026-124 8635 75th st N re-side home	(07/15/2026) -	N	Building Permits	100-32003-	\$ 100.00	
						Building Permits	100-32003-	\$ 409.25	
								\$ 509.25	
07/15/2026	Craig's Heating & Air	6435	2026-152 gas line for pool heater	(07/15/2026) -	N	Heating Permits	100-32004-	\$ 81.00	
								\$ 81.00	

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07/15/2026	Forged Fiber	6436	utility permit	(07/15/2026) -	N	Utility/ROW Permits	100-32012-	\$ 300.00
								\$ 300.00
07/15/2026	iPermit	6437	2026-148 - AC 6299 Keats	(07/15/2026) -	N	Heating Permits	100-32004-	\$ 81.00
								\$ 81.00
07/15/2026	Kramer Mechanical	6438	2026-143 11870 Keystone Ave	(07/15/2026) -	N	Plumbing Permits	100-32005-	\$ 81.00
								\$ 81.00
07/15/2026	LTL LED LLC	6439	2026-139 roof mounted solar 9311 71st St N	(07/15/2026) -	N	Building Permits	100-32003-	\$ 398.30
								\$ 398.30
07/15/2026	Outdoor Innovations Landscaping	6440	2026-153 11580 Honeye Ave	(07/15/2026) -	N	Building Permits	100-32003-	\$ 309.06
								\$ 309.06
07/15/2026	Peak Remodel and Design Solutions	6441	2026-105 8272 105th St N	(07/15/2026) -	N	Building Permits	100-32003-	\$ 1,569.18
								\$ 1,569.18
07/15/2026	Royal Pool & Spa Inc	6442	11970 Isleton Ave Ct 2026-144	(07/15/2026) -	N	Building Permits	100-32003-	\$ 1,176.13
								\$ 1,176.13
07/15/2026	Schere Bros Lumber	6443	2026-146 7993 100th St N	(07/15/2026) -	N	Building Permits	100-32003-	\$ 499.41
								\$ 499.41
07/15/2026	Select Equity Investments	6444	Pre-Application meeting fee - Jason Cramer	(07/15/2026) -	N	Other/Permits/Fees	100-32002-	\$ 500.00
								\$ 500.00
07/15/2026	Erin Stonehouse	6445	11052 66th St. N - roadway improvement assessmnet in full	(07/15/2026) -	N	General Government	100-39999-	\$ 11,060.30
								\$ 11,060.30
07/15/2026	Jake Urbanski	6446	11840 Honeye Ave N- Driveway Permit 2026-155 windows	(07/15/2026) -	N	Building Permits	100-32003-	\$ 186.25

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								\$ 186.25
07/15/2026	Flush One Plumbing	6447	2026-149 7410 73rd Ct. N	(07/15/2026) -	N	Plumbing Permits	100-32005-	\$ 81.00
								\$ 81.00
07/30/2026	Schwantes Heating & Cooling	6448	2026-179 - 9920 Justen Tr	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	PermitFlow	6449	2026-171 - 8635 Kimbro	(07/30/2026) -	N	Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	Midwest Electric & Generator	6450	2026-158 - 7660 N Field Ridge Rd.	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	Fireside Hearth & Home	6451	2026-160 - 8200 60th St N	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	Fireside Hearth & Home	6452	2026-162 - 8695 68th St N	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	Midwest Electric & Generator	6453	2026-163 - 10065 Dellwood Rd N	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	B&D Plumbing, Heating & AC	6454	2026-164, 2026-165 - 8200 60th	(07/30/2026) -	N	Heating Permits	100-32004-	\$ 80.00

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						Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 2.00
								\$ 162.00
07/30/2026	Plumbermark LLC	6455	2026-167 - 9200 Jeffrey Blvd N	(07/30/2026) -	N	Plumbing Permits	100-32005-	\$ 80.00
						Building Permit Surcharge - due to State	100-34130-	\$ 1.00
								\$ 81.00
07/30/2026	Xiaoyun Fu	6456	2026-157 - 9989 110th	(07/30/2026) -	N	Building Permits	100-32003-	\$ 783.75
						Plan Checking Fees	100-34104-	\$ 509.43
						Building Permit Surcharge - due to State	100-34130-	\$ 35.00
								\$ 1,328.18
07/30/2026	Great Plains Millwork	6457	2026-159 - 7895 Leeward Ave N	(07/30/2026) -	N	Building Permits	100-32003-	\$ 251.25
						Building Permit Surcharge - due to State	100-34130-	\$ 7.10
								\$ 258.35
07/30/2026	Royal Pool & Spa Inc	6458	2026-166 - 11580 Honeye Ave	(07/30/2026) -	N	Building Permits	100-32003-	\$ 60.00
						Plan Checking Fees	100-34104-	\$ 718.73
						Building Permit Surcharge - due to State	100-34130-	\$ 1,105.75
								\$ 1,884.48
07/30/2026	Royal Pool & Spa Inc	6459	2026-169 - 7395 Inwood Way	(07/30/2026) -	N	Building Permits	100-32003-	\$ 972.75
						Plan Checking Fees	100-34104-	\$ 632.28
						Building Permit Surcharge - due to State	100-34130-	\$ 48.50
								\$ 1,653.53
07/30/2026	Lindus Construction	6460	2026-156 - 11535 Hillcrest Court	(07/30/2026) -	N	Building Permits	100-32003-	\$ 237.25
						Building Permit Surcharge - due to State	100-34130-	\$ 7.00
								\$ 244.25

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07/30/2026	Ramsey Cable Commission	6461	PEG Funding - 2025	(07/30/2026) -	N	PEG Funding from Cable Commission	100-33640-	\$ 5,521.89
								\$ 5,521.89
07/30/2026	Jonathan Blais	6462	11940 Great Oak Trail - 06.030.21.12.0004 - 2026 Roadway Improvement Proj assess payoff	(07/30/2026) -	N	2026 Roadway Improvement Project - Assessment payments	100-31957-	\$ 18,746.85
								\$ 18,746.85
07/30/2026	Crafted Contracting LLC	6463	10725 Kimbro	(07/30/2026) -	N	Building Permits	100-32003-	\$ 1,665.75
							100-34104-	\$ 1,082.73
							100-34130-	\$ 110.00
								\$ 2,858.48
07/30/2026	TruNorth Solar LLC	6464	7477 115th St. N - permit #2026-119	(07/30/2026) -	N	Building Permits	100-32003-	\$ 713.75
							100-34104-	\$ 463.93
							100-34130-	\$ 29.70
								\$ 1,207.38
07/30/2026	John Gunderson	6465	9215 Ideal - Prelim Plat/major subdivision escrow	(07/30/2026) -	N	Escrows	100-39110-1070	\$ 7,000.00
								\$ 7,000.00
07/30/2026	John Gunderson	6466	9215 Ideal - Prelim Plat/major subdivision admin fee \$1000 + 4 lots	(07/30/2026) -	N	Admin Fee Subdivision	100-32010-	\$ 1,100.00
								\$ 1,100.00
07/30/2026	Minnesota Dept. of Revenue	6467	ACH - Small Cities Assistance	(07/30/2026) -	N	Small Cities Assistance	100-33465-	\$ 25,512.00
								\$ 25,512.00
Total for Selected Receipts								\$ 382,292.60

SHEET 1 OF 2

PARTIAL PAY ESTIMATE NO: 2
FOR WORK COMPLETED THROUGH: July 28, 2026

PARTIAL PAY ESTIMATE NO: 2
FOR WORK COMPLETED THROUGH: July 28, 2026

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

PROJECT MANAGER: Megan Goplin, P.E.
FIELD ENGINEER: Blake Putnam

Percentage of Contract Complete 96.72%

[illegible]



WACO PUBLIC WORKS DEPT
11660 MYERON RD N
STILLWATER MN 55082

To: GRANT CITY
PO BOX 577
WILLERNIE MN 55090

<i>Invoice</i>	
Invoice Number:	236880
Account Number:	27164
Due Date	8/21/26
Amount Enclosed:	\$ _____
Federal Tax Id:41-6005919	

Please return top portion with payment. Thank You.

Invoice					
Date	Number	Type	Due Date	Remark	Amount
7/22/26	236880	Invoice	8/21/26	CSAH 12 Trl Agr. 17100 Final	\$38,199.65
I declare under the penalties of law that this account claim or demand, is just and correct and no part of it has been paid. Please make check payable to Washington County and mail to the address above.				Invoice Total	\$38,199.65
				Sales Tax	
				Balance Due	\$38,199.65

CSAH 12 Trail
City of Grant
County/City Cooperative Agreement #17100
Final Billing
7/9/2026

	City Cost (per Bid Abstract)	Grant Funds	City Share	Actual Cost Spilt Per Final	County Grant Cost	City Grant Cost
Construction	\$ 300,000.00	\$ 128,400.00	\$ 150,000.00	\$ 143,516.91	\$ 114,813.53	\$ 28,703.38
Design Engineering	\$ 14,400.00	\$ -	\$ 7,200.00	\$ 14,400.00		\$ 7,200.00
Construction Engineering/Contract Administration	\$ 2,400.00	\$ -	\$ 1,200.00	\$ 11,481.35		\$ 2,296.27
Right-of Way	\$ -	\$ -	\$ -			\$ -
TOTAL	\$ 316,800.00	\$ 128,400.00	\$ 158,400.00	\$ 169,398.26	\$ 114,813.53	\$ 38,199.65

SHEET 2 OF 2

	BID AMOUNT	TOTAL THIS PERIOD	TOTAL TO DATE	MATERIALS ON HAND
TOTALS	\$228,396.80	\$20,324.50	\$220,911.14	\$0.00

No.	EXTRA WORK ORDERS Description	Amount
	TOTAL \$	-

CHANGE ORDERS	
No.	Description
	Amount
TOTAL \$ -	

[illegible]

Estimate # 1	June 19, 2026	PREVIOUS PAYMENTS Work Through	Amount 190,557.31
			\$
TOTAL			\$ 190,557.31

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

ISSUED FOR PAYMENT:LHB


Veronica Kubicek - LHB Project Engineer

ENGINEER APPROVAL: LHB

Veronica Kubicek
Veronica Kubicek - LHB City Engineer

CONTRACTOR APPROVAL : Winberg Company

Joseph Winberg
Digitally signed by Joseph Winberg
DN: c=US, e=jow@wci2020.com,
o=Winberg Companies LLC.,
cn=Joseph Winberg
Date: 2026.07.28 13:42:0500

OWNER APPROVAL: City of Grant

TOTAL WORK TO DATE	\$	220,911.14
PLUS MATERIALS ON HAND	\$	-
PLUS WORK ORDERS	\$	-
PLUS CHANGE ORDERS	\$	-
PLUS SUPPLEMENTAL AGREEMENTS	\$	-
LESS 1% RETAINAGE	\$	2,209.11
SUBTOTAL	\$	218,702.03
LESS PREVIOUS PAYMENTS	\$	190,557.31
PAYMENT DUE THIS ESTIMATE	\$	28,144.72

**CITY OF GRANT
WORKSHOP MINUTES**

DATE : July 7, 2026
TIME STARTED : 6:00 p.m.
TIME ENDED : 6:26 p.m.
MEMBERS PRESENT : Councilmembers Cornett, Rog, Cremona, Anderson, and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Engineers Brad Reifsteck and Veronica Kubicek, and Administrator/Clerk-Treasurer Lacey Smieja.

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

ITEMS FOR DISCUSSION**WASHINGTON COUNTY CAPITAL IMPROVEMENT PLAN-GRANT PROJECTS**

Kevin Peterson, Washington County Design Engineer, was in attendance to give an overview of Washington County road projects affecting Grant. He noted the Highway 36 @ Lake Elmo Avenue Interchange project had begun. The trail extension along highway 12 was discussed. Council Members noted that some residents were hoping for a crosswalk of some sort at Wildwood Elementary and they realize the County determined it wasn't necessary or cost effective, but they wanted to know if anything else could be done. Mr. Peterson indicated they could look into changing the speed limit after schools instead of before.

CITY OF GRANT 2027-2032 DRAFT CAPITAL IMPROVEMENT PLAN DISCUSSION

City Engineer Veronica Kubicek was in attendance to lead a discussion about the 5 year draft capital improvement plan. Outgoing Engineer Brad Reifsteck was also present to confirm some of the historical information. It was noted that the city roads are roughly half paved and half gravel. In the past, residents have had to petition to get their road repaired, but it was discussed that maybe this policy needs to be reviewed further.

Discussion also took place around potential funding sources for road improvements, including franchise fees and a potential levy increase. Engineer Kubicek will prepare a draft plan and present at a future meeting.

Workshop discussion and meeting adjourned at 6:26 p.m.

These minutes were considered and approved at the regular Council Meeting on August 4, 2026.

Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

CITY OF GRANT
MINUTES

DATE : July 7, 2026
TIME STARTED : 6:30 p.m.
TIME ENDED : 8:57 p.m.
MEMBERS PRESENT : Councilmembers Cornett, Rog, Cremona,
Anderson and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Planner Jennifer Haskamp, City Engineers Brad Reifsteck and Veronica Kubicek, and City 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**PUBLIC INPUT**

None.

CONSENT AGENDA

- A. June 2026 Bill List, \$786,556.45 – pg 1-4
- B. Partial Pay Application, \$190,557.31 (included in bill amount above), check #17083 -pg 5-6
- C. June 2, 2026 City Council Work Session Minutes – pg 7
- D. June 2, 2026 City Council Meeting Minutes – pg 8-15
- E. Approve Resolution 2026-19 A Resolution Denying a Conditional Use Permit to Operate a Buddhist Temple at 8650 60th Street – pg 16-19
- F. Approve Resolution 2026-21 A Resolution Appointing Election Judges for the 2026 Primary and General Elections – pg 20
- G. 1 Day Temporary Liquor License – Wildlife Rehab Center – pg 21

Council Member Rog moved to approve the consent agenda as presented. Council Member Cremona seconded the motion. Motion carried 5-0.

REGULAR AGENDA

A. Resolution 2026-20 A Resolution ordering a feasibility study for Indigo Trail & Dellwood Rd Ct - City Engineers Brad Reifsteck and Veronica Kubicek

1 City Engineer Veronica Kubicek presented reasons for potentially including Indigo Trail and
2 Dellwood Rd. Ct. N in the 2027 Road Improvement feasibility study in response to a previous work
3 session discussion.
4

5 A feasibility report is already being prepared for McKusick and Lofton for the 2027 Road
6 Improvements and staff recommends that Indigo Trail and Dellwood Rd Ct. N. in the 2027 project to
7 gain efficiencies in the overall road management program for Grant. Preparing the feasibility report
8 will provide more information for the Council to decide if they would like these roads included in the
9 2027 project. The anticipated cost for the feasibility study is \$15,000 in addition to the amount
10 already approved for McKusick and Lofton.
11

12 Council discussed and confirmed that the roads were not technically petitioned for. Outgoing City
13 Engineer Brad Reifsteck indicated that the residents nearby had started looking into getting a petition
14 for this but he told them to postpone the petition as the City was looking into moving projects
15 forward without a petition. The residents recently contacted him and said they should have enough
16 support (more than 50%) to get a petition, but again, he indicated that likely wasn't necessary.
17 Reifsteck indicated that recently the Council began initiating road projects without petitions, so he is
18 bringing forward the addition of Indigo Trail and Dellwood Court N. to see if the Council would like
19 to include these as well. It was confirmed that just because a feasibility report is ordered, it does not
20 mean the Council has to move forward with the road improvement at this time. The report will be
21 relevant for about 3 years and a feasibility report is necessary before any road project is initiated.
22 Putting all of the projects together is a cost savings overall.
23

24 **Motion by Council Member Anderson, seconded by Council Member Cremona to approve**
25 **Resolution 2026-20: A Resolution ordering a feasibility study for Indigo Trail & Dellwood Rd**
26 **Ct N to be included with the 2027 Street Improvement Project. Motion approved 5-0.**
27
28

29 **B. PUBLIC HEARING: Consideration of Conditional Use Permit Amendment to construct a**
30 **synthetic turf field and install new lighting for the school athletic fields located at 8000 75th St**
31 **N - City Planner Jennifer Haskamp**
32

33 Planner Jennifer Haskamp provided background on the request for an Amended Conditional Use
34 Permit to convert an existing turf field on its school campus to a synthetic turf field, install field
35 lighting, safety netting, and perimeter fencing. She explained that there is already a conditional use
36 permit for this site with several conditions that have been followed or completed and noted that all
37 other prior conditions remain valid.
38

39 Planner Haskamp provided a summary of the proposed improvements:

- 40 • The existing natural turf (grass) field will be converted to a synthetic turf surface.
- 41 • A total of four (4) 70-foot tall field lights will be installed directly east and west of the field,
42 two on each side of the field.
- 43 • Hours of operation are expected to remain consistent with existing school and community
44 usage.

- 1 • One water service extension is proposed, and sanitary sewer connections are anticipated to
- 2 remain the same.
- 3 • Per the Applicant's initial review, no limiting soil conditions have been identified on the site.
- 4 • A new chain-link fence ranging in height from 4 to 8-feet will be installed around the perimeter
- 5 of the field. The north and south sides of the field (near the location of the goal posts) will have
- 6 a 6-foot fence with an additional 10 to 29-feet of netting. Access gates will be installed along
- 7 the east and west sides of the fence.

8
9 City Planner Jennifer Haskamp provided a detailed analysis of the request. Based on the analysis,
10 City Planner Haskamp provided options for the Council to table the decision and request more
11 information, particularly related to the proposed light fixtures, or approve the request with conditions.

12
13 **Motion by Council Member Cornett, seconded by Council Member Cremona to open the public**
14 **hearing. Motion approved 5-0.**

15
16 Mark Rutkiewicz, 8247 80th St. N, on the north side of the field. He asked how tall the lights are on
17 the varsity fields are and also wanted to know if a P.A. system was going to be installed as part of this
18 project. Will any additional stands be installed? Also wanted to know if the road was staying.

19
20 Rich Kohner, 8237 80th St., is wondering if there is any limit to the decibels for the P.A. system
21 because the one for the varsity football games is very loud and makes his house almost unlivable on
22 football nights.

23
24 **Motion by Council Member Rog, seconded by Council Member Cornett, to close the public**
25 **hearing. Motion approved 5-0.**

26
27 City Planner Haskamp indicated that the applicant would have to verify the height of the lights at the
28 varsity football field as they were not approved by the City of Grant. She indicated that there is no
29 P.A. system being proposed with this application so one would not be permitted right now but the
30 applicant could request an amendment if they wanted it in the future. She indicated that there were no
31 plans provided for additional seating; once again, if structural seating was being added, an
32 amendment to the CUP would need to be requested. And she confirmed that yes, they are looking to
33 complete the fence.

34
35 The applicant indicated that the lights at the varsity field are 65 feet tall.

36
37 Council Member Cremona asked how many lights were at the varsity field, and it was indicated by
38 the applicant that there are 4.

39
40 Mahtomedi Public Schools Superintendent Barb Duffrin responded to questions about a potential PA
41 system and said that is not part of the plan or being requested. She said it will be typically used for JV
42 and youth associations. Council Member Cremona asked about potential hours of operation and
43 Superintendent Duffrin indicated that it will be a multi-use field and they anticipate events
44 concluding by 9:00 p.m. but they had not discussed that specifically.

1 The applicant's architect and engineering firm indicated that the additional height of the lighting
2 fixtures was their attempt to preserve dark sky.

3
4 City Planner Haskamp indicated that there is a value judgment and discretion about what 'dark sky'
5 means and it's up to the Council if they would like the lights to be lower or not. A representation of
6 what each option would look like may help the Council with their decision.

7 The applicant's architect and engineering firm indicated that the area to be lit for the new field is less
8 than the current football stadium and therefore the lighting will be more directed and will include
9 dark sky shielding for the light fixtures.

10
11 Further discussion occurred about the potential hours of operation and Planner Haskamp said they
12 will add the clarification in the permit about what time the lights must be turned off.

13
14 **Motion by Council Member Cornett, seconded by Council Member Cremona, to table the**
15 **decision and request more information from the applicant related to different lighting options.**
16 **Motion approved 5-0.**

17
18 Mayor Jeff Giefer announced a brief recess due to heat in the building.

19
20 The meeting resumed at 7:43 p.m.

21
22
23 **C. PUBLIC HEARING: Consideration of Conditional Use Permit for a cannabis microbusiness**
24 **with retail endorsement on the property located at 11020 60th St N - *City Planner Jennifer***
25 ***Haskamp***

26
27 Planner Jennifer Haskamp provided background on the request for a Conditional Use Permit to
28 operate a cannabis microbusiness with a retail endorsement at the property located at 11020 60th St
29 N. She explained that per Minn. Stat. 342.13, the City must permit one (1) cannabis retail registration.
30 Further, the City adopted Ordinance #2024-82, outlines the requirement of a conditional use permit
31 for the use.

32
33 The Proposed Use follows:

34
35 The Applicant is requesting a CUP to operate a cannabis microbusiness with a retail
36 endorsement. The proposed use is conditionally permitted in the GB district. Per Minn. Stat.
37 342.13, the City must permit one (1) cannabis retail registration, which includes any retail
38 license, microbusiness license with a retail endorsement, or mezzobusiness license with a retail
39 endorsement. There are currently no other cannabis retail operators in the City. Likewise, no
40 cannabis retail permits have been issued since the adoption of Ordinance 2024-82, which allows
41 for the sale of cannabis products from state-licensed operators in the City.

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

1 There is an existing Conditional Use Permit on the property that allows for auto sales. The
2 Applicant's submission notes that auto sales will remain in approximately 2,455 SF of the
3 building and will operate under the existing CUP.
4

5 City Planner Jennifer Haskamp provided a detailed analysis of the request. Based on the analysis,
6 City Planner Haskamp recommended approval of the request for a Conditional Use Permit to operate
7 a cannabis **microbusiness with retail endorsement on the subject property** based upon the
8 following findings of fact:
9

- 10 1. Section 32-146 Standards, subsection (a) established the criteria by which the city council may
11 grant a conditional use permit. The ordinance requires that the city council find that the
12 Applicant has proven to a reasonable degree of certainty that the following standards are met.
13 The following findings regarding each standard, as numbered within the ordinance, are
14 provided:

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

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

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

20 **Finding:** The site is guided GB – General Business in the City's adopted
21 Comprehensive Plan. The proposed cannabis microbusiness retail operation is
22 consistent with the City's goal to maintain commercial development along the
23 Highway 36/60th Street North corridor. This standard is met.

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:** Per Minn. Stat. 342.13, the City must permit one (1) cannabis retail
27 registration, which includes any retail license, microbusiness license with a retail
28 endorsement, or mezzobusiness license with a retail endorsement. License-holders
29 will be required to follow all state regulations regarding the sale and distribution of
30 legal cannabis products.

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

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

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

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

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

10 **Finding:** Cannabis Dispensary (Retail) is a conditionally permitted use within the
11 General Business (GB) district. The proposed cannabis operation will be located in
12 an existing commercial building in an established commercial district. The submitted
13 plans generally comply with the conditions and standards adopted by the City. Where
14 discrepancies exist, the Applicant will be required to demonstrate compliance with
15 the Code as a condition of approval. This standard is met.

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

18 **Finding:** Per the Applicant's narrative, the proposed dispensary will utilize the
19 property's existing well and septic systems, which have supported the existing
20 commercial use. The proposed operation is expected to generate relatively low water
21 usage. No significant increase in wastewater flow is anticipated. The Owner is
22 responsible for verifying the capacity of septic system to support the proposed
23 dispensary operations.

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

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

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

39 The Applicant will be required to maintain odor mitigation and ventilation measures
40 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.

Planner Haskamp mentioned that the largest outstanding issue she sees is the requirement of when to pave the parking lot given the highway 36 construction nearby, but that everything else seems to meet the requirements of the ordinance and appears to be consistent with state law.

Council Member Rog asked about a potential lit sign and its location. Planner Haskamp indicated that details surrounding the sign had not been submitted, but any signs would need to be in compliance with the sign ordinance.

Council Member Anderson questioned whether putting an actual date for the paving requirement would be better than just saying 'when highway 36 is done' such as June 1, 2028, or something. Planner Haskamp indicated she reached out to Washington County for dates so she could include them but she hasn't hear back. She would like to tie the paving requirement to the date construction is finished on highway 36, giving the applicant a month or two to complete it. That could be included in the future resolution.

Motion by Council Member Rog, seconded by Council Member Cremona, to open the public hearing. Motion approved 5-0.

Randy Greenlee, 10955 62nd St. N, stated that although cannabis is legal in MN, it is still illegal federally. He doesn't believe this is a good fit for the community. What concerns him the most is the

1 clientele from outside the community that will be drawn into the community. He thinks they could
2 save a lot of time and the applicant money by just voting no; the neighborhood would appreciate that.

3
4 Jeff Warning, 10685 62nd St. N, stated that 4H, tractors and horse farms are the things you hear about
5 in Grant, and this is not that. He wanted to know what a retail endorsement is. He said there was a
6 cannabis business before and it closed. He said there are kids that ride bikes on 62nd all the time. He
7 thinks a no vote would fit right in. He said he's disappointed this can move into the neighborhood. He
8 said they need to think hard about if they want this infiltrating the City of Grant.

9
10 Jake Jones, representing Polywater, 11222 60th St. N, expressed concern about the retail cannabis
11 store being within walking distance of his business because the laws regarding testing for cannabis
12 aren't clear.

13
14 Christa Sindt, 10925 62nd St. N, said that she didn't move into Grant for that neighborhood and
15 doesn't know why Grant would need it.

16
17 Richard Lillard, the applicant, indicated his background national guard veteran and a 25 year veteran
18 of the Minneapolis Police Department. He spoke regarding his intent to operate a compliant, safe
19 cannabis dispensary and follow all state regulations. He said there is no intention to disrupt the way
20 of life and is hoping for community support. He said his main concern is for safety of surrounding
21 properties and the customers and that there are a lot of regulations from OCM regarding cameras, etc.
22 He said he will be the owner/operator and will be on-site.

23
24 Theresa Urbaniak, 11595 Grenelefe Ave. N, said that she would like them to consider that Grant
25 doesn't have a lot of retail businesses and that this is not our vision or what is in our plans. She
26 encourages them to vote no.

27
28 **Motion by Council Member Cornett, seconded by Council Member Cremona, to close the**
29 **public hearing. Motion approved 5-0.**

30
31 Planner Haskamp clarified that the state has different license types, and that a microbusiness is a type
32 of license that is allowed by the state. It allows for cultivation, manufacturing and retail options.
33 Retail is the endorsement/type of operation. It is a vertically integrated license type, which means that
34 technically, they could do all 3, but they are only seeking to operate a retail business.

35
36 She said as far as why would the City allow this, she explained that the State has said that cities may
37 not opt out so the City has to permit one license, but only one, based on population. The City is
38 legally required to have an ordinance that is consistent with the state statute, which the City does.
39 This one license would qualify, and if it is granted, there would be no other opportunities for a retail
40 endorsement in the City.

41
42 Planner Haskamp continued to say that she was with the City when they adopted the related
43 ordinance, and it was not something the Council wanted to allow, but the State required them to do so
44 and why the retail was identified in the general business district.

1 Mayor Giefer said he understands the concerns raised, but it's something people should talk to their
2 state legislators about. He said the City doesn't have a choice, they must permit one, and of all the
3 possible locations, this seems to be one of the best fits.

4
5 Administrator Smieja indicated that after a resident called to raise concerns about this, she looked
6 into it and there is a caveat that if the County has enough licenses to account for 1 per 12,500
7 residents, the City would not need to allow one. Unfortunately, that is not the case in Washington
8 County as there are not 22 already.

9
10 Mayor Giefer said this is a situation where they need to abide by state statute.

11
12 Council Member Anderson reiterated that the City has been put in a corner by the State. He then
13 asked if there are any restrictions on hours.

14
15 Council Member Cremona said they can put reasonable restrictions on time, place and manner. She
16 asked about illuminated signs and if it would be permitted.

17
18 Council Member Rog indicated that he believes it must be diffused, meet certain size requirements,
19 and cannot be blinking.

20
21 City Planner Haskamp reiterated that they did not submit a detailed sign plan, but it would be
22 required to comply with the sign ordinance. She said that the ordinance does include hours of
23 operation for this type of business and it is from 10:00 a.m. to 9:00 p.m. daily, and the business is
24 proposing shorter hours than in the ordinance.

25
26 Planner Haskamp has indicated that there are ongoing updates to the State Statute regarding hours of
27 operations and many other facets of the law, and she indicated that the ordinance likely does need to
28 be updated in the future to reflect some of the changes. But that does not impact the current
29 application. She said that whether the hours of operation can be more restrictive than state law has not
30 been litigated that she knows of. The allowed hours in the current ordinance were approved by the
31 City Attorney at the time.

32
33 Mayor Giefer asked if any cities have violated the statute to require cannabis.

34
35 Planner Haskamp said not that she is aware of but she is not an attorney and doesn't work in every
36 city.

37
38 Council Member Cornett asked if it has ever happened before that the state mandates the acceptance
39 of something.

40
41 Planner Haskamp said that there are certain parts of laws that you cannot opt out of, like MPCA noise
42 rules, but this is unusual.

43
44 Council Member Anderson asked if they were under a deadline and Planner Haskamp indicated that it
45 is subject to the 60 day rule under Minn. Stat. 15.99, but it could be tabled, with reasoning, and
46 potentially file an extension to 120 days.

Council Member Cremona said they need more info on the signage. Council Member Anderson indicated he would like more info about the County's schedule so they can confirm the parking improvements.

Planner Haskamp clarified that the Council would like the County's schedule for highway 36 so that a reasonable condition for paving the parking lot can be placed on the permit and the sign detail and specifications to confirm that it complies with the code.

Motion by Council Member Anderson, seconded by Council Member Cremona, to table the decision and request more information from the applicant related to the paving schedule and sign details as outlined by Planner Haskamp. Motion approved 5-0.

D. PUBLIC HEARING: Consideration of an Application to Combine and Rearrange the Lot Lines for the properties located at 11425 Grenelefe Ave N, 11335 Grenelefe Ave N, and 6636 Indian Wells Trail lot split - City Planner Jennifer Haskamp

Planner Jennifer Haskamp provided a detailed analysis of the request to combine three properties into two buildable lots comprising of approximately 25.4-acres and 48.5-acres each.

A summary of the request follows:

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.

Based on the analysis, City Planner Haskamp recommended approval of the request and recommended that the Council approve Resolution 2026-22: A Resolution approving the request for lot combination and lot line adjustment for the properties located at 11425 Grenelefe Ave N, 11335 Grenelefe Ae N, and 6636 Indian Wells Trail based upon the following findings:

- 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.

And 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.

Motion by Council Member Cremona, seconded by Council Member Cornett, to open the public hearing. Motion approved 5-0.

Paul Rogosheske, 11365 Grenelefe Ave. N, spoke as the President of Northridge Acres Homeowners Association. He said that the covenants of the HOA run with the land. He recommends the Council approve this request. He requested that the City consider the HOA's covenants and keep the HOA apprised of land use issues within the HOA.

Motion by Council Member Cremona, seconded by Council Member Rog, to close the public hearing. Motion approved 5-0.

Mayor Giefer asked Planner Haskamp how the covenants interact with the City policies, such as the assertion Mr. Rogosheske made that the HOA has a 10 acre minimum but the City has a 5 acre minimum. Planner Haskamp indicated that unless the City is a party to the agreement, it is a private matter amongst the HOA. The City cannot enforce the private HOA covenants.

Motion by Council Member Cornett, seconded by Council Member Cremona to approve the request and approve Resolution 2026-22: A Resolution approving the request for lot

1 combination and lot line adjustment for the properties located at 11425 Grenelefe Ave N, 11335
2 Grenelefe Ae N, and 6636 Indian Wells Trail. Motion approved 5-0.

3
4 **E. Staff Report: Reschedule November City Council meeting – *City Administrator Smieja***

5 City Administrator Smieja indicated the regularly scheduled November Council meeting falls on
6 election day so it must be rescheduled as no city elections are allowed to occur. Recommendations
7 were provided for alternate dates and the Council gave direction to reschedule the meeting to the
8 following Tuesday at the same time. **Regular November Council meeting rescheduled to Tuesday,
9 November 10 at 6:30 p.m.**

10
11
12 **DISCUSSION ITEMS**

13 Mayor Giefer indicated that there should be PEG funding coming in from the Cable Commission
14 which can only be spent on A/V equipment. He recommended that the money be used to purchase
15 speakers to amplify sound in the meeting room as well as larger TV/computer screens so the public
16 can see the presentations during meetings better. The rest of the Council concurred and staff will
17 begin looking into it.

18
19
20 **ADJOURNMENT**

21 **Motion by Council Member Rog, seconded by Council Member Cornett to adjourn at 8:57 p.m.**
22 **Motion carried 5-0.**

23
24
25
26 These minutes were considered and approved at the regular Council Meeting on August 4, 2026.

27
28
29
30
31
32
33 _____
34 Lacey L. Smieja
35 Administrator/Clerk-Treasurer
36

33 _____
34 Jeff Giefer
35 Mayor
36

**CITY OF GRANT
WORKSHOP MINUTES**

DATE : July 10, 2026
TIME STARTED : 10:03 a.m.
TIME ENDED : 11:55 a.m.
MEMBERS PRESENT : Councilmembers Cremona, Rog, Anderson,
and Mayor Giefer
MEMBERS ABSENT : Council Member Cornett

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

The workshop meeting was called to order at 10:30 a.m. by Mayor Giefer.

ITEM FOR DISCUSSION**POTENTIAL ORDINANCE AMENDMENTS**

Staff discussed potential amendments to the variance requirements of substandard lots. Staff proposed making changes to the ordinances to include a tiered structure that would consider lot size, date of lot creation, and ordinance standards at the time of creation. Regardless if a property required a variance to build or was permitted by right, they would still need to prove buildability, including setback requirements and primary and secondary septic siting. The changes will affect a small percentage (~<5%) of all parcels within the City. And, no changes would affect lots created after the current lot size and density restrictions were enacted in 1983 (5.0-acre minimum lot size; density restrictions of 1 dwelling unit per 10 acres).

Council provided direction to staff to draft ordinance updates that will incorporate the tiered structure for substandard lots, delineating which lots would still need to go through the variance process. This will allow for a clearer understanding of the ordinances, as well as be less costly, for current and prospective property owners, and will reduce staff and Council time and resources processing variance applications.

Workshop discussion and meeting adjourned at 11:55 a.m.

These minutes were considered and approved at the regular Council Meeting on August 4, 2026.

Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

**CITY OF GRANT
WORKSHOP MINUTES**

DATE : July 10, 2026
TIME STARTED : 10:03 a.m.
TIME ENDED : 11:55 a.m.
MEMBERS PRESENT : Councilmembers Cremona, Rog, Anderson,
and Mayor Giefer
MEMBERS ABSENT : Council Member Cornett

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

The workshop meeting was called to order at 10:30 a.m. by Mayor Giefer.

ITEM FOR DISCUSSION**POTENTIAL ORDINANCE AMENDMENTS**

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Lacey L. Smieja
Administrator/Clerk-Treasurer

Jeff Giefer
Mayor

CONTRACT FOR CRIMINAL PROSECUTION LEGAL SERVICES

This CONTRACT FOR CRIMINAL PROSECUTION LEGAL SERVICES (the "Agreement") is entered into by and between the City of Grant a Minnesota municipal corporation (the "City") and the law firm of Eckberg Lammers, P.C., with its principal office located at 1809 Northwestern Avenue, Stillwater, Minnesota, 55082 (the "Law Firm"), for the purpose of utilizing the Law Firm to provide prosecution legal services to the City.

RECITALS

A. The City wishes to retain the Law Firm to provide criminal prosecution legal services on behalf of the City.

B. The Law Firm agrees to provide criminal prosecution legal services to the City paid by the City to the Law Firm.

C. The rates identified in the proposal submitted by the Law Firm are as follows:

	2027 +3.5%	2028 +3.5%	2029 +3.5%	2030 +3.5%	2031 +3.5%
Yearly Total	\$33,928.34	\$35,115.83	\$36,344.88	\$37,616.95	\$38,933.54

NOW THEREFORE, IN CONSIDERATION OF the mutual promises contained herein and other good and sufficient consideration, incorporating the Recitals in full the parties agree to the following:

TERMS

ARTICLE I: SERVICES

1.1. Scope and Nature of Prosecution Services: The parties hereto agree to the following description of the nature of the legal services to be provided by the Law Firm to the City:

- A. Meetings and/or telephone conversations with and advising the Mayor, Council Members, City Administrator, and other authorized staff on general criminal legal matters.
- B. Research and submission of legal opinions on municipal or other criminal legal matters requested by the City Administrator or other authorized staff; availability to answer staff questions by telephone,
- C. Legal consultation and general support for the Mayor, Council Members, City Administrator, and other authorized staff on general criminal legal matters.
- D. Provide a high level of customer service by responding in a prompt manner.

- E. Prosecute all petty misdemeanor, misdemeanor and statutorily delegated gross misdemeanor offenses committed within the corporate limits of the City. This service includes all such cases initiated by any law enforcement agency and citizen complaints including, but not limited to, traffic violations, DWI cases, theft and City Code violations.
- F. Provide advice, consultation and training where required to the City's Police Department and to all other departments of the City in the interpretation and enforcement of statutes, ordinances and investigations of violations in connection with the prosecution of criminal cases.
- G. Prepare criminal complaints where facts warrant.
- H. Evaluate all cases where a plea of not guilty is entered and prosecute where warranted.
- I. Prepare appropriate pre-trial notices as required,
- J. Seek such additional investigation as required.
- K. Negotiate and enter plea bargains where deemed advisable.
- L. Represent the City at all pre-trial hearings including motions.
- M. Perform all legal research and prepare briefs when required.
- N. Try all jury and court trials.
- O. Review ordinances as requested.
- P. Render written opinions on law when requested, including interpretation of statutes, ordinances, rules and regulations.
- Q. Contact, support, and inform identifiable crime victims in accordance with the Minnesota Statute Chapter 611A.
- R. Ensure proper notification and preparation of witnesses, police officers, and staff for trial.
- S. Handle all criminal appeals and contested DWI forfeitures matters.

1.2 Communication with the City: As part of the Law Firm's comprehensive prosecution legal services, no charges are imposed for phone calls, emails, texts, or any other form of communication with the City relating to prosecution matters.

ARTICLE II: REIMBURSABLE COSTS AND EXPENSES.

2.1. General Rule: The City will reimburse the Law Firm for actual, necessary, and reasonable costs and expenses incurred by the Law Firm in the performance of legal services contained in the Agreement.

2.2. Specific Rates: Expenses to be billed:

Mileage	No Charge
Postage, Courier/Delivery	Actual Cost
Process Server	Actual Cost
Messenger	Actual Cost
Court Costs/Filing Fees	Actual Cost
Court Reporter Transcription Fees	Actual Cost
Other Contested Case Costs	Actual Cost
Westlaw Research Fees	No Charge
Printing Expenses	No Charge

ARTICLE III: CONFLICT OF INTEREST AND ATTORNEY/CLIENT PRIVILEGE.

3.1 Conflict of Interest: If the Law Firm represents or has ever represented an opposing party in a legal matter, whether within or outside of any of the scope of services mentioned by the retainer above, the Law Firm shall arrange for suitable alternative representation at the Law Firm's expense. The City will be responsible for any conflict-of-interest expenses incurred if a conflict of interest exists due to the City's relationship with potential parties to a prosecution case.

3.2 Attorney/Client Privilege: The Law Firm is authorized to utilize e-mail without encryption to transmit and receive confidential client information. While digital cordless and cellular telephones within a digital service area would be best to be used to transmit and receive confidential client information and may be used by the Law Firm to transmit and receive confidential client information. The City specifically acknowledges that it understands the confidentiality risks associated with inadvertent interception.

ARTICLE IV. PROSECUTION SERVICES BILLING FORMAT, CYCLE, PAYMENT EXPECTATIONS, AND TERM OF CONTRACT.

4.1 Billing Format: The Law Firm will submit monthly statements for criminal prosecution legal services rendered for the prior month, including expenses incurred.

4.2 Payment Expectations: The City will pay the bill of the Law Firm routinely According to its internal payment procedures by forwarding a check to the Law Firm paying for both legal services and expenses shown on the Law Firm's monthly statement.

4.3 City Approval and Term of Contract:

- A.** The City Council authorizes the Law Firm to commence performing the services contemplated under this Agreement. The term of this Contract will be from January 1, 2027 through December 31, 2031.
- B.** During the term of the Agreement including renewal terms, either party may terminate the Agreement at any time. The Parties agree, when reasonably possible, to provide 60 calendar days written notice to the other party in recognition of the importance of providing for an organized transition.

ARTICLE V. MISCELLANEOUS.

5.1 Audit. Pursuant to Minn. Stat. 16C.05, Subd. 5, the Law Firm agrees that the books, records, documents, and accounting procedures and practices of the Law Firm or other party, that are relevant to the Agreement or transaction, are subject to examination by the City and either the legislative auditor or the state auditor, as appropriate, for a minimum of six years. The Law Firm agrees to maintain these records for a period of six years from the date of termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this Agreement as of the date first written above.

THE CITY OF _____

By: _____ Dated: _____
Mayor

By: _____ Dated: _____
City Administrator

ECKBERG LAMMERS, P.C.

By: _____ Dated: _____

City of Grant

Interim Financial Report By Account Number

6/30/2026

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>% Remaining</u>
Receipts:				
General Property Taxes (31001 through 31299)	1,671,479.00	619,534.18	(1,051,944.82)	62.93%
Franchise Tax/Cable	10,000.00	23,191.94	13,191.94	-131.92%
Cable Reimbursement	2,300.00	1,500.00	(800.00)	34.78%
Franchise Tax/Utilities	95,760.00	24,516.56	(71,243.44)	74.40%
MV Credit/Real Estate	0.00	0.00	0.00	
Non Levy Mobile Home	0.00	0.00	0.00	
General Fund Special Assessments	20,000.00	39,280.84	19,280.84	-96.40%
Total Acct 310	1,799,539.00	708,023.52	(1,091,515.48)	60.66%
Joliet/Woodland Acres Road Project	0.00	4,648.86	4,648.86	
Total Acct 319	0.00	4,648.86	4,648.86	
Liquor License	13,000.00	0.00	(13,000.00)	100.00%
Other/Permits/Fees	1,000.00	200.00	(800.00)	80.00%
Building Permits	120,000.00	59,473.32	(60,526.68)	50.44%
Heating Permits	10,000.00	4,891.00	(5,109.00)	51.09%
Plumbing Permits	3,000.00	1,377.00	(1,623.00)	54.10%
Admin Fee Variance	400.00	1,000.00	600.00	-150.00%
Admin Fee CUP	800.00	1,500.00	700.00	-87.50%
Admin Fee COC	250.00	1,000.00	750.00	-300.00%
Grading Permit	1,200.00	1,135.10	(64.90)	5.41%
Admin Fee Subdivision	800.00	1,050.00	250.00	-31.25%
Utility/ROW Permits	200.00	1,200.00	1,000.00	-500.00%
Pre Application Meeting	800.00	1,500.00	700.00	-87.50%
Dust Control	0.00	11,974.73	11,974.73	
Total Acct 320	151,450.00	86,301.15	(65,148.85)	43.02%
Fiscal Disparity-City	44,357.00	0.00	(44,357.00)	100.00%
Recycling Grant/County	8,000.00	8,030.00	30.00	-0.38%
Refunds and Reimbursements	0.00	1,154.23	1,154.23	
Total Acct 330	52,357.00	9,184.23	(43,172.77)	82.46%
Agricultural Market Value Credit	4,400.00	0.00	(4,400.00)	100.00%
Small Cities Assistance	74,315.00	0.00	(74,315.00)	100.00%
Total Acct 334	78,715.00	0.00	(78,715.00)	100.00%
Assessment Searches	40.00	25.00	(15.00)	37.50%
Fines/Fees State	10,000.00	4,500.08	(5,499.92)	55.00%
Tower Lease Revenue	26,000.00	0.00	(26,000.00)	100.00%
Interest Income	90,000.00	2,204.13	(87,795.87)	97.55%
Miscellaneous Revenue	11,000.00	102.25	(10,897.75)	99.07%
Total Acct 340	137,040.00	6,831.46	(130,208.54)	95.01%
Refunds and Reimbursements	1,000.00	0.00	(1,000.00)	100.00%
Total Acct 360	1,000.00	0.00	(1,000.00)	100.00%
Subtotal Revenues	2,220,101.00	814,989.22	(1,405,111.78)	63.29%
Other Financing Sources:				
Escrows	0.00	32,500.00	32,500.00	
Total Acct 391	0.00	32,500.00	32,500.00	
Total Other Financing Sources	0.00	32,500.00	32,500.00	
Total Revenues	2,220,101.00	847,489.22	(1,372,611.78)	61.83%

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
Disbursements:				
Mayor Salary	5,500.00	0.00	5,500.00	100.00%
Mayor PERA	716.00	0.00	716.00	100.00%
Mayor FICA/Medicare	422.00	0.00	422.00	100.00%
Council Salaries	14,000.00	0.00	14,000.00	100.00%
Council Meeting Per Diem	1,000.00	0.00	1,000.00	100.00%
Council PERA	974.00	0.00	974.00	100.00%
Council FICA/Medicare	1,137.00	0.00	1,137.00	100.00%
Council Mileage	250.00	0.00	250.00	100.00%
Total Acct 410	23,999.00	0.00	23,999.00	100.00%
Clerk Salary	92,432.00	66,738.95	25,693.05	27.80%
Clerk PERA	5,729.00	3,806.34	1,922.66	33.56%
Clerk FICA/Medicare	7,108.00	7,288.63	(180.63)	-2.54%
Treasurer	9,000.00	0.00	9,000.00	100.00%
Clerk Medicare	0.00	1,918.49	(1,918.49)	
State withholding	0.00	5,464.93	(5,464.93)	
Federal Withholding	0.00	12,817.18	(12,817.18)	
Clerk PERA Withholding	0.00	3,298.83	(3,298.83)	
Social Security Expens	0.00	5,370.14	(5,370.14)	
Admin Def. Income Withholding	0.00	8,000.00	(8,000.00)	
Clerk-Paid Medical Leave Premium	5,290.00	325.42	4,964.58	93.85%
Clerk-Paid Medical Leave Withholding	0.00	149.22	(149.22)	
Total Acct 411	119,559.00	115,178.13	4,380.87	3.66%
Audit Fees	42,482.00	29,822.75	12,659.25	29.80%
Accounting Services	0.00	0.00	0.00	
Engineering Fees - General	25,000.00	21,386.25	3,613.75	14.46%
Legal Fees - General	26,000.00	15,568.50	10,431.50	40.12%
Legal Fees - Complaints	20,000.00	5,287.50	14,712.50	73.56%
Legal Fees - Prosecutions	31,828.00	0.00	31,828.00	100.00%
Ordinance Codification	0.00	0.00	0.00	
Property Assessor	32,000.00	9,600.00	22,400.00	70.00%
City Planner	25,800.00	8,496.25	17,303.75	73.45%
Cable Costs	5,000.00	800.44	4,199.56	96.90%
Other Services & Charges	0.00	0.00	0.00	100.00%
Total Acct 412	208,110.00	90,961.69	117,148.31	56.29%
Election Judges	0.00	0.00	0.00	
Insurance	12,022.00	118.00	11,904.00	99.02%
Election Expenses	26,500.00	0.00	26,500.00	100.00%
LMC Dues	5,500.00	5,777.00	(277.00)	-5.04%
Workshops	1,000.00	933.03	66.97	6.70%
Miscellaneous Expenses	200.00	926.87	(726.87)	-363.44%
City Newsletter	3,605.00	1,813.11	1,791.89	49.71%
Publishing Costs	2,000.00	1,678.11	321.89	16.09%
City Office Telephone	2,263.00	909.02	1,353.98	59.83%
PO Box Rental	246.00	198.00	48.00	19.51%
Web Site Costs	10,000.00	398.63	9,601.37	96.01%
Office Supplies	4,000.00	2,079.41	1,920.59	48.01%
Office Equipment	1,500.00	661.51	838.49	55.90%
Bank Fees	130.00	0.00	130.00	100.00%
Rental City Office	6,514.00	5,291.69	1,222.31	18.76%
Equipment Repair	500.00	3,566.96	(3,066.96)	-613.39%
Postage	500.00	78.00	422.00	84.40%
Total Acct 413	76,480.00	24,429.34	52,050.66	68.06%

Investment Advisor Fee	5,280.00	0.00	5,280.00	100.00%
Assessing	600.00	3,058.41	(2,458.41)	-409.74%
Total Acct 415	5,880.00	3,058.41	2,821.59	47.99%
Police	196,309.00	609.12	195,699.88	99.69%
Fire - Mahtomedi	184,214.00	98,367.00	85,847.00	46.60%
Fire - Stillwater	213,194.00	0.00	213,194.00	100.00%
Building Inspection	100,000.00	224,842.89	(124,842.89)	-124.84%
Building Permit Surcharge	8,000.00	6,540.46	1,459.54	18.24%
Animal Control	300.00	0.00	300.00	100.00%
Siren Warning System	1,000.00	0.00	1,000.00	100.00%
Dry Hydrant	250.00	0.00	250.00	100.00%
Total Acct 420	703,267.00	330,359.47	372,907.53	53.03%
Town Hall Supplies	5,000.00	1,211.32	3,788.68	75.77%
Town Hall Maintenance	5,000.00	676.08	4,323.92	86.48%
Town Hall Electricity	3,000.00	1,748.61	1,251.39	41.71%
Town Hall Mowing	100.00	0.00	100.00	100.00%
Town Hall Porta Pot	1,867.00	745.00	1,122.00	60.10%
Town Hall Property Taxes	6,000.00	5,996.00	4.00	0.07%
Ball Field Maintenance	100.00	0.00	100.00	100.00%
Well House Electricity	1,500.00	615.28	884.72	58.98%
Recycling	96,210.00	39,587.93	56,622.07	58.85%
Roads Supervisor	180,300.00	74,249.76	106,050.24	58.82%
Roads Fuel Surcharge	15,000.00	7,500.00	7,500.00	50.00%
Pole Barn Electricity	1,000.00	924.98	75.02	7.50%
Total Acct 430	315,077.00	133,254.96	181,822.04	57.71%
Grader Contractor	68,561.00	32,532.50	36,028.50	52.55%
Road Engineering Fees	25,000.00	21,036.08	3,963.92	15.86%
Road Legal Fees	0.00	0.00	0.00	
Road Publishing Costs	0.00	0.00	0.00	
Road Garbage Removal	6,500.00	6,158.17	341.83	5.26%
Gravel Road Costs	60,770.00	12,762.50	48,007.50	79.00%
Magnesium Chloride	120,000.00	23,605.45	96,394.55	80.33%
Road Shouldering	10,300.00	0.00	10,300.00	100.00%
Pothole Repairs	128,000.00	55,385.50	72,614.50	56.73%
Road Sign Replacement	2,000.00	0.00	2,000.00	100.00%
Culvert Repair	25,750.00	1,990.00	23,760.00	92.27%
Seal Coating/Crack Filling	80,000.00	0.00	80,000.00	100.00%
Snow & Ice Removal	20,000.00	24,878.49	(4,878.49)	-24.39%
Road Brushing	40,000.00	25,126.25	14,873.75	37.18%
Road Side Mowing & Heavy Brushing	41,000.00	0.00	41,000.00	100.00%
Road Expenses - Other	1,600.00	109.60	1,490.40	93.15%
Street Lights	1,350.00	613.74	736.26	54.54%
MS4	2,000.00	459.00	1,541.00	77.05%
Gravel Reclaiming	3,000.00	0.00	3,000.00	100.00%
Special Road Projects	35,171.00	13,581.76	21,589.24	61.38%
County Road Projects	65,000.00	0.00	65,000.00	100.00%
Ditch Repair	40,170.00	0.00	40,170.00	100.00%
Total Acct 431	776,172.00	218,239.04	557,932.96	71.88%
Subtotal Disbursements	2,228,544.00	915,481.04	1,313,062.96	58.92%
Other Financing Uses:				
Escrow	0.00	12,167.05	(12,167.05)	
Total Acct 493	0.00	12,167.05	(12,167.05)	
Total Other Financing Uses	0.00	12,167.05	(12,167.05)	

Bond Principal	0.00	73,000.00	(73,000.00)	
Total Acct 471	0.00	73,000.00	(73,000.00)	
Interest - Bonds	0.00	9,083.20	(9,083.20)	
Total Acct 472	0.00	9,083.20	(9,083.20)	
Total Disbursements	2,228,544.00	1,009,731.29	1,218,812.71	54.69%

Audit Results

- Auditor Opinion on Financial Statements
 - The audit resulted in an unmodified opinion on each major fund, meaning those financial statements were fairly presented.
 - The opinion on Governmental Activities was qualified because the City does not maintain detailed records of its capital assets and related depreciation.
- Internal Control
 - Four material weaknesses in internal controls identified:
 - **Financial Statement Preparation:** The City relies on external auditors to assist with financial statement preparation and does not have sufficient internal expertise to prepare GAAP-based financial statements.
 - **Segregation of Duties:** Due to limited staffing, accounting responsibilities cannot be fully segregated, increasing the risk that errors or irregularities could go undetected.
 - **Capital Asset Records:** The City does not maintain detailed capital asset records, including depreciation by individual asset, resulting in a reliance on estimates for these amounts.
 - **Prior Period Restatement:** A material error related to unrecorded building inspection payables required a restatement of beginning fund balance and beginning net position.



Audit Results

- Minnesota Legal Compliance
 - **Broker Certification:** The City did not receive the required investment broker certification.
 - **Purchasing Cooperative Consideration:** The City did not document consideration of purchasing cooperatives for purchases exceeding \$25,000.
 - **Contracting Compliance:** A contract exceeding \$175,000 was awarded without using sealed bids or a best-value procurement process.
 - **Contractor Withholding Affidavit:** The City did not obtain the required IC-134 contractor withholding affidavit before issuing final payment on a project.
 - **Electronic Funds Transfers:** The City did not complete the annual Council delegation authorizing electronic funds transfers in 2025.
 - **Petty Cash (Imprest Fund):** The City did not maintain proper petty cash oversight, including appointing a current custodian and reporting activity to the Council.

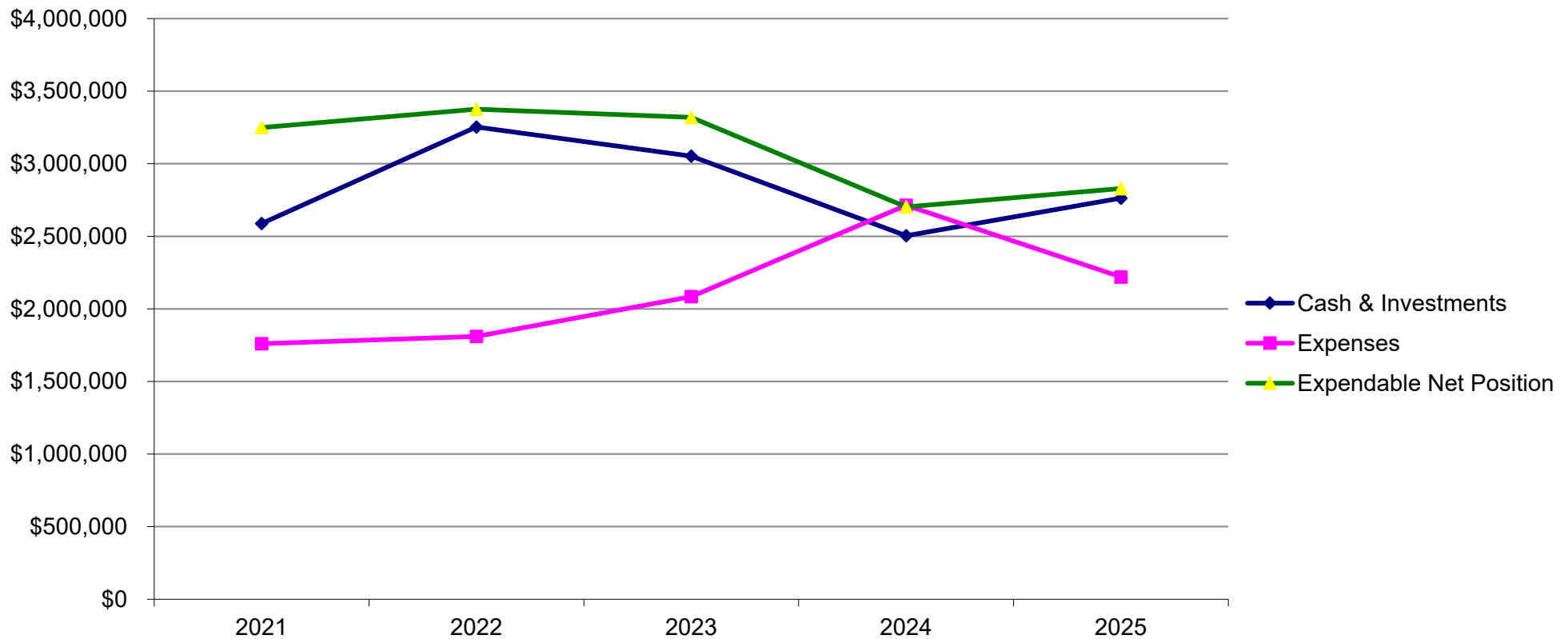


Required Communications

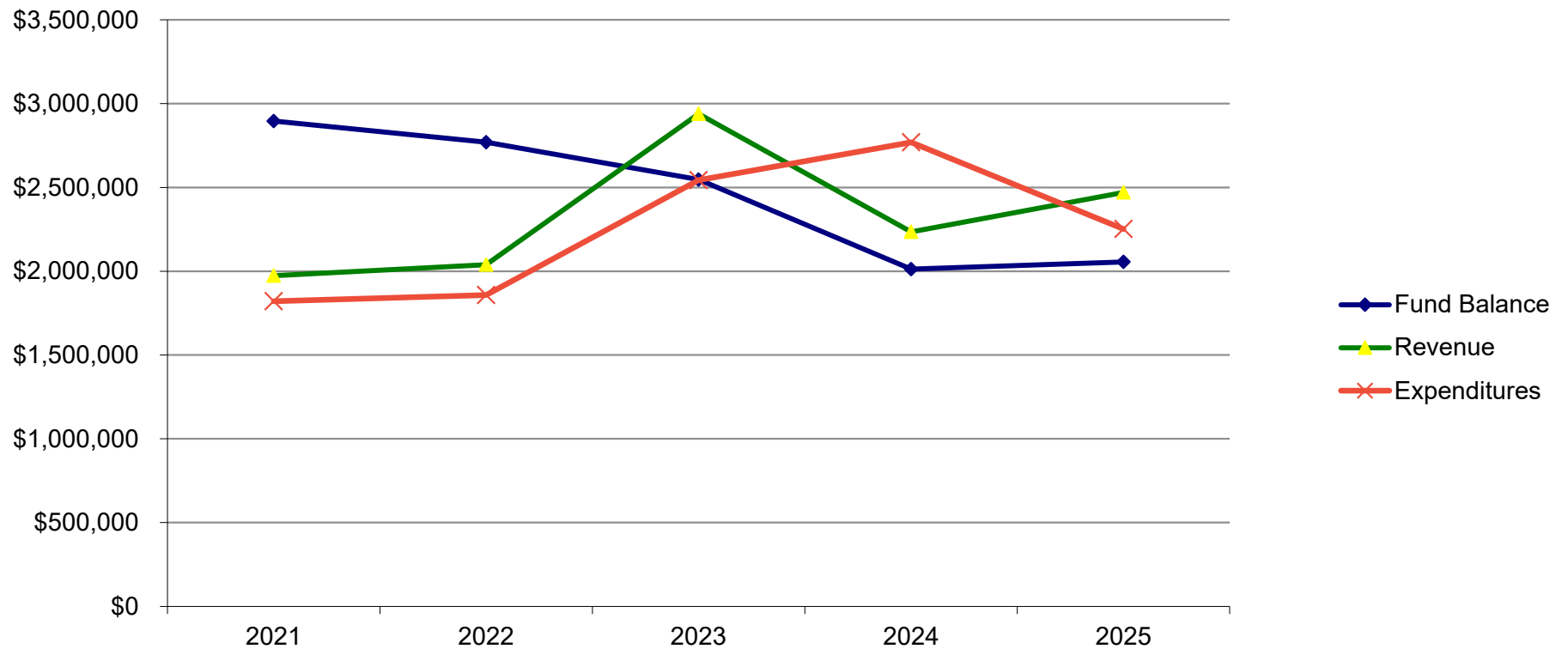
- Auditor Responsibilities under Generally Accepted Auditing Standards
 - Audit provides reasonable, but not *absolute* assurance
- No new accounting policies in 2025
- Corrected misstatements
 - Year-end accruals, including building inspection payables.
 - Tax and special assessment activity.
 - Fund integrity and classification adjustments.
- No disagreements or difficulties with management



Financial Results – Government Wide

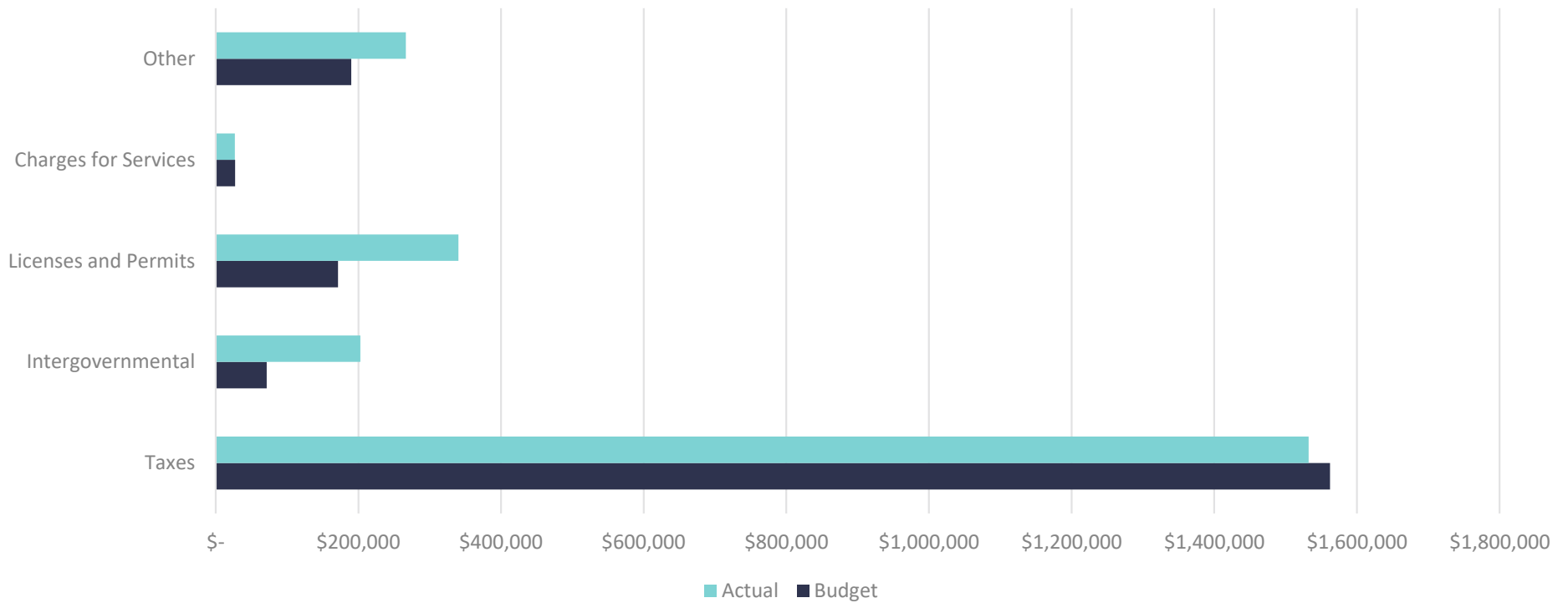


Financial Results – Governmental Funds



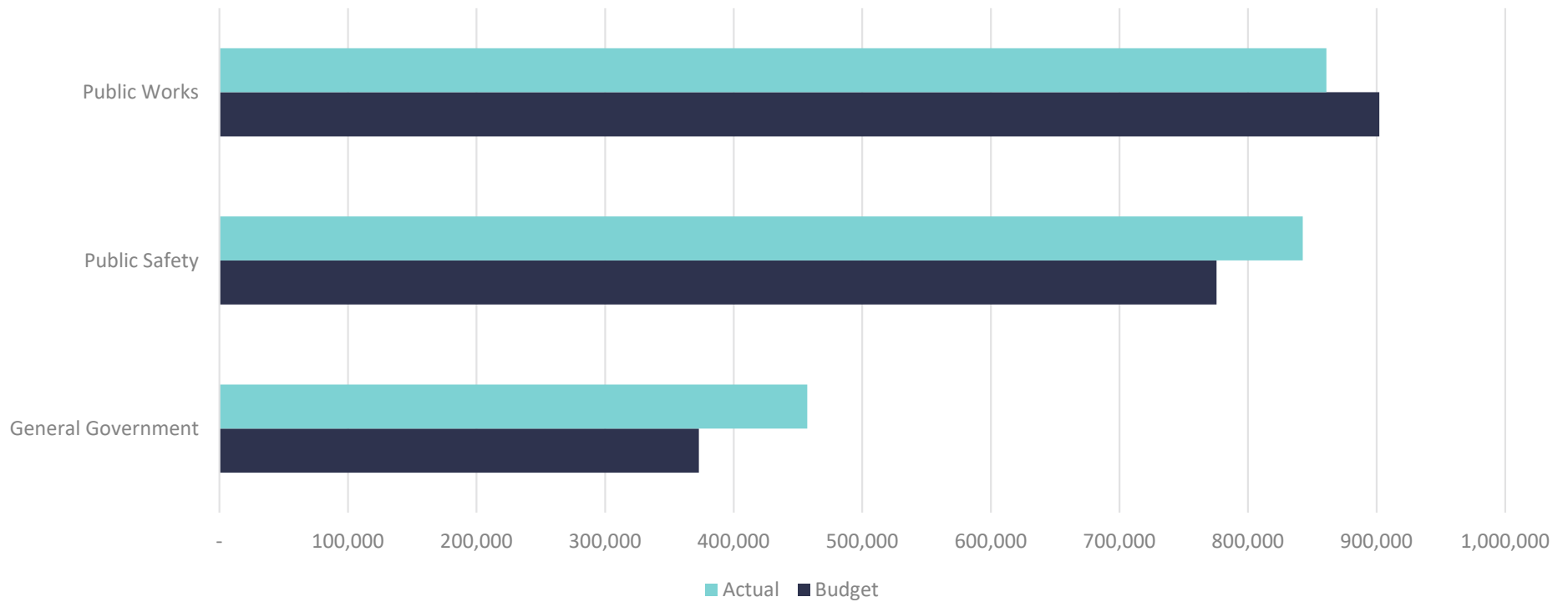
Financial Results – General Fund Revenue

General Fund Revenue Budget and Actual

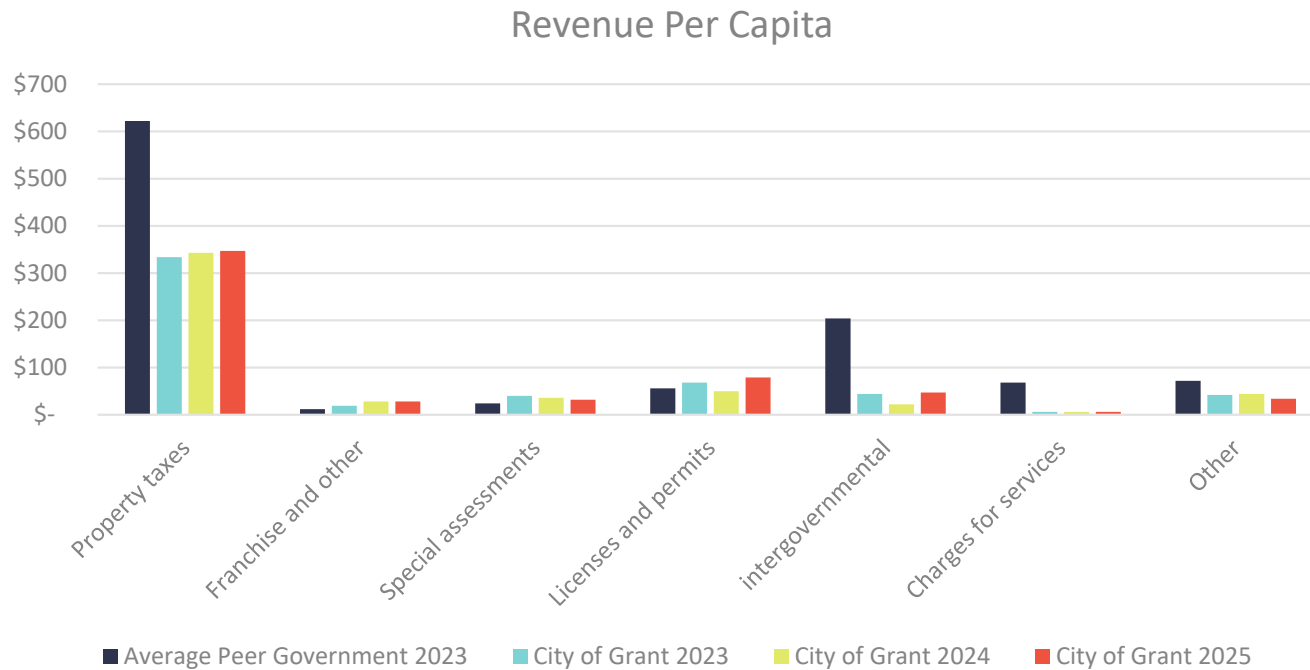


Financial Results – General Fund Expenditures

General Fund Expenditures Budget and Actual



Financial Results – Peer Government Comparison



**Peer average based on most recent OSA data (2023) for: Cities of Bayport, Centerville, Columbus, Deeplaven, Hanover, Montrose, Newport, Nowthen, Scandia, Stacy, and the Towns of May and Stillwater*

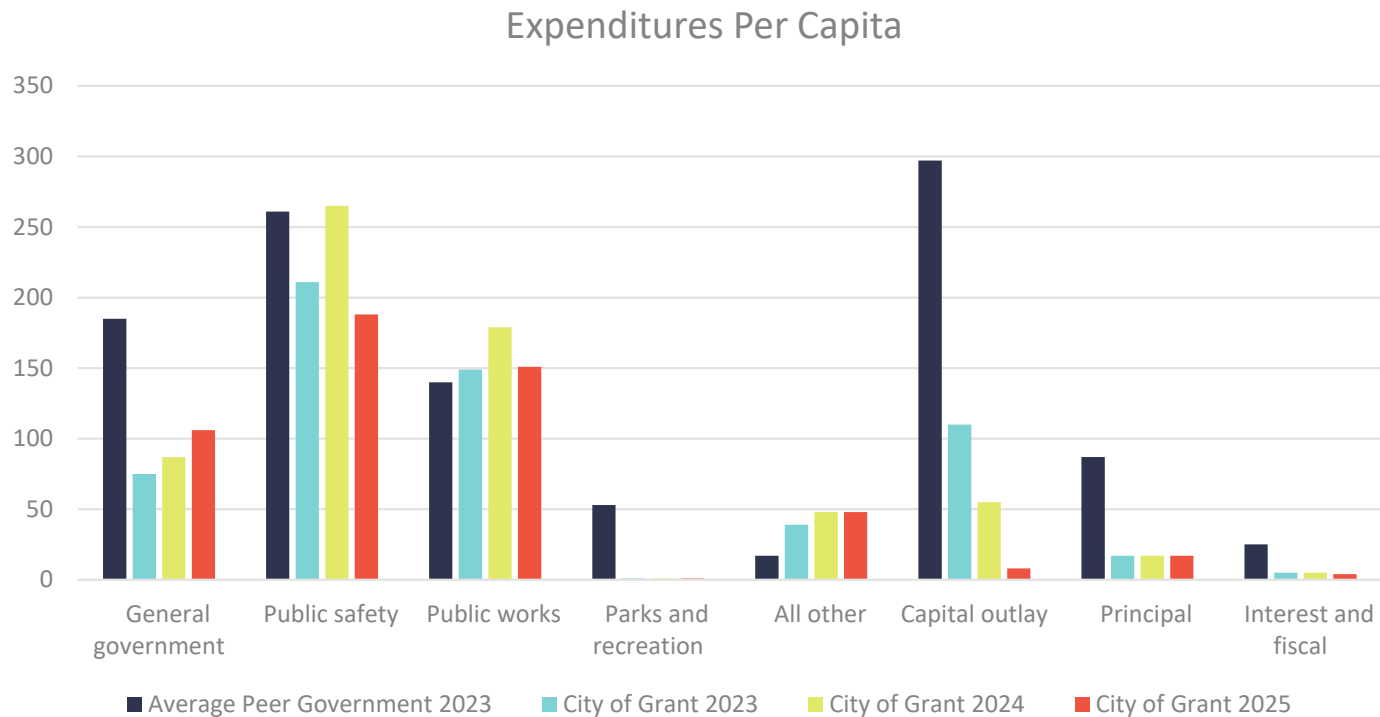


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Financial Results – Peer Government Comparison



**Peer average based on most recent OSA data (2023) for: Cities of Bayport, Centerville, Columbus, Deeplaven, Hanover, Montrose, Newport, Nowthen, Scandia, Stacy, and the Towns of May and Stillwater*



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11

Financial Results – Debt Service

- 2020A & 2020B Bonds originally issued for \$1.172 million
- Outstanding debt as of December 31, 2025: \$895,000
- 2025 Debt Service Payments:
 - Principal: \$73,000
 - Interest: \$18,907
- Debt continues to be repaid in accordance with the bond repayment schedule.



Future Pronouncements

- GASB No. 103 – Financial Reporting Model Improvements – Effective December 31, 2026
- GASB No. 104 – Disclosure of Certain Capital Assets – Effective December 31, 2026
- GASB No. 105 – Subsequent Events – Effective December 31, 2027





STAFF REPORT

TO:	Mayor and City Council Lacey Smieja, City Administrator/Clerk	DATE:	July 28, 2026
CC:	Veronica Kubicek, PE, City Engineer Amanda Johnson, City Attorney	RE:	Variance from required side yard setback to install an attached garage with a second-story addition at 6174 Inwood Ct. N
FROM:	Jennifer Haskamp, AICP, SHC Jenna Shoosmith, SHC		

INTRODUCTION

Emily and Brett Schimke (“Owners” and “Applicants”) are requesting a variance from the minimum side yard setback requirements to construct a two-story home and garage addition at 6174 Inwood Ct. North. The subject property is located north of Highway 36, west of Inwood Court and is zoned R-1. The lot is approximately 1.0-acre and is developed with a single-family home constructed in 1964 and a detached garage. The Applicants are proposing to construct a home addition that will provide additional living space on the main and second floor of their home and an attached two-stall garage. The proposed addition is situated approximately 6.5-feet from the north property line which requires a variance from the side yard setback standards.

Background

In 2024, the Applicants submitted a Variance application for a similar project that included an attached garage and home addition that was positioned approximately five feet (5”) from the northern property line. Staff reviewed the application and informed the Applicant that the staff report would recommend denial of the requested variance because we believed that it did not meet the ordinance criteria. After discussing the proposed project with Staff, they withdrew their application to explore alternative placement options. The Applicant’s narrative incorrectly summarizes the 2024 process, and the request was never considered by the previous planning commission or City Council. No further communication or discussion between the applicant and staff occurred since the application was withdrawn.

Prior to the current submission no pre-application meeting or discussion occurred. The plans submitted as part of this application package show a small reduction in the amount of encroachment into the required setback when compared to the 2024 submission. However, the proposed location of the addition remains the same as originally contemplated, and the Applicant’s narrative describes why they believe the location is the only location to construct the addition (See Attachment A).

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 August 4th, 2026.

The following staff report summarizes the requested variance, existing conditions, and draft findings.



APPLICATION SUMMARY

Applicant/Owner: Emily and Brett Schimke	Site Size: 1.0 Acre Location: 6174 Inwood Ct. North, Grant, MN PID: 33-030-21-43-0005 Year Built: 1964 Zoning/Land Use: R1
Request: The Applicants are requesting a Variance from the side yard setback requirements to construct a home addition including an attached garage with a second-story addition.	

The Applicants are proposing to construct a home addition that includes an attached garage and second-story addition. The appearance of the addition is conceptually shown in Attachment A, which includes a conceptual before and after elevation sketch, as well as before and after conceptual rendering. The proposed addition and expansion encroaches into the required side-yard setback from the north property line by approximately 13.5-feet. Based on the plans, the Applicant is proposing to keep the existing detached garage which is located approximately 10.5 feet behind (west) of the proposed addition. The proposed site plan can be found in the Applicant's materials found in Attachment A.

EXISTING SITE CONDITIONS

The subject property is part of the Acre Ranch subdivision, which was platted and developed in the 1960s prior to the current ordinance standards for lot size, frontage and setbacks. The lot is developed with an existing single-family structure (principal structure) that was constructed in 1964. The principal structure is setback approximately 30-feet from the north property line, 65.5-feet from the east property line (front), 140-feet from the south property line (side), and 100-feet from the east property line (rear). The existing principal structure meets all required setbacks.

The existing principal structure does not have an attached garage, which is typical for homes constructed in that time period. A detached garage approximately 560-square feet is located approximately 14-feet north and 12-feet west of the principal structure. The detached garage is setback approximately 5-feet from the north property line (side), 110-feet from the east property line (front), 193-feet from the south property line (side) and 55-feet from the west property line (rear). While the age of the detached garage is unknown, it is assumed that it was likely constructed in or around the same time as the home and is therefore considered a legally non-conforming structure since it does not meet the required side-yard setbacks.

A single driveway connects to the existing detached garage from Inwood Court N on the easterly property line. Per the submitted plans, the edge of the septic mound that serves the lot is located approximately 55-feet south of the principal structure. The well serving the lot is located approximately 25-feet from the northeast corner of the home.





The site is sparsely vegetated with most of the wooded/tree areas surrounding the existing structures, and there do not appear to be any wetlands on the subject site.

COMPREHENSIVE PLAN

The lot guided AG/RR which is planned for residential use. Per the adopted 2040 Comprehensive Plan, the City is dedicated to maintaining its rural residential uses. It is therefore reasonable to consider improvements to the existing single-family residential home on the lot. The Comprehensive Plan further guides land that was platted prior to the 1970s as Rural Residential acknowledging that some of these lots/areas contain lots that do not meet current lot size and density standards. Within the adopted Comprehensive Plan the City has established several goals and policies that support reinvestment in the existing housing stock. The following goals and standards are relevant to the proposed project:

- 2040 Comprehensive Plan – Housing Goal #2:
Sustain and enforce the City's Code to encourage maintenance of the existing housing within the City.

ZONING & DIMENSIONAL REVIEW

The subject property was platted and developed in 1964 which predates the current dimensional standards for lot size/area, frontage and certain setbacks. City Code Section 32-6 states the following:

Any single-family residence in existence on a parcel of land less than 2.5 acres in size shall be allowed to be expanded or improved, provided that all such expansions or improvements shall be made subject to all other applicable regulations including the building code and long-term sewage disposal regulations.

The subject parcel is approximately 1.0 acre, and while the lot area is substandard, expansion is still supported by the ordinance provided the dimensional standards and other applicable regulations can be met. As previously noted, the existing detached garage does not meet the required side yard setback from the north property line and is therefore considered legally non-conforming. The proposed addition does not connect or tie into the existing detached garage and therefore there are no 'legal non-conforming' rights with respect to a new addition encroaching into the required setback. Therefore a full dimensional analysis and variance is required. The following table summarizes the applicable dimensional standards and proposed addition per Table 32-246 of the City Code.

Dimension	Standard	Proposed	Requested Variance
Front Yard Setback	60'	~66'	Complies.
Rear Yard Setback	50'	~100'	Complies.
Side Yard Setback (north, interior lot line)	20'	~6.5'	13.5'
Side Yard Setback (south interior lot line)	20'	~140'	Complies
Permitted Accessory Building SF	1,000 SF; max. 2 buildings	565 SF, 1 building	Complies



As shown the proposed addition does not meet the minimum side yard setback requirements from the north property line which requires a variance from this standard in order to be permitted. The Applicant's narrative describes their reasoning for requesting the variance which is provided in Attachment A. Per the narrative, the Applicant states that they have explored alternative locations for the addition on their property and that there are no other suitable locations.

REVIEW CRITERIA

City Code Sections 32-59 and 32-60 establish the criteria to review and approve variance requests. When evaluating a variance request, the applicant must demonstrate that "1) the proposed use of the property... in question cannot be established under the conditions allowed by this chapter and no other reasonable alternate use exists; 2) the plight of the landowner must be due to physical conditions unique to the land ... and are not applicable to other lands ... in the same zoning district; and 3) the unique conditions of the site cannot be caused or accepted by the landowner..." The Applicant's narrative is provided in Attachment A and describes their reasons for the variance request. The following analysis is provided in response to each criterion:

1) Proposed Use of the Property cannot be established under the conditions allowed by this chapter and no other reasonable use exists...

As the Applicants state in their narrative, alternative placement options for the home addition and garage were explored, but they believe that the north-side location remains the most feasible option. The Applicant states that construction on the west side of the home is constrained by the existing well that serves the property and placing the garage on the east side of the home would create a front-yard setback conflict. The Applicants explored locating the addition on the south side of the property; however, they note that this would require excavation because of the existing topography and necessitate the removal of several mature trees.

Staff confirms that these physical constraints exist; however, they do not fully limit the placement of the proposed garage. The footprint of the proposed addition is approximately 31-feet deep by 23'5" wide with a total area of 1,235 square feet. Staff continues to believe that it is feasible to work around the existing site conditions and meet the requirements established by the code, although it may cause additional disruption and cost. Staff confirms that placing the garage on the east side of the home would create a front yard setback; however, there appears to be adequate area to locate the addition on either the south or west sides of the house (Figure 1).

Per the submitted site plan, the principal structure is setback approximately 35 feet from the existing edge of the septic mound and the width of the addition is approximately 23'5". While a detailed site survey may be necessary to confirm these dimensions, it appears that there is enough area to site the addition in this location while still maintaining the integrity of the septic system. Staff acknowledges that due to the constrained lot size it is important to maintain adequate area for a primary and secondary septic system, and we do not know whether the existing septic mound contains one or two drainfields. However, staff notes that there does appear to be adequate area south of the existing mound where additional improvements/expansions to the drainfield could be located. Placing the addition on the south side of the structure would eliminate the need for a variance from the required setbacks. Per the submitted site survey, there is an approximately 4 – 6-foot grade change between the south side of existing home and the road. Therefore, installing the proposed garage on the south side of the home

may require some grading and excavation, as stated in the Applicant's narrative and it will require removal of several trees, though a tree survey indicating species, health or other details of the existing tree cover were not provided.

Another option would be to look at adding onto the existing garage and attaching it to the principal structure leaving the well in its current location. Attaching it to the existing garage would leverage the non-conforming rights associated with the existing garage location. Per Section 32-80 of the Zoning Ordinance, legal nonconforming structures may be altered or improved provided that the improvements do not increase or expand the existing substandard dimensions. It would therefore also be possible to site the addition on the west side of the home while utilizing and improving the existing garage.

Based on our analysis, this criterion does not appear to be met. However, staff does believe that it is reasonable for the homeowner to want an addition that includes an attached garage and it is reasonable for the City Council to discuss whether the alternative locations are feasible and/or reasonable.

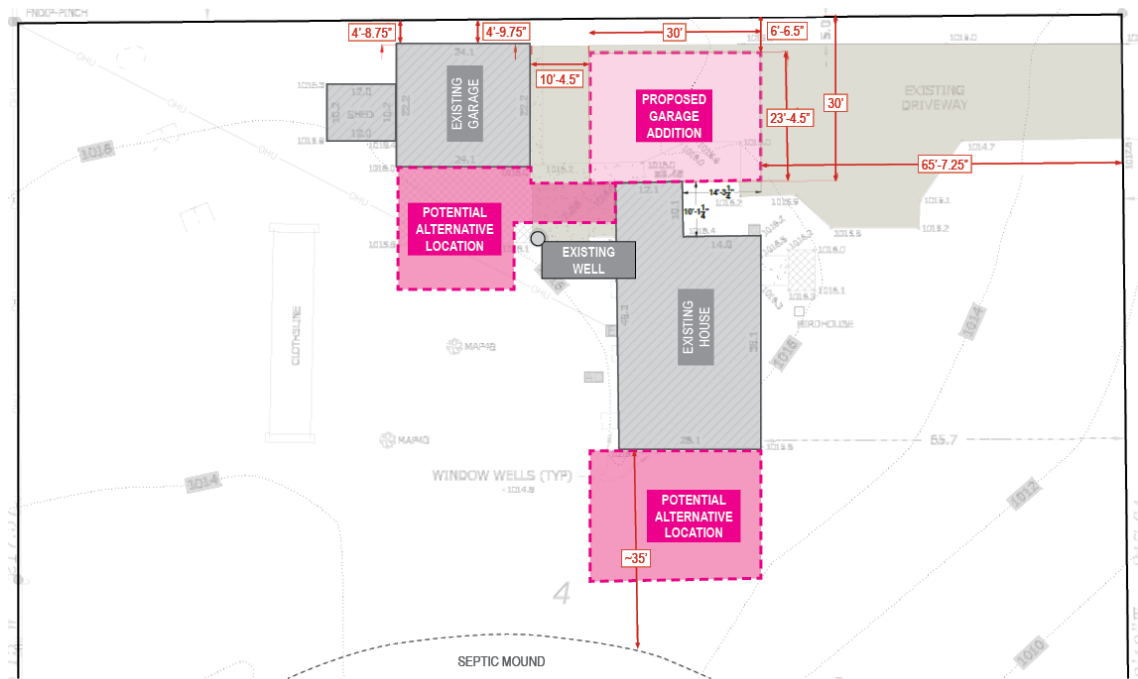


Figure 1. Alternative placement analysis

2) Plight of the Landowner must be due to unique physical conditions of the land, and are not applicable to other lands...

Per GIS analysis and NWI data, there do not appear to be any wetlands on or near the subject property. Aside from the existing trees, topography, septic drainfield area, and the well, there do not appear to be any other limiting physical conditions present on the site. These physical characteristics are not necessarily unique to the property, as many of the surrounding properties were developed around the same time and are characterized by similar conditions and similarly sized lots. As previously stated, the subject property is part of the Acre Ranch subdivision, which was platted and developed in the 1960s prior to the current minimum setback standards and all lots are subject to the same requirements including meeting the dimensional standards. Per staff's analysis, the criterion is not met. However,



staff requests for discussion by the City Council with respect to this criterion given the substandard lot size and recent discussions.

3) Unique conditions cannot be caused by the Owner

The physical constraints of the property were not created by the Applicant. The home and existing garage were developed in the 1960s, prior to the current owner's occupation of the home. The siting of the existing home and garage are contributing to the Applicant's desire to build the addition on the north side of the home which is already constrained. The existing principal structure does not contain an attached garage which, while typical of the time period in which it was constructed, does not meet current homeowner expectations. This condition is unique to the property as most homes in the City have attached garages. The orientation of the current principal structure is placed approximately 30-feet from the side yard (north), which meets the required side yard setback, but does not provide adequate area to construct an attached garage. This condition was not created by the owner and therefore staff believes that this criterion is met.

ENGINEERING STANDARDS

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

OTHER AGENCY REVIEW

The site is located in the Valley Branch Watershed District (VBWD). If the variance is granted, Staff recommends including a condition that the Applicant must contact the VBWD to determine whether any permits are required.

ACTION REQUESTED

Staff is recommending denial of the Applicant's request for a variance from minimum side yard setback standards to construct a two-story addition including attached garage. The following draft findings are provided for consideration.

- The proposed project represents an expansion and improvement of an existing single-family residence, which is generally supported by both the 2040 Comprehensive Plan and City Code. However, the proposed addition does not meet the minimum 20-foot side-yard setback requirement for properties zoned R-1.
- Physical constraints exist on the subject property; however, the Applicant has not demonstrated through its application that alternative locations are not feasible. It appears to be possible to work around the existing site conditions and meet the setback requirements established by the code.
- Per the submitted site plan, the principal structure is setback approximately 35-feet from the existing septic mound located south of the structure. It appears that a home and garage addition could be placed to the south of the principal structure and there would be a minimum of twelve feet (12') of separation from the existing septic system. Further, it appears that there is adequate area south of the existing septic mound where septic improvements/expansion could be sited.
- Per Section 32-80 of the Zoning Ordinance, legal nonconforming structures may be altered or improved provided that the improvements do not increase or expand the existing substandard



dimensions. It is therefore possible to site the addition on the west side of the home while utilizing and improving the existing garage.

- Aside from the existing trees, topography, septic drainfield area, and the well, there do not appear to be any other limiting physical conditions present on the site. These physical characteristics are not necessarily unique to the subject property, as many of the surrounding properties were developed around the same time and are characterized by similar conditions including smaller lots sizes.

Attachments:

- Attachment A: Applicant's Submission Materials

To the Honorable Mayor, City Council, and Planning Commission Members:

We respectfully request reconsideration of our variance application for an attached garage addition on the north side of our home.

First, we would like to thank the Council and Planning Commission for the time and consideration given to our original application. We understand that one of the primary concerns expressed during the initial review was the belief that alternative locations for the addition may exist elsewhere on the property. Since that denial, we have carefully reevaluated the project, explored those alternatives in greater detail, and revised our design to reduce its impact. Based on that analysis, we continue to believe that the proposed north-side addition represents the most reasonable and responsible use of the property.

The practical difficulty associated with our property is not one of personal preference, but rather the physical limitations of the site itself. We have evaluated potential locations for the addition on all sides of the home. Construction on the west side is constrained by the location of the existing well. Construction on the east side would create a front-yard setback conflict and would not provide a conforming solution. We also thoroughly explored locating the addition on the south side of the property. However, that option is significantly constrained by the location of the septic system, would require substantial excavation due to the site's topography, and would necessitate the removal of numerous mature, healthy trees that are an important feature of the property. The combined impact of these limitations makes the south-side alternative both impractical and substantially more disruptive to the site than the proposed north-side location.

As a result of these constraints, the north side of the home remains the only practical location for the proposed addition.

In response to feedback received during the original application process, we have revised the proposal to further reduce its impact. The structure has been reduced in overall size, and the design has been modified to increase the distance from the affected lot line by approximately two additional feet. These changes lessen the extent of the requested variance while maintaining a functional and aesthetically appropriate improvement to the property.

An additional practical consideration is the status of the existing garage. The current garage occupies a location that predates the current setback requirements and is therefore legally nonconforming. While it is permitted to remain today, it does not provide a reliable long-term solution for the property. Should the structure ever be substantially damaged or destroyed by circumstances beyond our control, such as a fire, severe storm, or falling tree,

it is our understanding that it could not be rebuilt in its current location because it would not meet current setback requirements. In that event, the property could permanently lose its garage altogether. The proposed addition is intended to provide a durable, long-term improvement that addresses this existing limitation while making reasonable use of the property.

The proposed addition also represents a reasonable residential use of the property. Our family now includes three young children, ages six, four, and two. The existing detached garage cannot accommodate both family vehicles, requiring one vehicle to remain outdoors year-round. In Minnesota's climate, this creates practical challenges during winter months, including snow removal, vehicle accessibility, and transporting young children between the home and vehicle during severe weather conditions. The proposed addition would allow the property to function more effectively for a growing family while remaining consistent with the residential character of the neighborhood. While our family circumstances alone are not the basis for this variance request, they demonstrate the reasonableness of the proposed improvement and why a functional attached garage is an important and customary residential use of the property.

Importantly, the requested variance will not alter the essential character of the neighborhood. Attached garages and residential additions are common throughout the area, and the proposed addition has been designed to complement the existing home and surrounding properties. Furthermore, our immediately adjacent neighbors have reviewed the proposal and will provide written support for the project. The revised design is smaller, less intrusive, and located farther from the property line than the version originally presented.

We respectfully submit that the physical characteristics of the property—including the location of the well, septic system, topography, mature tree coverage, existing nonconforming garage, and setback limitations affecting other portions of the lot—create a practical difficulty that limits reasonable alternatives for expansion. The revised north-side addition represents the least disruptive, most practical, and most responsible solution available. It preserves the character of the neighborhood, respects adjacent property owners, and provides a long-term improvement to a property already constrained by existing site conditions.

For these reasons, we respectfully request that the City Council reconsider our application and approve the requested variance.

Thank you for your time, consideration, and service to the community.

Sincerely,

Brett and Emily Schimke

SCHIMKE ADDITION

**6174 INWOOD CT N
STILLWATER, MN 55082**

PRELIMINARY DRAWINGS - JUNE 2026

~for~ **BRETT AND EMILY SCHIMKE**
~of~ **6174 INWOOD COURT N.**
GRANT, MN 55082

Lot 4, ACRE RANCH, Washington County, Minnesota.

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/15/2024.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 33-030-21-43-0005.
- Total parcel area = 43,533 sq. ft. (1.00 acre).
- 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.

TOTAL PARCEL AREA = 43,533 SF

EXISTING HOUSE = 1,118 SF
EXISTING GARAGE = 536 SF
EXISTING SHED = 123 SF
EXISTING BITUMINOUS DRIVEWAY = 2,403 SF
ALL EXISTING CONCRETE = 300 SF
ALL EXISTING PAVERS = 374 SF

TOTAL EXISTING IMPERVIOUS SURFACE = 4,854 SF (11.1%)

PROPOSED GARAGE ADDITION = 722 SF
 PROPOSED PORCH ADDITION = 60 SF
 BITUMINOUS AND CONCRETE REMOVAL FOR ADDITION = (-722 SF)

TOTAL PROPOSED IMPERVIOUS SURFACE = 4,966 SF (11.4%)

	DENOTES IRON MONUMENT FOUND AS LABELED
	DENOTES IRON MONUMENT SET, MARKED RLS# 4
	DENOTES AIR CONDITIONING UNIT
	DENOTES ELECTRIC METER
	DENOTES GAS METER
	DENOTES TELEPHONE PEDESTAL
	DENOTES MAILBOX
	DENOTES SEPTIC MANHOLE
	DENOTES SEPTIC CLEAN OUT
	DENOTES WELL
	DENOTES POWER POLE AND OVERHEAD WIRES
	DENOTES BITUMINOUS SURFACE
	DENOTES CONCRETE SURFACE
	DENOTES GRAVEL SURFACE
	DENOTES PAVER SURFACE

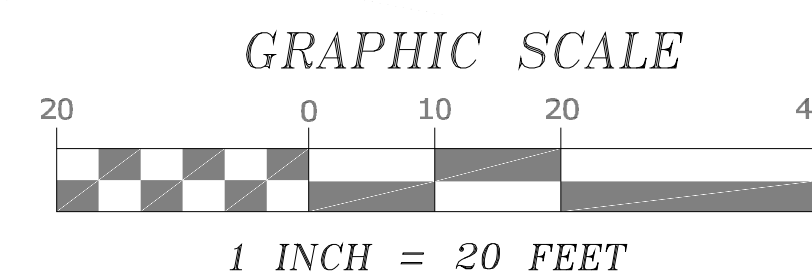
 OAK20 DENOTES TREE SIZE IN INCHES
DENOTES TREE TYPE



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.

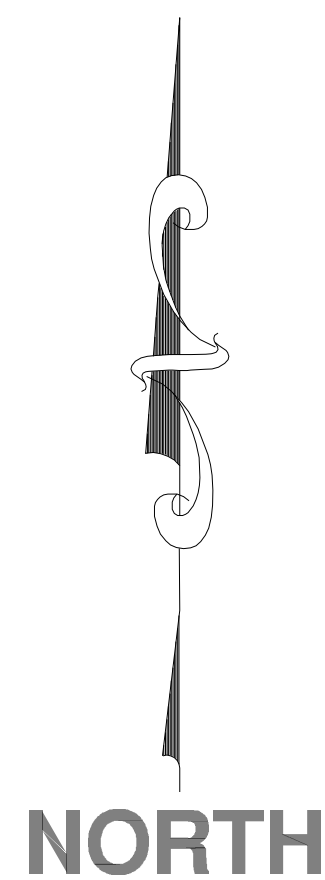
JASON E. RUD

Date: 2/17/2025 License No. 41578



MNDOT GEODETIC STATION NO. 36496
STATION NAME: 8204-3
ELEVATION = 1000.43 (NAVD 88 DATUM)

DRAWN BY: BAB		JOB NO: 240331BT	DATE: 4/17/2024
CHECK BY: JER		FIELD CREW: RW	
1	5/2/24	ADD PROP. GARAGE ADDITION	BAB
2	2/17/25	NEW PLANS	BAB
3			
NO.	DATE	DESCRIPTION	BY



WV SYSTEM DESIGNED & ENGINEERED FOR:

SCHIMKE ADDITION

6174 INWOOD CT N.
STILLWATER, MN 55082

☐ PROPOSAL ☐ INTEGRATION☐ SUBMITTAL ☐ AS BUILT

☒ PRELIMINARY ☐ OTHER:

REVISIONS

[illegible]

ISSUE: PRELIMINARY

CLIENT: SCHIMKE

PROJECT #:

ENGINEERED BY:

DRAFTER:

PM:

CHECKED BY:

SCALE:

SYSTEM ID #:

FILE SAVE AS:

PROJECT NAME:

SCHIMKE GARAGE ADDITION

SHEET TITLE:

OVERALL PROPERTY SURVEY

DWG NUMBER:

A101



A103



6174







STAFF REPORT

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

Date: July 27, 2026

CC: Veronica Kubicek, 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

The Applicant and Owner requested an amendment to their Conditional Use Permit for the athletic fields associated with the Mahtomedi School District campus. The requested amendments include the replacement of an existing turf field with a synthetic turf field and the installation of four (4) 70-foot tall light fixtures. The City Council held a duly noticed public hearing on July 7, 2026 and discussed the requested modifications. Ultimately, the Council requested additional information and details and specifications regarding the light fixture height and tabled the request so that the additional information could be obtained.

The following staff report provides a summary of the application and is followed by an overview of the supplemental materials provided by the Applicant. The information contained herein, and attached, should be considered in conjunction with the staff report dated June 30, 2026.

Public Hearing

A duly noticed public hearing was held July 7, 2026, and property owners within 1,320-feet were notified of the subject application. A few members of the public provided testimony, and the City Council closed the public hearing.

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.

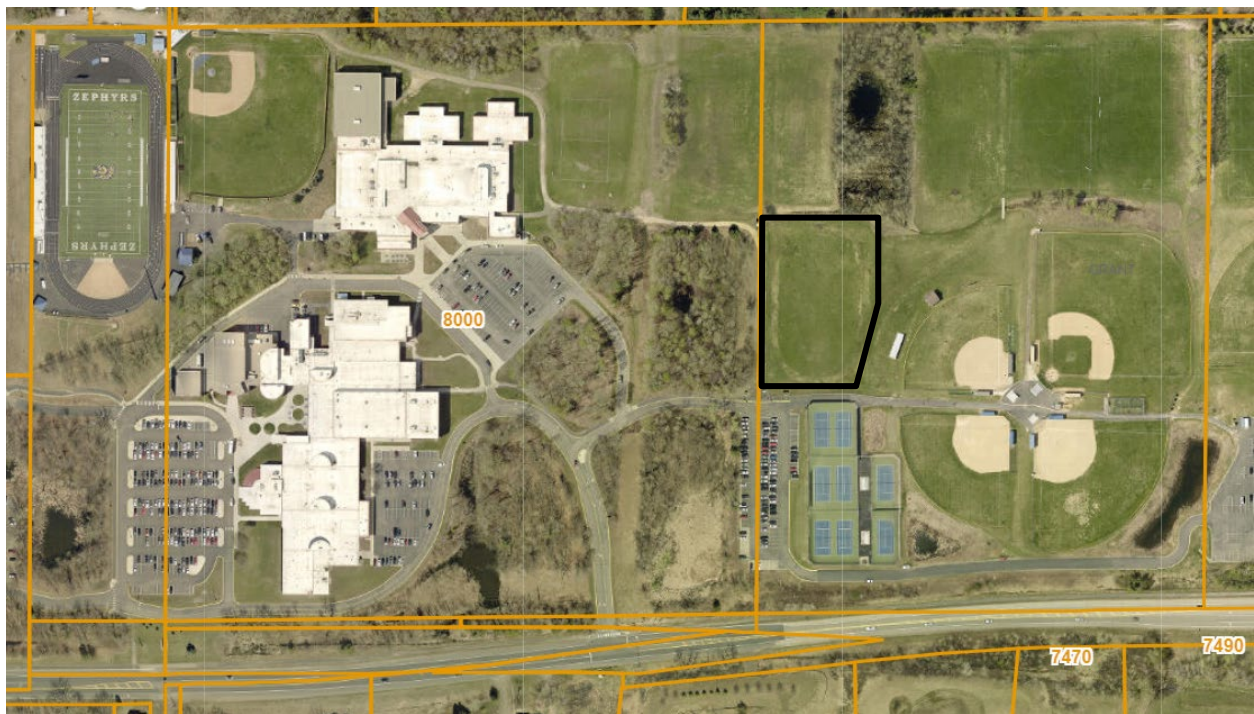


Figure 1. Aerial of Mahtomedi School Campus and location of subject field (outlined in black)

Supplemental Information

The City Council considered the Applicant/Owner's request for an amendment to the CUP for Athletic Fields at the regular meeting on July 7, 2026. After hearing public testimony during the public hearing, the City Council generally expressed comfort with the proposed project but wanted additional information regarding the following:

- *Light Fixture Height:* The City Council requested additional information regarding the height of the proposed fixture and how it related to the existing fixtures at the stadium.
- *Light Fixture Specification:* The City Council requested additional information regarding the light specification to better understand the dark sky fixtures proposed.



- *Hours of Operation:* The City Council requested confirmation regarding the hours of operation.

Supplemental Materials/Memo from Wold Architects dated July 23, 2026

As requested, the Applicant submitted a supplemental memo including exhibits in response to the City Council's request for additional information. A summary of the information is provided for your consideration:

- *Light Fixture Height:* An analysis of potential pole heights including 45', 55' and 70' tall are provided. Exhibits are provided to demonstrate each fixture height for environmental glare and perspectives. A brief summary of each height is provided:
 - The 70' tall fixtures (poles and fixture, not necessarily light and glare) will likely be visible from the homes in the Gateway neighborhood and from homes northeast of the field.
 - The 55' tall fixture (poles and fixture, not necessarily light and glare) will likely be visible from portions of the homes (main floor intermittent, upper floor visible) located within the Gateway neighborhood, and partially visible from homes northeast of the field.
 - The 45' tall fixtures (poles and fixture, not necessarily light and glare) will not be visible from surrounding residential uses due to surrounding vegetation and topography.
- *Light Fixture Specification:* The applicant's submitted information includes a glare impact analysis for each pole height. As shown, the 'glare' or spread is most significant at the 45-foot tall fixture height, while the 55-foot and 70-foot height are similar to each other, with the 70-foot height demonstrating the least amount of glare/spread from the fixtures. This is further described in the narrative provided by the lighting consultant, Musko, provided within the attached submission materials (see pages 2 through 4 for further description).
- *Hours of operation:* The Applicant/Owner has indicated that all field lights will be turned off by 10 PM consistent with the existing conditions of the CUP. Staff has provided a condition within the revised permit to reflect the condition specific to the athletic fields.

Action requested

We are requesting discussion by the City Council regarding the fixture height so that it can be incorporated into the attached amended Conditional Use Permit. As provided, staff believes the main discussion should focus on whether the height of the light fixture is an issue, or whether the height is less important than the glare/spread generated.

Based on the materials submitted, staff believes that the 70-foot tall structures demonstrate consistency with the City's dark sky goals and objectives. However, if the Council remains concerned about the height, then the 55-foot height may be more suitable since it will be largely screened from adjacent residential uses as compared to the taller fixture height.

Staff provides the following draft findings based on the 70-foot tall fixtures 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, and will 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 will not extend beyond the property boundary. However, ambient lighting from the field lighting may still be visible from surrounding properties and rights-of-way. This will be minimized to the maximum extent possible by using dark sky fixtures as shown in the applicant's supplemental submission package. 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. The proposed fixture design is required to demonstrate dark sky compliance which includes, at a minimum, fixtures that 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 demonstrate that they are dark sky compliant and 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 Supplemental Information

Attachment B: Draft Amended Conditional Use Permit

Attachment C: Draft Resolution of Approval for an Amended Conditional Use Permit



To: Jennifer Haskamp, Swanson Haskamp

From: Katelyn Chambers | KC

Date: July 23, 2026

Comm. No: 252221

Subject: Independent School District #832 – Mahtomedi School District
2025 Referendum Planning Projects – Phase 2
CUP Response

Dear Jennifer:

The documents enclosed are intended to serve as supplemental information requested as an outcome of the July 7, 2026, Grant City Council Meeting. The supplemental information should be reviewed alongside the original CUP submittal documents for a full review.

Additional exhibits showing the effect of shorter light poles have been created and included here; however, as noted in the enclosed narrative from the Athletic Field Lighting Project Engineer, shortening the poles would eliminate the ability to adhere to the DarkSky requirements. In addition to the information enclosed, we would like to reiterate that existing CUP terms of lighting use meets the District's needs. The lights would not be utilized past 10:00 p.m.

Enclosed:

- Dark Sky / Athletic Lighting Narrative (pages 1-3)
- 70' Pole Lighting Exhibits (plan, sections, environmental glare impact, perspective renders) (pages 4-8)
- 55' Pole Lighting Exhibits (plan, sections, environmental glare impact) (pages 4, 9-10)
- 45' Pole Lighting Exhibits (plan, sections, environmental glare impact) (pages 4, 11-12)

cc: Cole Larson, Bolton and Menk
Dave Rey, Bolton and Menk
Jacob Marshall, Wold
Artemis Ettsen, Wold

SK/EDU-MN-PUBLIC-ISD832/Multi-Site Projects/252221/Letters/2026.07.23 Memo to Jennifer Haskamp

Project 254013

Mahtomedi High School Turf Soccer

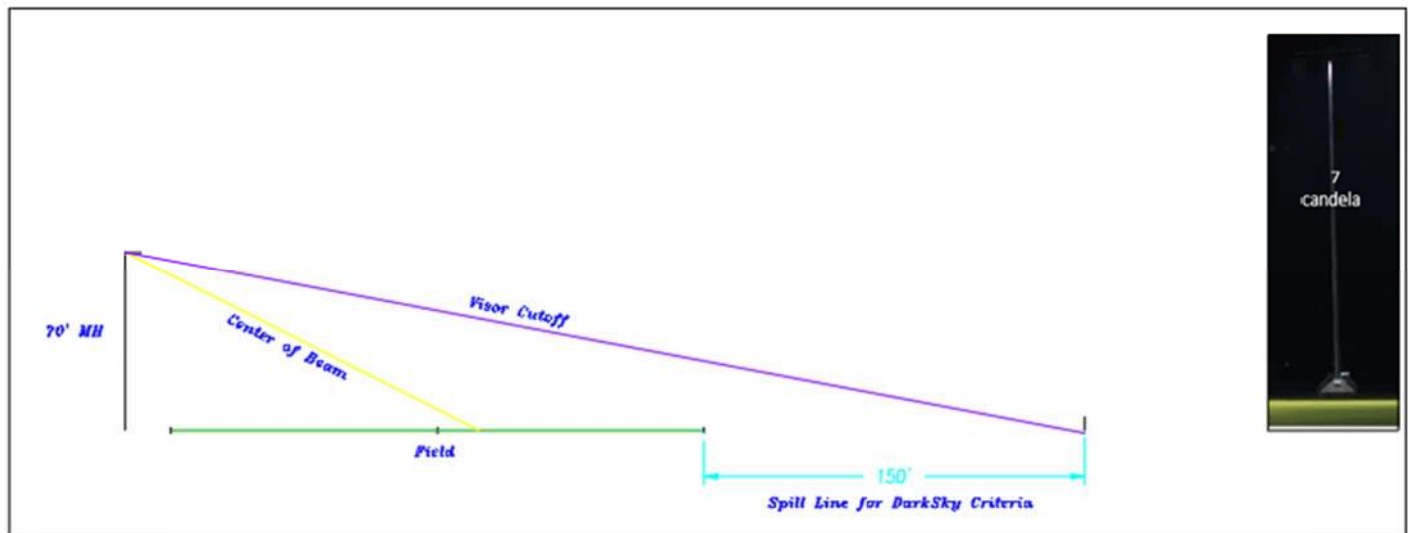
Matt Sullivan – Project Engineer, Musco Sports Lighting

Date: 7/17/26

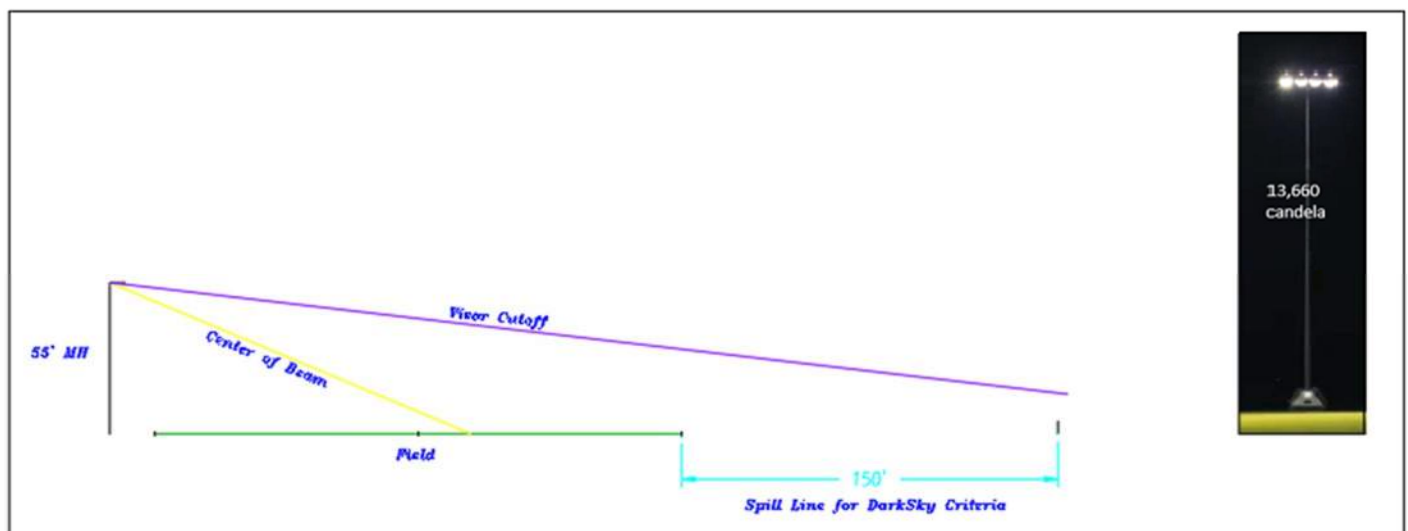
The requested light level for this project has been specified as a 50 Footcandle, 2:1 uniformity, High School Level field. This is an appropriate lighting level for this level of competition per IES-RP6 guidelines. Additionally, it has been requested that we provide a DarkSky compliant design in order to be as community friendly as possible.

The combination of 50 FC, 2:1 and DarkSky compliance does not give us very much room to shorten the pole heights for this design. DarkSky compliance depends heavily on being able to meet a minimal candela value at a line 150' from the edge of the playing surface. In order to meet the IES recommended light level we need to be able to aim the photometric center (brightest part of the beam) to very near the center of the field. The relationship between the center of the beam and the visor cutoff remains the same regardless of mounting height. Therefore, if the mounting height is reduced, the fixture must be aimed in a shallower manner to attempt to maintain the requested light level. The shallower aiming will raise the visor cutoff level and create more glare at the 150' line and beyond. With the particular dimensions and pole setbacks of this design, the request for DarkSky compliance is basically dictating a minimum pole height of 70'. I have attempted to visualize this with the following diagrams.

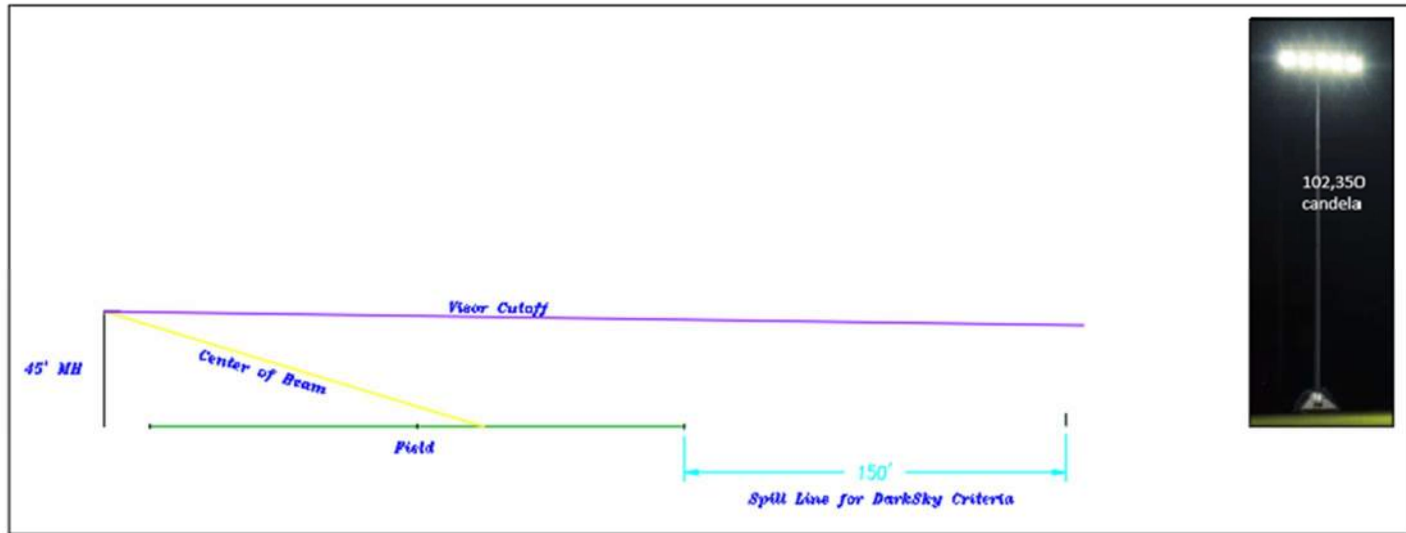
70' mounting height meets all IES-RP6 guidelines for player safety and playability and can achieve DarkSky compliance.



55' mounting height may be possible to meet the 50 FC, but unlikely to meet 2:1 uniformity. The aiming will result in glare values that will not allow for DarkSky compliance.



45' mounting height will be unable to meet the 50 FC, 2:1 light levels suggested by IES-RP6 and may not even be able to meet uniformity values for a lower level recreational field. DarkSky compliance cannot be met at this mounting height.



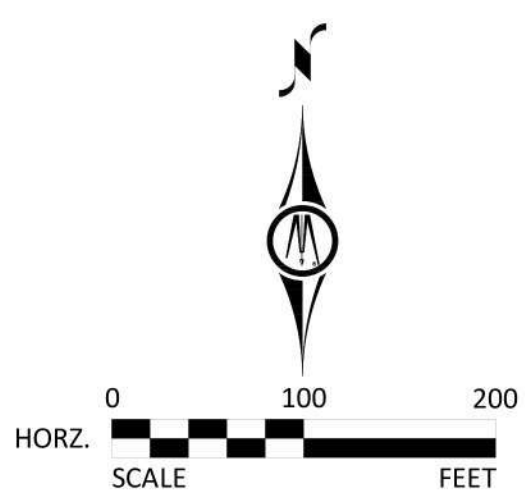
I have also included Glare Analysis sheets. The 70' mounting height sheet represents the current design as proposed. The 55' and 45' sheets represent what changes in glare could be expected at those mounting heights.

MN

C



1 MAP SITE AERIAL VIEW WITH ELEVATION PROFILE LINES SHOWN



MAHTOMEDI 2025
REFERENDUM WORK
PHASE 1B

8000 75th St N,
Mahtomedi, MN 55115

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

Wold

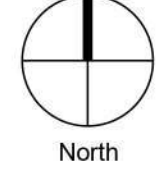
**WOLD ARCHITECTS
AND ENGINEERS**
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
woldae.com | 612.772.9025

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

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:
 North

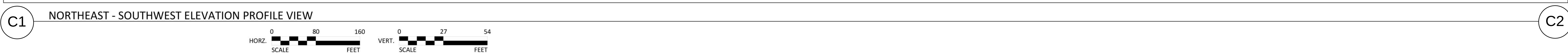
**EXHIBIT
MAP**

Scale: **AS INDICATED**

07/15/26

79

C



Mahtomedi High School Soccer

Glare Impact

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

Glare

Candela Levels

High Glare: 150,000 or more candela

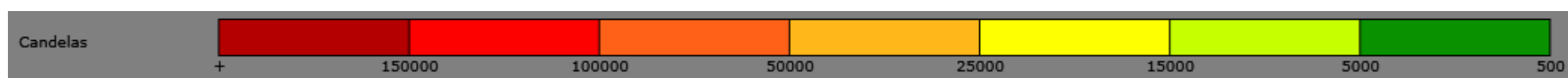
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.



NOTES: 70' Mounting height - Proposed Design



RENDERING OF
CURRENT CONDITION
FOR REFERENCE

EXISTING PARKING
LOT LIGHTING



RENDERING OF 70'H ATHLETIC
LIGHTING WITH EXISTING
PARKING LOT LIGHTING

EXISTING
PARKING LOT
LIGHTING

NEW TURF FIELD LIT. NEW POLES
INTENDED TO HAVE GLARE AND
DARK SKY SHIELD PROVISIONS.
REFER TO ENVIRONMENTAL
GLARE IMPACT FOR ACCURATE
DEPICTION OF LIGHT BLEED
EXTENTS



Glare Impact

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

Glare

Candela Levels

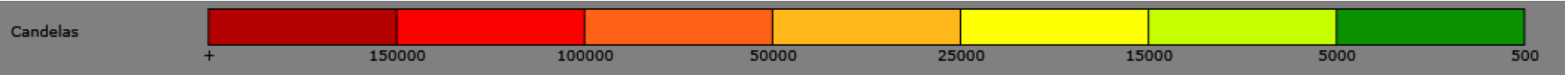
High Glare: 150,000 or more candela
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.



NOTES: 55' Mounting Height - Simulation of Glare



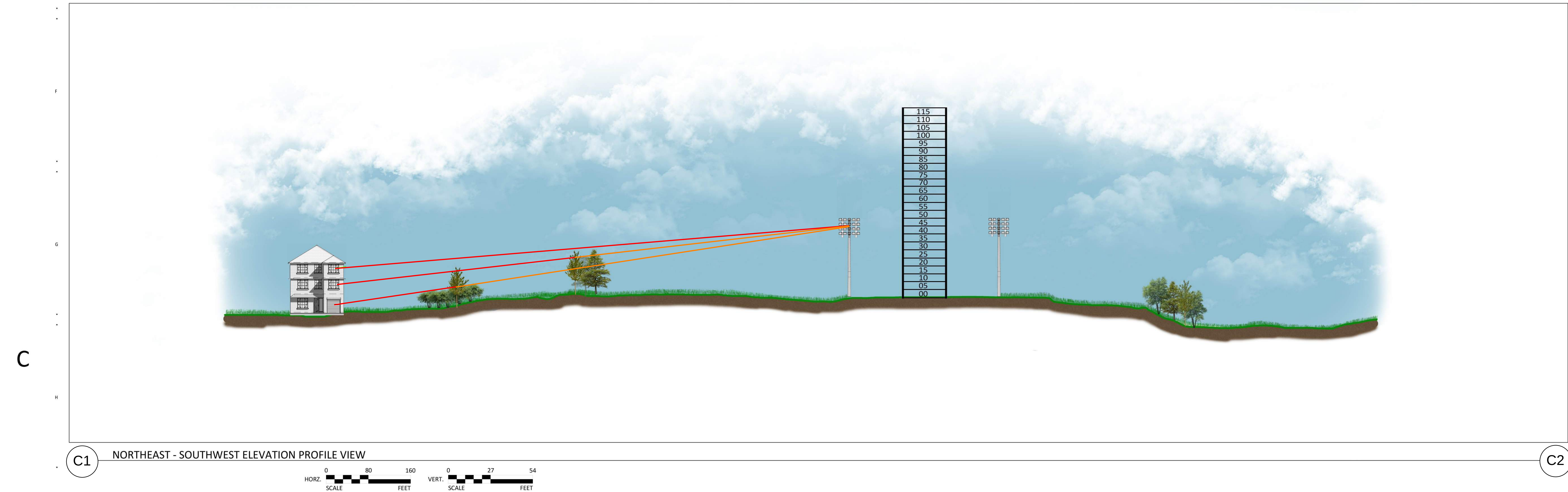
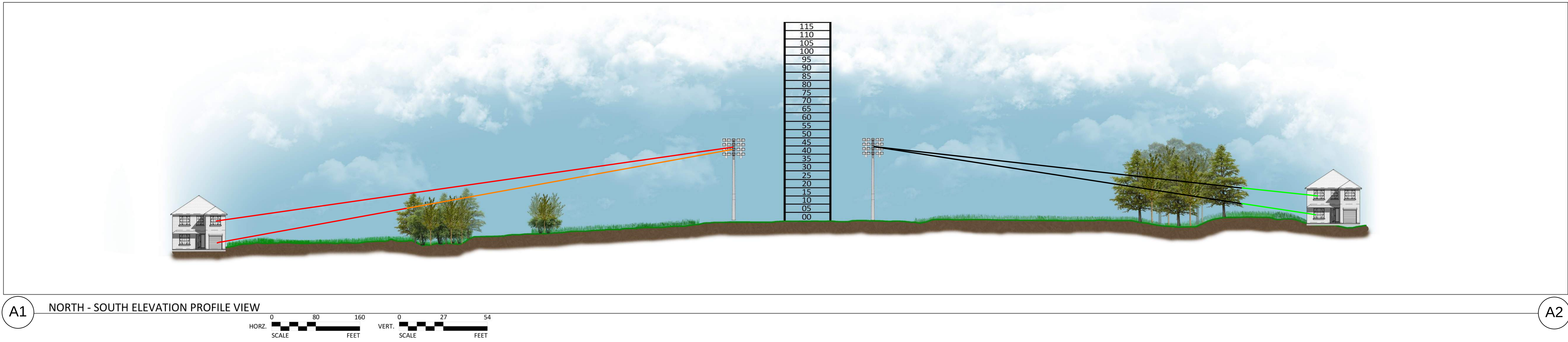


**BOLTON
& MENK**

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

[illegible]

07/15/26



Glare Impact

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

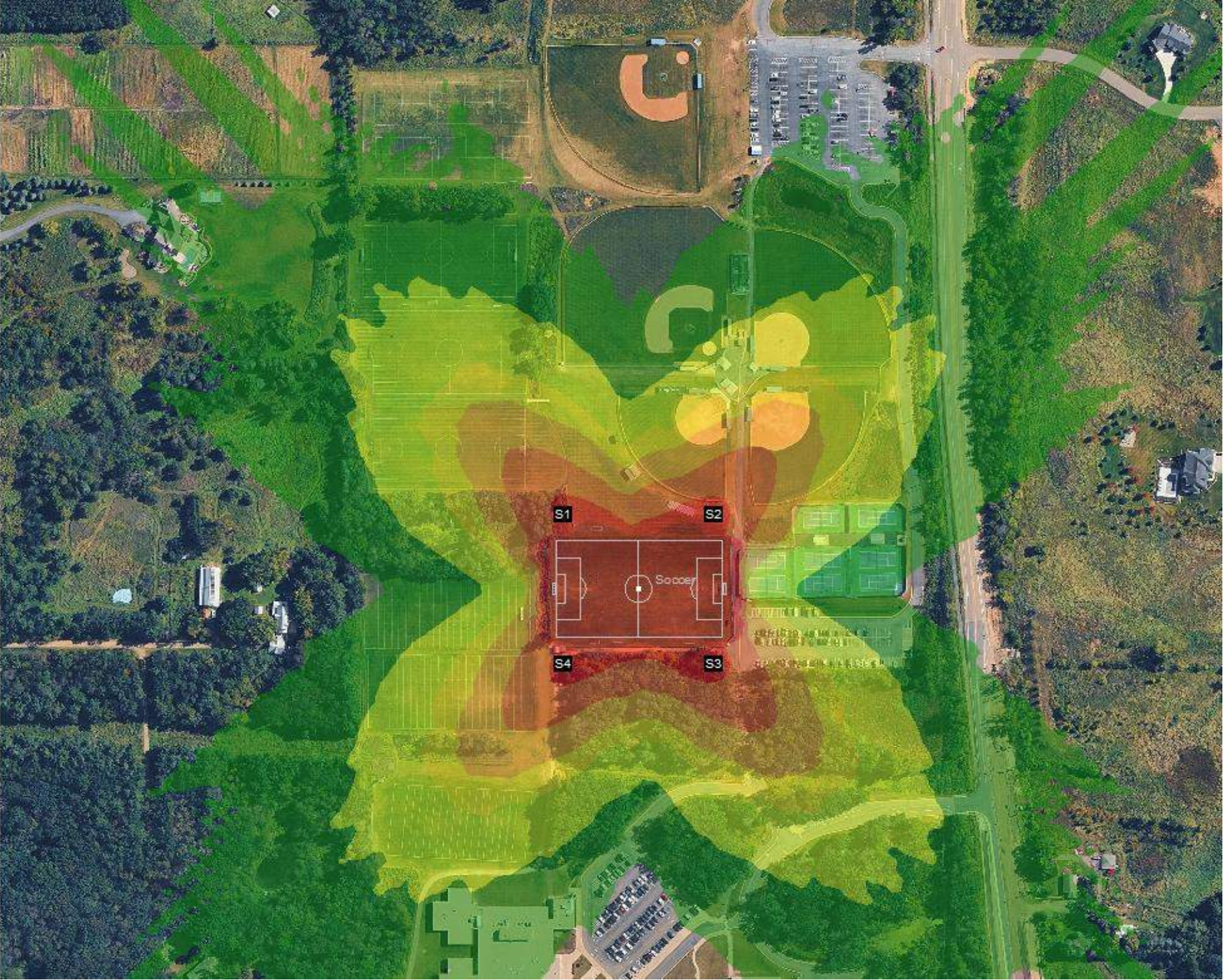
Glare

Candela Levels

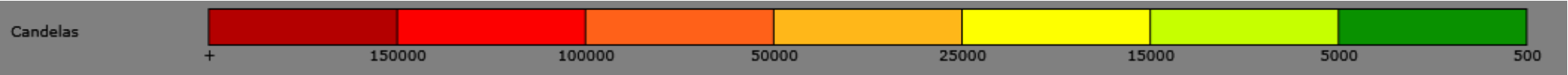
High Glare: 150,000 or more candela
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.



NOTES: 45' Mounting Height - Simulation of Glare



**INDEPENDENT SCHOOL DISTRICT NO. 832
AMENDED CONDITIONAL USE PERMIT
CITY OF GRANT**

PROPERTY OWNER: ISD #832
Mahtomedi School District

GENERAL LEGAL DESCRIPTION: See Exhibit A
PID 2803021240002

ADDRESS: 8000 75th Street North
Grant, MN 55082

This Amended Conditional Use Permit amends, supersedes, and incorporates the prior Conditional Use Permit dated August 16, 2006, and the Amended Conditional Use Permits dated July 11, 2011, and March 6, 2019. This permit provides for the continued operation of the Athletic Fields in compliance with the conditions as noted that allows a total of 10 fields; ticket booths and a concession stand; 8 tennis courts; and the operation of an Ice Arena located on a portion of the property identified as PID 28-030-21-13-0001. In addition, it allows for the installation of a synthetic turf surface, fencing, protective netting, and field lighting on an approximately 2-acre portion of the property identified as PID 28-030-21-24-0002. Any additional expansion of the business operations shall require additional amendment to this Amended 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 previous permits and applicable ordinances, statutes or other laws in force within the City.

The following conditions are as approved, and changes are only provided if they relate to the synthetic turf, field lighting, fencing, and protective netting, in the Amended CUP dated March 6, 2019, that addressed the Athletic Field expansion and improvements:

1. The Amended CUP shall be consistent with the depiction of the athletic fields and stadium as presented on the site plan as presented in Exhibit B.
2. The design for the bleachers must be submitted and is subject to the review and approval of the City Engineer.
3. The materials and submaterials of the tennis court must be submitted and is subject to the review and approval of the City engineer
4. A buffering and landscaping plan for the north boundary of the site shall be attached to this CUP as Exhibit C.

5. All deciduous and coniferous trees proposed shall have a minimum of 3" caliper and shall be a minimum of 8-feet tall. A two-year landscaping guarantee shall be required for all new plantings within the site.
6. The location of proposed plantings as identified in the buffering and landscaping plan shall be accomplished in collaboration with property owners to the north to ensure that sight lines are buffered and/or protected. It shall be included within the School District's bid package that the landscaping along the north boundary shall be staked prior to planting and neighbors asked to determine whether trees/plantings need to be moved to accomplish the screening objective.
7. The Applicant shall meet with the Washington Conservation District to discuss the landscaping plan and determine whether modifications would be beneficial to ensure that the proposed landscaping plan creates a long-term screen from the neighbors. After the consultation with the Conservation District, the School District shall meet with the neighborhood to discuss any significant modifications to the landscaping plan.
8. The School District shall provide at a minimum the total number of trees as presented in Exhibit C, and shall be committed to dedicate a minimum of \$96,000 for screening along the north boundary to provide adequate visual screening and sound buffering to the neighbors.
9. The landscaping plan as described in Condition 8 shall be fully implemented by the fall of 2012.
10. The applicant shall be required to provide a financial guaranty to the city in the form of a cash escrow or letter of credit in the amount \$21,000 to ensure the landscaping plan is fully executed.
11. All fences over 6 feet tall and any cantilevered gates shall require a building permit and are subject to the review and approval of the Building Official.
12. The applicant shall be required to sign the driveways for proper wayfinding within the site. The applicant shall be responsible for the costs of all signage as well as the costs associated with the posting and placement of all signs.
13. The proposed irrigation of the fields, whether by pond or well, shall be reviewed and approved by the city engineer and the appropriate agreements executed prior to construction.
14. Building permits must be obtained prior to construction of the concession stands or ticket booths.
15. All stormwater management and surface water runoff must comply with the recommendations and conditions of the City Engineer.
16. All grading plans, including remediation due to the closed landfill, drainage, utility plans and easements are subject to the review and approval of the City Engineer.
17. This amended CUP does not include approval for a lighting plan at any of the field or tennis court locations. If lighting is proposed at a later date, the Applicant will need to apply to amend this conditional use permit.
18. The athletic fields, including the tennis courts but excluding the Ice Arena, shall only be used from dawn until dusk to prevent unauthorized use of the facilities.
19. The hours of operation shall not extend beyond 10:00 P.M. excluding the Ice Arena, which shall include dimming of all lighting and cessation of public address speaker use.

20. The stadium's concession stand and ticket booths shall be permitted to operate during any scheduled/high school sanctioned activity. During non-operational hours, the facilities shall be secured and the minimum level of lighting provided only for security purposes.
21. The Applicant is permitted to construct the Ice Arena per the preliminary architectural plans dated May 6, 2016 and floor plan dated December 18 2018. The Architectural Plans shall be updated for consistency with the floor plan and submitted for review and approval of City Staff prior to obtaining a building permit.
22. The hours of operation shall be limited daily to 5 A.M. to 12 A.M.
23. The Applicant shall perform and complete the described mitigation within the Environmental Assessment Worksheet to the satisfaction of the City Engineer, and if applicable, City Staff. Specifically noted within the EAW are mitigation measures related to stormwater management, permitting, excavation, grading, utilities, and traffic management.
24. The Applicant shall prepare an updated plan as requested and identified in the City Engineer's review memo dated December 10, 2018. The updated Plans shall be incorporated as Exhibit X.
25. The Applicant shall meet all requirements and conditions as identified in the City Engineer's review memo dated December 10, 2018
26. The Applicant shall prepare and update a pedestrian circulation plan that includes the Event condition where overflow parking may be used. The Plan shall be reviewed and approved by the City Staff. One approved, the pedestrian circulation plan shall be incorporated as Exhibit X.
27. The Applicant shall provide a lighting plan that identifies existing and planned fixtures related to the facility, including overflow parking areas, pedestrian connections and drives. The lighting plan shall be consistent with the City's ordinance but should reflect consideration of pedestrian access and routes to the Ice Arena.
28. The Applicant shall obtain all necessary access permits and approvals from Washington County.
29. The Applicant shall prepare a written Event Management Plan that shall be reviewed and approved by the City Engineer, with input and review by Washington County. The Event Management Plan shall be required to kept on file at the City.
30. The Applicant's Emergency Plan shall be reviewed by the Fire Chief for comment and review. If it is determined that any additional costs, including training or equipment, related specifically to the project would otherwise be passed onto the City of Grant that such fees and increases shall be the sole responsibility of the Applicant to pay.
31. The Applicant shall be required to obtain all necessary permits regarding water supply and wastewater supply as required by the City of Mahtomedi. Such permits and approval shall include payment of appropriate SAC and WAC charges.
32. The Applicant shall obtain all necessary permits and approvals from the Rice Creek Watershed District.
33. The Applicant shall obtain a building permit prior to any construction or site work commencing.

34. The Applicant shall follow the approved Response Action Plan as reviewed and approved by the Minnesota Pollution Control Agency (MPCA) and shall follow all required mitigation as outlined within the approval letter dated January 4, 2018.

The conditions that follow are specific to the synthetic turf surface, fencing, protective netting, and field lighting on the 2-acre athletic field located on PID 28-030-21-24-0002:

35. Construction and installation of the synthetic turf field, lighting and fencing must be installed consistent with the plans dated May 15, 2026.
36. The Applicant shall obtain all required permits from the RCWD for the conversion of the grass field to synthetic turf. Such permit must be obtained prior to any grading or site work and provided to the City Engineer for review.
37. If the RCWD determines that a permit for the conversion is not required, documentation of such determination shall be provided to the City Engineer for record keeping.
38. A building permit must be obtained for the installation of any fencing or other physical improvement exceed 6-feet tall.
39. A grading permit for the conversion of the turf field to synthetic turf must be obtained from the City Engineer prior to any work being completed on site.
40. The Applicant shall install crosswalk striping, signage or other pedestrian markers to help reduce potential conflicts between the parking lot and the new field enclosure.
41. The installation of four (4) 70-foot-tall light fixtures is permitted and must be consistent with the plans and analysis submitted on July 23, 2026 by Wold Architects and Engineers, the Owner's architectural consultant.
42. The detailed light fixture specification must meet the dark sky analysis described by the Applicant's lighting engineer, Sullivan – Project Engineer, Musco Sports Lighting, dated July 17, 2026 and provided as part of the supplemental narrative.
43. The field lighting must be turned off when the field is not in use and may not be used for any other purpose than illumination of the synthetic turf field.
44. The field lighting must be turned off no later than 10 PM, or within 30-minutes of the conclusion of the event or use, whichever occurs first.
45. No amplification or public announcement system is approved in association with the synthetic field which is the subject of this part of the Permit. If amplification is proposed in the future, it may require an amendment to this Permit.

The following conditions relate to all uses addressed within this Permit:

46. All escrow amounts shall be paid in full.
47. 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 site.
48. The traffic circulation plan and pedestrian circulation plan shall be subject to the review and approval of the City Engineer and Fire Chief.

49. Parking lot lighting and lighting along the driveways shall be a maximum of 25' tall and all fixtures shall be down-lit and light shall not extend beyond the property line. Lights shall be dimmed or turned off by 10:00 P.M. for all uses, with the exception of the Ice Arena and its parking lots which must be dimmed or turned off within one-hour of the completion of the event or the facility closing, whichever occurs first.
50. The Applicant shall be required to submit bi-annual water quality reports for review by the City Engineer. Water quality shall meet stormwater management levels.
51. No structures or improvements shall be constructed in areas identified with an easement.
52. All activities permitted by this CUP shall comply with the City of Grant noise ordinance and the MPCA's noise regulations.
53. This permit shall be reviewed consistent with the City's adopted annual CUP review process.
54. Any violation of the conditions of this permit may result in the revocation of said permit.
55. 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 Geifer, 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:
BOLTON & MENK, INC.

Date: _____

By: _____
Its: _____

OWNER:
INDEPENDENT SCHOOL DISTRICT #832

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

**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 for certain modifications to the Athletic Fields 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 proposed amendments will allow for the conversion of an existing turf field to a synthetic turf field, field lighting, safety netting, and perimeter fencing on an existing 2-acre athletic field; and,

WHEREAS, the City Council considered and discussed the Applicant’s request at a duly noticed Public Hearing which took place on July 7, 2026 and requested additional information from the Applicant/Owner ; and,

WHEREAS, the City Council considered the supplemental information at their regular meeting on August 4, 2026.

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 adversely affect the quality of the neighborhood or surrounding uses and is compatible with adjacent properties.
- 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 meets conditions or standards adopted by the city (through permits, 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 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, lighting, parking, amplification, storage, screening, traffic circulation may 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.

Adopted by the Grant City Council this 4th day of August, 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: July 28, 2026

CC: Veronica Kubicek, PE, City Engineer
Amanda Johnson, City Attorney

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

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

At the regular City Council meeting on July 7, 2026 the City Council considered Richard Lillard's ("Applicant") request 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. A duly notice public hearing was held and public testimony received, and the hearing was subsequently closed. After consideration of the staff report, public testimony and discussion the City Council tabled the item and requested additional information from the Applicant. The additional information requested included the following:

- Sign Plan for exterior signage.
- Information/details regarding the timeline for proposed paving of the gravel parking lot.

The following staff report provides a general overview of the request and summary analysis of the supplemental information submitted by the Applicant. This report should be reviewed in conjunction with the analysis provided in the July 7, 2026 staff report.

Public Hearing

The duly noticed public hearing was held on July 7, 2026, and property owners within 1,320-feet were notified of the subject application. A few members of the public provided testimony, and the Applicant provided a brief presentation of the proposed operations. The public hearing was closed.

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 cannabis retail dispensary (microbusiness with retail endorsement)



The Applicant is requesting a new Conditional Use Permit (CUP) to operate a retail cannabis dispensary using a cannabis microbusiness with a retail endorsement license on the property located at 11020 60th St N. The initial project consists primarily of interior improvements within an existing commercial building and minor site/exterior improvements to support the initial operations of the retail cannabis dispensary. 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 retail business operations consistent with the approved OCM license type.

Parking Surface & Access

As discussed at the City Council meeting on July 7, 2026, there are road and intersection improvements planned as part of the Highway 36 reconstruction project. The road project has the potential to impact access and driveway locations to the existing site, including Cartiva's operations, and parking areas. The County provided a schematic drawing of the planned future improvements that are generally consistent with the Applicant's submission (Attachment A). City staff reached out to the County to request additional information regarding the timing of the road project. The County indicated that the Interchange Project at Lake Elmo Avenue has begun and is scheduled to be completed in the fall of 2027. Improvements on the north side of Highway 36 are planned for 2027.

The Applicant has requested flexibility to use the gravel parking lot in its current configuration and surface until such time as the Highway 36 project is completed. As shown in the County's drawing, as well as the Applicant's concept plan, a new driveway access will be constructed to access the property when the road reconstruction project is complete. The Applicant has submitted an "interim" plan for the gravel parking lot to demonstrate that adequate parking is available to meet the parking requirements (Attachment B). The plans show that parking stalls will be marked using chain and stakes, which is similar to other rural business operations in town. Two ADA parking stalls are identified, which are required to be paved per ADA standards. Entering and existing the parking area will occur from the existing Cartiva parking lot where two drive lanes will be maintained to ensure access to the dedicated parking stalls. The parking plan shows 15 standard stalls and two ADA handicapped parking stalls. As noted in the July 7, 2026 packet materials, a minimum of 15 stalls are required. The Applicant also provided a site plan demonstrating the long-term plan that includes paving and new access driveway from the reconstructed Highway 36 road improvements. As designed, the Site Plan identifies 17 parking stalls which exceeds the minimum requirements.

Based on the County's timeline, if the Council is comfortable with the gravel parking lot, staff recommends including a condition that the parking lot must be paved no later than June 1, 2028 which is approximately 6-months from the conclusion of the Highway 36 improvements.

Sign Plan

The Applicant submitted a sign plan that includes a proposed sign on the west façade and the east façade of the building (Attachment C). The following analysis for each sign is provided:

East Elevation – Main Entrance



As shown on the site plan, the main entrance and parking lot serving the retail dispensary is on the east side of the building. The Applicant is proposing an illuminated channel/raceway sign to be affixed above the entrance door. The proposed signage contains the name of the dispensary and does not include any cannabis memorabilia or graphics, which is consistent with the OCM's rules. The proposed sign is approximate 178.5" long by 17-40" tall, depending on the area of the artwork.

Chapter 32, Division 3. Signs, regulates signage throughout the City. The proposed sign is illuminated and is therefore subject to Sec. 32-408 Illuminated Signs, subsections a through c. As noted, illuminated signs must be diffused or indirect so as not direct rays of light into adjacent property or onto public right-of-way. Further, illuminated signs must be setback a minimum of 25-feet from any public right-of-way. The proposed sign is facing east and is buffered from the adjacent parcel/uses by trees and is setback approximately 145-feet from the right-of-way. As proposed, the setback condition is met. While the sign is illuminated, since it is buffered by vegetation to the east it will not project and/or spill onto the adjacent property. However, since the sign is illuminated, staff recommends including a condition that the sign must be turned off when the store is not open to the public to minimize its impact.

Section 32-419 Commercial Districts establishes the type of signs permitted and number of signs allowed per lot frontage. Subsection (a) establishes that business and illuminated signs are allowed within the district. Subsection (b) establishes the number of each type of sign permitted per lot frontage. Since technically the east elevation is not on the 'front' or along the frontage, the sign must be addressed through the Conditional Use Permit (Section 32-416).

Under similar situations, the City has typically applied general standards/guidance of the ordinance within Section 32-419 subsection (b) for signs requiring a Conditional Use Permit. The performance standards within the ordinance include that no sign may exceed 200 square feet in area, and the top of the [sign] display may not exceed 35 feet above the average grade. Signs exceeding 6-square feet must be setback at least 10-feet from any lot line.

As proposed, the illuminated channel/raceway sign is approximately 52 square feet (see Attachment B. Sign Plan). The proposed sign is setback approximately 145-feet from the Highway 36 right-of-way, and approximately 305-feet from the east property line, and 25-feet from the north property line. As proposed, the sign complies with general performance standards of the code. Since this sign faces the parking lot and not a right-of-way, staff recommends that the light be turned off during non-business hours. Staff has included a condition within the CUP to specifically address this sign in compliance with Section 32-416 of the City Code.

West Elevation

The Applicant is proposing to install a secondary shoebox style sign on the west elevation of the building facing Lake Elmo Avenue. The sign is not proposed to be lit (illuminated) and is approximately 38" tall by 156" long for a total of 41 square feet. The proposed sign will be affixed to the façade (wall) and will be a flat continuous face displaying the name of the dispensary. While not identified on the plan, there may be a desire to provide directional lighting to illuminate the sign in the future using barn light type fixtures or similar. Staff recommends including a condition in the permit that any external directional lighting intended to light the sign must be hooded, downcast and directed specifically at the sign.



The sign is setback approximately 65-feet from the Lake Elmo Avenue right-of-way, 25-feet from the north property line and 100-feet from Highway 36. Section 32-419 establishes the sign standards for lots within the General Business (Commercial) district and requires all signs to be setback a minimum of 10-feet from any property line. There are no existing signs on this frontage, but there is a monument sign on the Highway 36 frontage. Section 32-419 establishes that for corner lots additional sign area is permitted, and staff estimates that the allowable sign area on Highway 36 for the existing Cartiva business meets or is less than the total permitted sign area which would allow for an additional +/- 1-square-foot of signage per linear foot of frontage on Lake Elmo Ave. The existing frontage along Lake Elmo Ave is approximately 180 feet, and the code permits an additional 1-square-foot per front foot on corner lots which would allow up to an additional 180 square feet of signage. The proposed sign is approximately 41 square feet which is well under the maximum permitted and therefore this standard is met.

As submitted, the proposed west elevation sign complies with the ordinance requirements.

Engineering Standards

No significant grading, storm water modifications, wetland impacts, or drainage alterations are proposed as part of this application for the initial operations. As noted in the July 7th staff report and this supplemental memo, the Applicant is required to upgrade and pave the parking lot when the Highway 36 improvements are completed. The plans to upgrade the surface must be reviewed and approved by the City Engineer, and depending on final plans, may require an amendment to this CUP or the Cartiva CUP. Staff recommends including a condition to address the future improvements of the parking and driveway extension/connections with the future Highway 36 alignment.

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 particularly as part of any future paving or driveway expansion/extension.

The proposed retail cannabis dispensary is required to obtain all necessary permits, licenses and approvals from the Office of Cannabis Management which is the state agency responsible for ensuring the operator compliance. The OCM's licensing requirements include, but are not limited to:

- Security Plans of Record to demonstrate compliance with statutory requirements. This includes specific video surveillance requirements and standards, including 24-hour recording, video retention, restricted access areas, etc.
- Lighting Plan to demonstrate location of all internal and external lighting to meet statutory requirements. While the City's lighting ordinance is applicable, the Applicant must provide lighting that is compliant with the statutory requirements. As such, staff has included a draft condition to address external lighting within the permit.
- Odor Mitigation Plan. The Applicant must demonstrate to the OCM that proper odor mitigation is provided to comply with statutory requirements.



- Operational Plans that describe how the retail operation will check identification to ensure patrons are a minimum of 21 years of age. The operational plans must discuss employee training, tracking patrons within the state's database, etc.

The Applicant submitted a draft of the OCM's required plans which was included in the July 7, 2026 agenda packet materials. A condition is included in the draft permit to ensure that the Applicant complies with these requirements, obtains a license from the state and remains in good standing.

Action requested

Staff is recommending approval of the Applicant's request for a Conditional Use Permit to operate a retail cannabis dispensary on the subject property. A draft CUP is provided in the attachments to this staff report which includes draft conditions for your consideration. If the City Council approves the request, staff will prepare a draft Resolution of Approval for the September agenda to include the draft findings as may be modified by the City Council. The following draft findings are updated to reflect the supplemental information 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 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. 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.

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 comply with the conditions and standards adopted by the City. The Applicant is 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 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: 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. Exterior lighting that is a requirement of the OCM permitting standards must be designed to comply with the City's ordinances and must downcast and hooded. The illuminated sign on the east elevation must be turned off during non-business hours. No outdoor speakers or additional noise are anticipated as part of the proposed project. 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%. Any expansion of impervious surface area and/or when the parking lot is planned for upgrades must comply with all stormwater rules and regulations. All permits must be obtained and must be reviewed and approved by the City Engineer. This is included within the conditions of the permit. With the conditions as noted within the permit, this standard is met.

Attachments:

Attachment A: Washington County Email regarding Highway 36/60th Street Improvements

Attachment B: Updated Site Plan from Applicant

Attachment C: Applicant's Sign Plan

Attachment D: Draft CUP

CUP for 11020 60th St N Grant

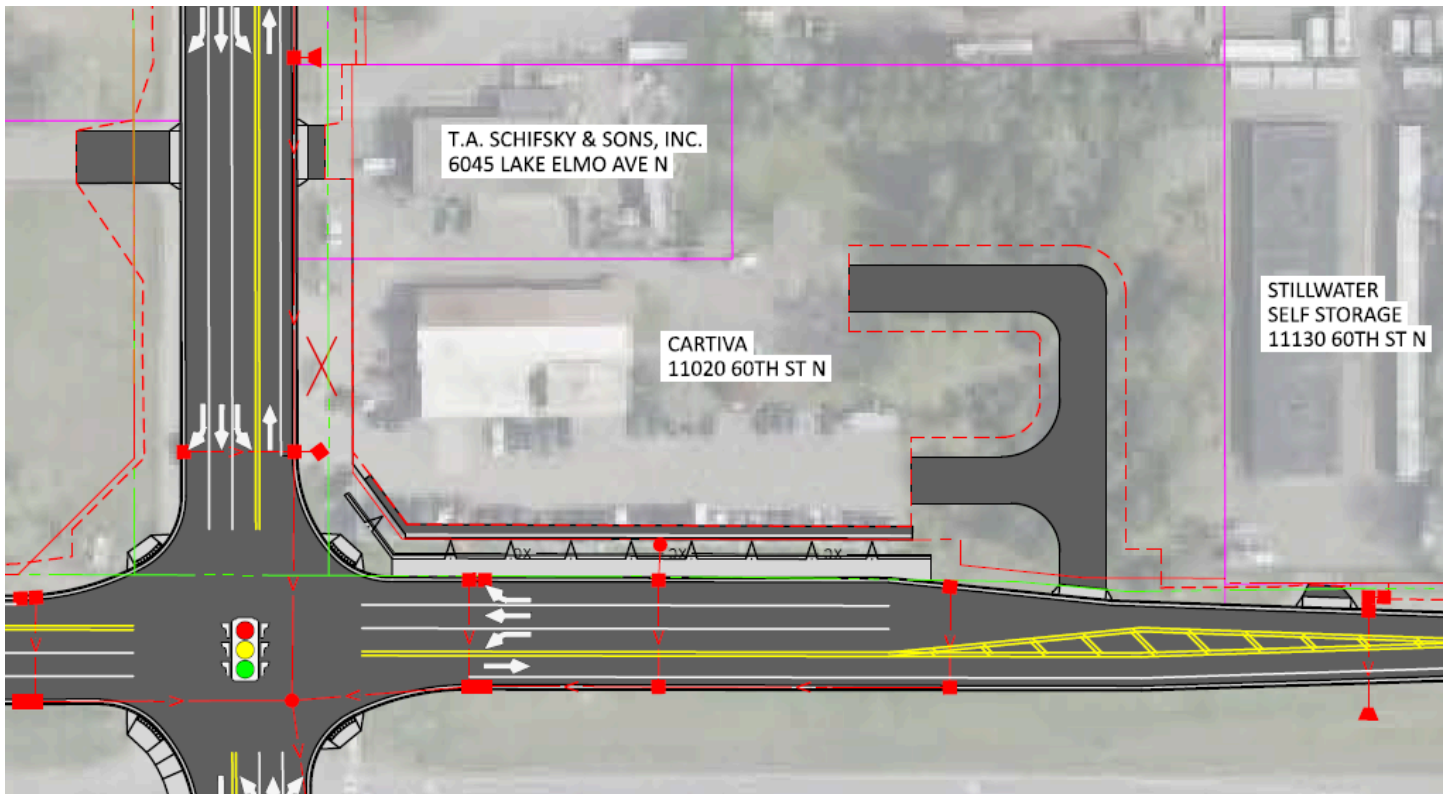
3 messages

Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
 To: Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
 Cc: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>, Kevin Peterson <Kevin.Peterson@washingtoncountymn.gov>

Tue, Jun 30, 2026 at 1:40 PM

Hello Jennifer,

We received the CUP application in the mail and just wanted to provide the following information regarding the future driveway configuration. If you have any questions please reach out.



Daniel Elder | Planner II
 Washington County Public Works Department
 11660 Myeron Road North, Stillwater, MN 55082
 Office: 651-430-4307
 Rooted in Connection, Growing with Direction

 [Book time to meet with me](#)

Notice of Email Domain Name Change

- Note that this email address has changed to @washingtoncountymn.gov. Please update your contacts
- Washington County is in the process of changing employee email addresses from co.washington.mn.us to washingtoncountymn.gov

 **May 2026 Project Layout.pdf**
 1841K

Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
 To: Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
 Cc: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>, Kevin Peterson <Kevin.Peterson@washingtoncountymn.gov>

Tue, Jun 30, 2026 at 3:29 PM

Hey Daniel,

Thank you for sending this over. What is the timeline for construction? Is the Manning intersection planning this year?

Jennifer Haskamp

SHC, LLC
(d) 651.252.1101
(c) 651.341.4193

[Quoted text hidden]

Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
To: Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
Cc: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>, Kevin Peterson <Kevin.Peterson@washingtoncountymn.gov>

Wed, Jul 1, 2026 at 10:34 AM

Construction of the Interchange Project at Lake Elmo Avenue has begun and is scheduled to wrap up in the fall of 2027. Work on the north side of Hwy 36 is scheduled to occur in 2027.

Daniel Elder | Planner II
Washington County Public Works Department
11660 Myeron Road North, Stillwater, MN 55082
Office: 651-430-4307
Rooted in Connection, Growing with Direction

 [Book time to meet with me](#)

From: Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
Sent: Tuesday, June 30, 2026 3:29 PM
To: Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
Cc: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>; Kevin Peterson <Kevin.Peterson@washingtoncountymn.gov>
Subject: Re: CUP for 11020 60th St N Grant

External message alert: This message originated from outside the Washington County email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments.

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2K CRAFT CO. LLC

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

PROJECT TEAM

ARCHITECT:
INSPIRE ARCHITECTS

Jeff Hafferman
Bridgett Freimuth
Dylan Caye
jeff@architectmn.com
bridgett@architectmn.com
dylan@architect mn.com
620 Civics Heights Drive, #109
Circle Pines, MN 55014
(763) 316-5342

TENANT:

2K CRAFT CO. LLC
Richard Lillard
(612)221-8818
richard@comcast.net

PROPERTY OWNER:

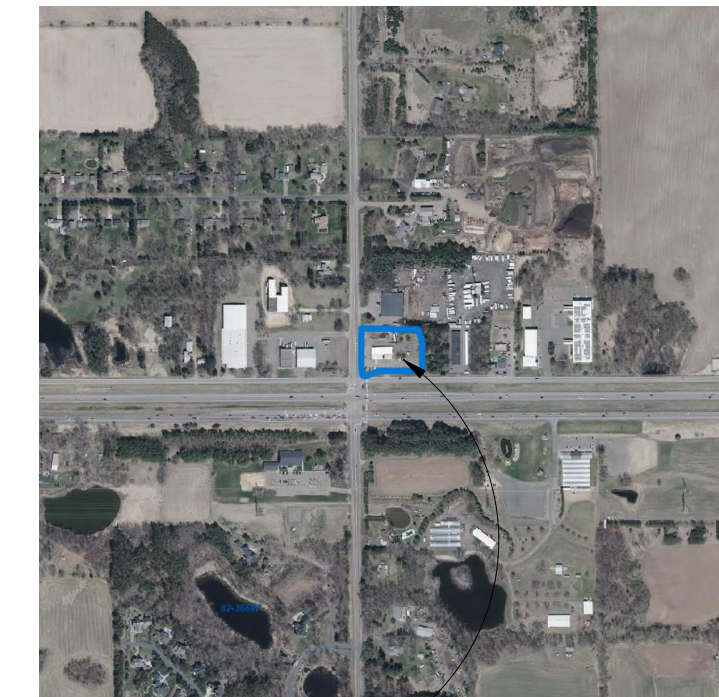
Willam A & Carol Curtis
256A W Lower Pine Lake CT,
Stair Prairie WI, 54026

GENERAL CONTRACTOR:



Project Manager
Jose Becerra
1061 Cliff Rd E
Burnsville, MN 55337
JOSE@ybconstructionmn.com
763-337-9387

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
DTL	-DETAIL	PSF	-POUNDS PER SQUARE FOOT
DIM	-DIAMETER	PSI	-POUNDS PER SQUARE INCH
DR	-DIMENSION	PC	-PRECAST
DS	-DOOR	PL	-PROPERTY LINE
DF	-DOWNSPOUT	PP	-POWER POLE
DWG	-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
FTG	-FLOOR DRAIN	SPEC	-SPECIFICATIONS
FND	-FOUNDATION	SQ	-SQUARE
FH	-FIRE HYDRANT	S STL	-STAINLESS STEEL
GA	-GAGE, GAUGE	SD	-STORM DRAIN
GALV	-GALVANIZED	STRUCT	-STRUCTURAL
GC	-GENERAL CONTRACTOR	SYM	-SYMMETRY (ICAL)
GB	-GRAB BAR	THK	-THICKNESS
GWB	-GYPSUM WALL BOARD	TOC	-TOP OF CONCRETE
		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.
3. SEE A103 FOR CODE REQUIREMENTS.
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



The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

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

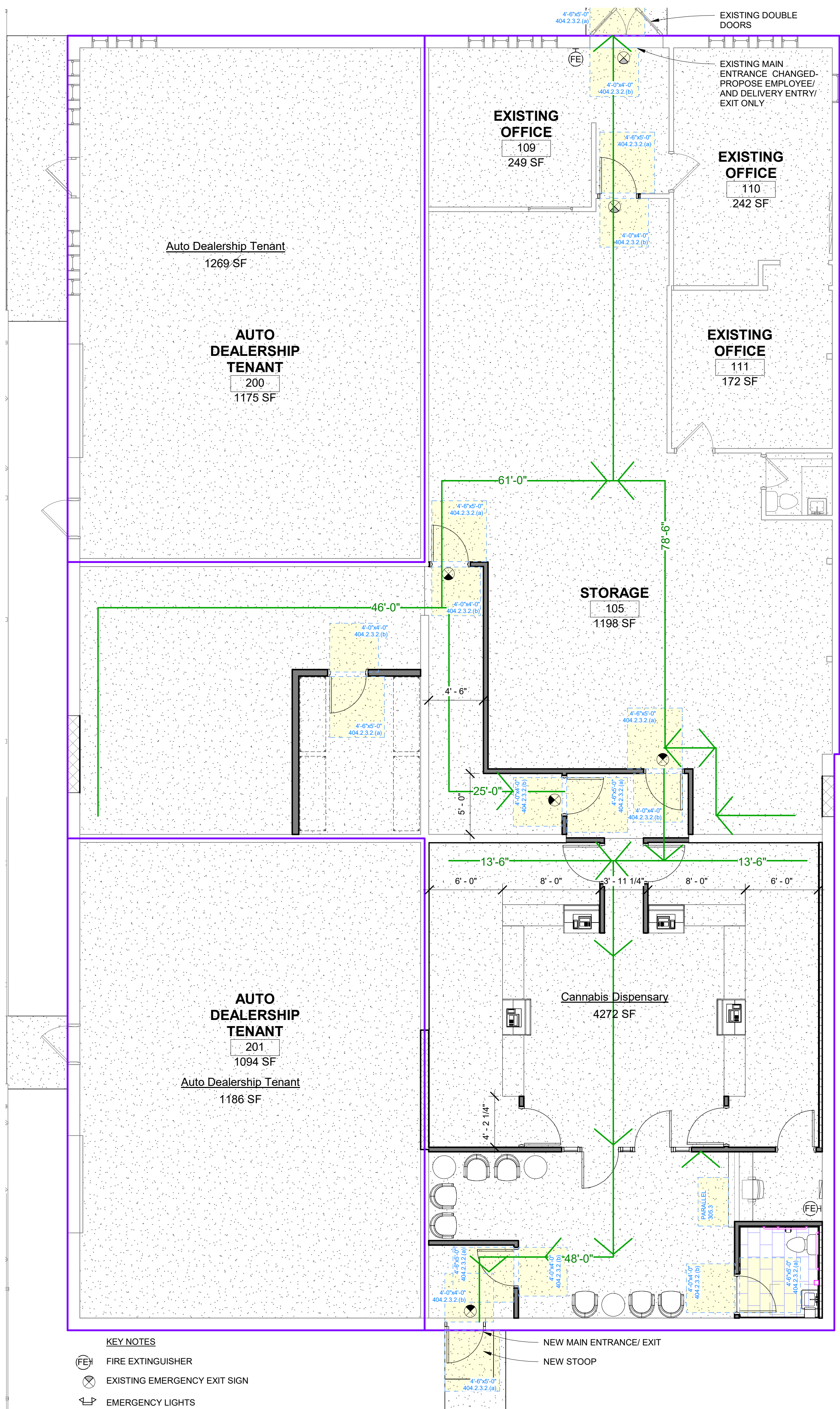
Date
7/20/2026 11:49:35 AM

FOR
CONDITIONAL
USE
APPLICATION

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

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 clear-ance 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 unob-structed, 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 ele-ment 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.

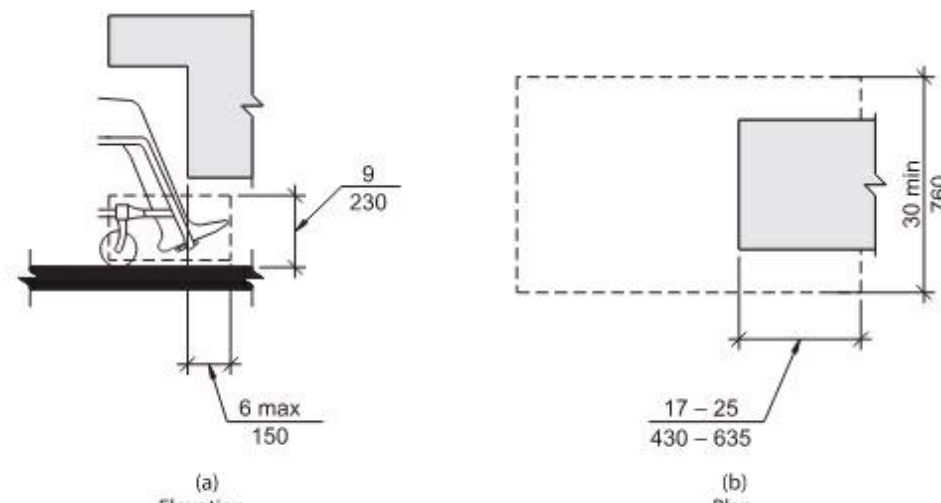


FIGURE 306.2
TOE CLEARANCE

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.

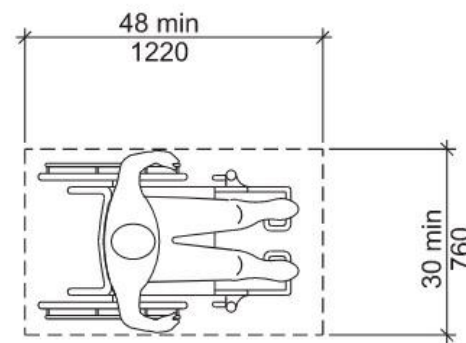


FIGURE 305.3
SIZE OF CLEAR FLOOR SPACE

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.

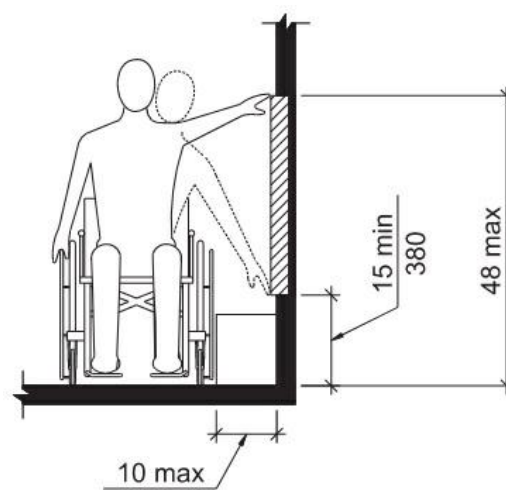


FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

ACCESSIBLE REACH RANGE

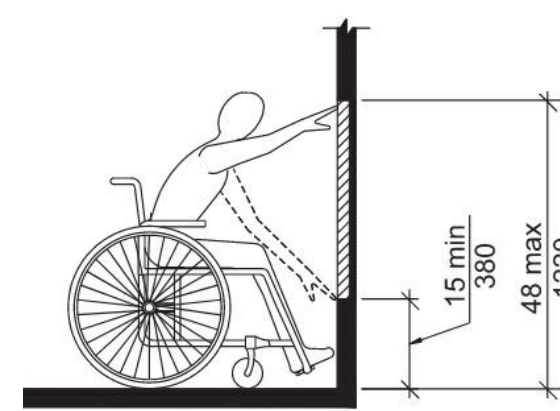


FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

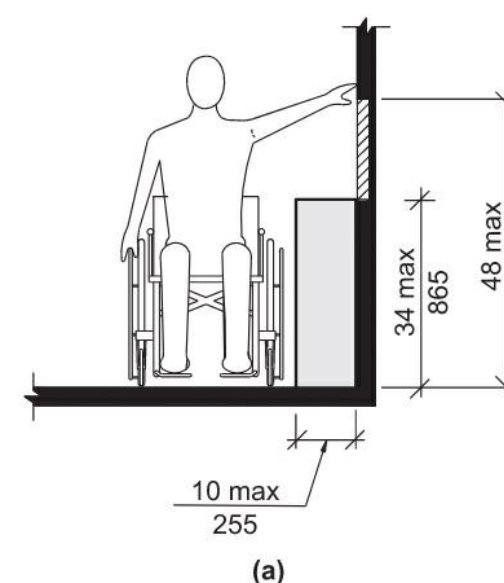
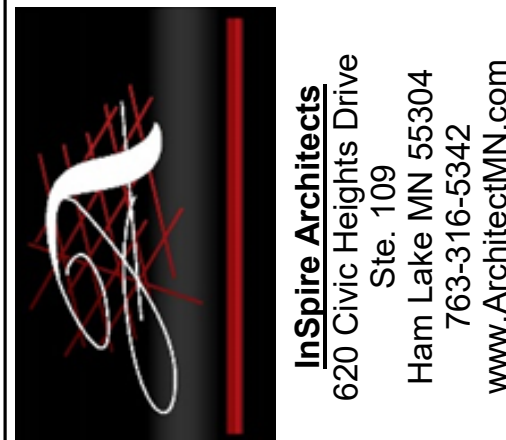


FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

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	
Interior		0	
Non-bearing Walls 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
DEMOP	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) 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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Jeffrey Hafferman AIA
NCARB

Signature: Jeffrey R. Hafferman
License # 44333

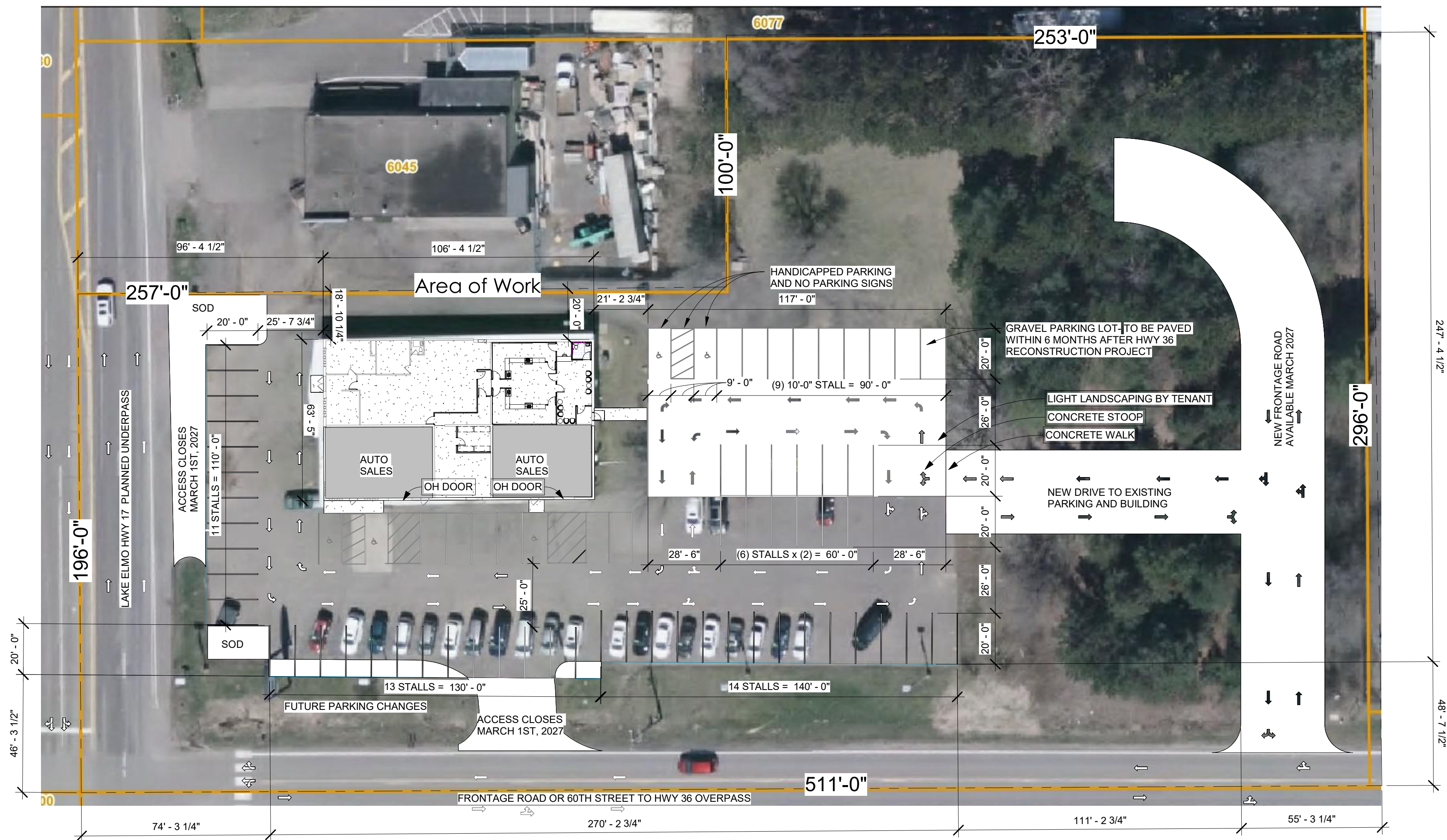
Date
7/20/2026 11:49:36 AM

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

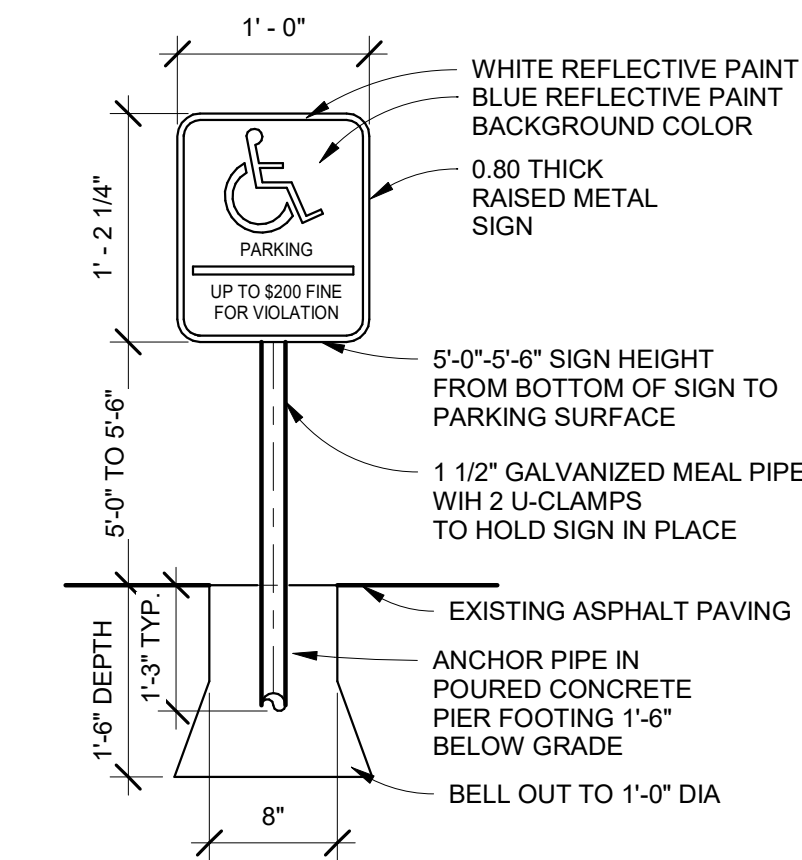


1 Site Plan After Hwy 36 Overpass
1" = 30'-0"

GENERAL NOTES

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.

GB District- Use	Parking Requirements	Parking Spaces Required
Auto Repair/ Sales	Three spaces for each 1,000 square feet of gross floor area. Open sales lots shall provide two spaces for each 5,000 square feet of lot area, but not less than three spaces.	(2,455sf) 3 spaces (116,000 sf) 23 Parking Space
Retail- Cannabis	One space for each 150 square feet of gross floor area.	(1,234 sf) 9 Parking Spaces
Future Lounge	One space for each 2 1/2 seats, based on capacity design.	Considering for Future Lounge (900 sf/15/2.5) 27 Parking Spaces
Warehouse/ Storage	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.	(1,962 sf) 1 Parking Spaces
Office	One space for each 200 square feet of gross floor space.	(663 sf) 4 Parking Spaces
CANNABIS DISPENSARY		14 PARKING SPACES (REQUIRED)
SHOWN PARKING	55 PARKING SPACE SHOWN, 3 ARE ADA ACCESSIBLE	17 SHOWN, 2 ARE ACCESSIBLE



2 HANDICAPPED PARKING SIGN
1" = 1'-0"

REVISIONS	date



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Signature: Jeffrey R. Hafferman
License # 44333

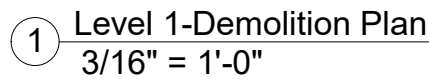
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FOR
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APPLICATION

Sheet Title: Site Plans	Project: TENANT IMPROVEMENT 11020 60TH ST N GRANT, MN 55082
-------------------------	--

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

A002



- 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

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



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Jeffrey Hafferman AIA
NCARB

Signature: Jeffrey R. Hafferman
License # 44333

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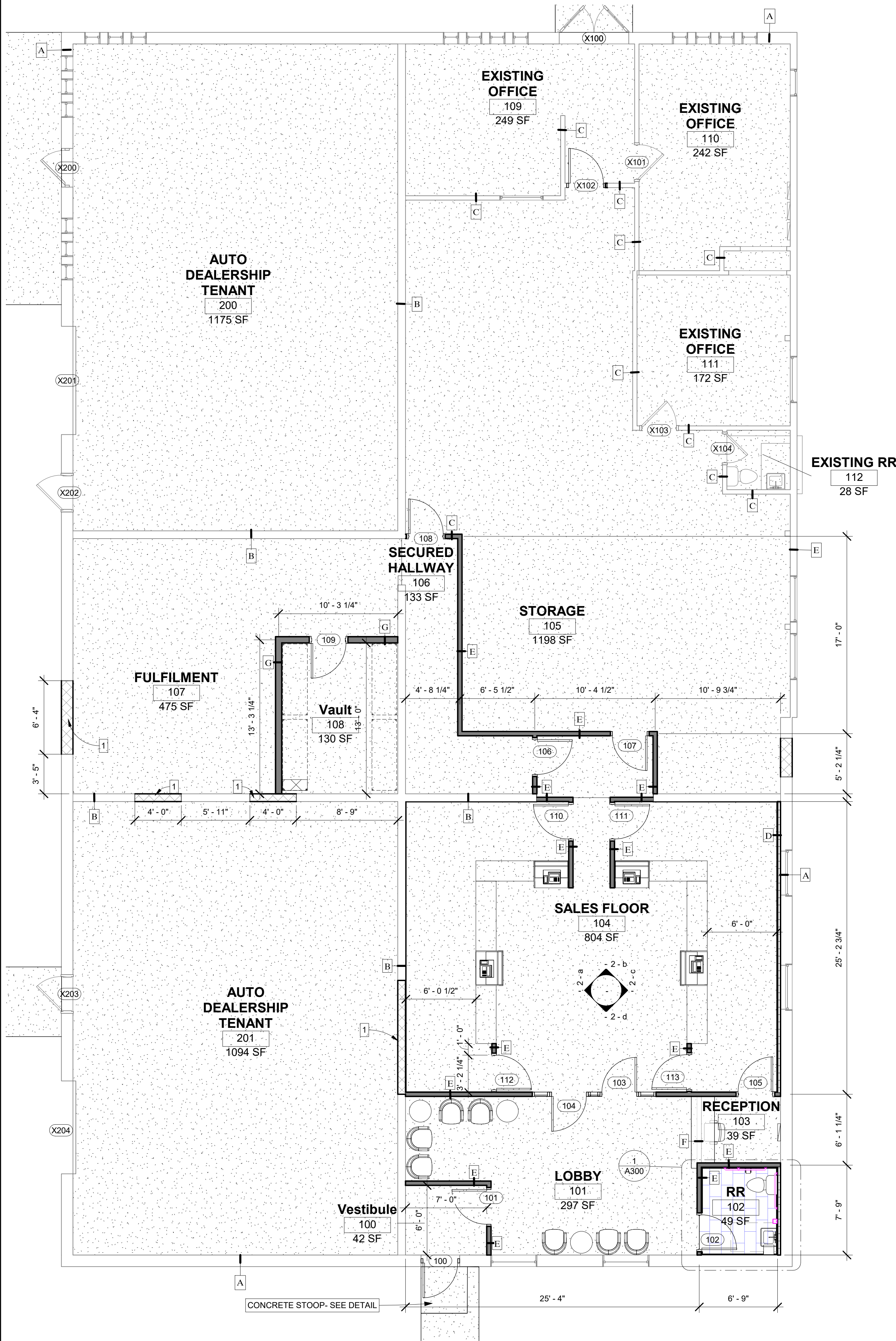
Sheet Title: Demolition Plans

Project: **TENANT IMPROVEMENT**

11020 60TH ST N
GRANT, MN 55082

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

A100



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. PROVIDE SHOP DRAWINGS FOR DOORS, FRAMES, HARDWARE, WINDOWS, STOREFRONT, CABINETS.
- D. WHEN EXISTING WALLS ARE REMOVED-INCLDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL. PROVIDE TEMPORARY SHORING & SUPPORT. DRAWINGS BY OTHER.

WALL TYPES

- A** EXISTING 12" CMU WALL- FULL HEIGHT
- B** EXISTING 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** 3" Z CHANNELS WITH 3" XPS RIGID INSULATION FURROUT WITH 5/8" GYPSUM BOARD ON INTERIOR FINISH
- E** NEW NON-LOAD BEARING 3 5/8" METAL STUD WALLS WITH 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES U.N.O.
- F** NEW LOW HT 3 5/8" METAL STUD WALLS- 2'-8 1/2" AFF, WITH 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES U.N.O.
- G** NEW NON-LOAD BEARING 6" METAL STUD WALLS WITH 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES U.N.O.

KEY NOTES

- 1** IN-FILL TO MATCH EXISTING

REVISIONS	date



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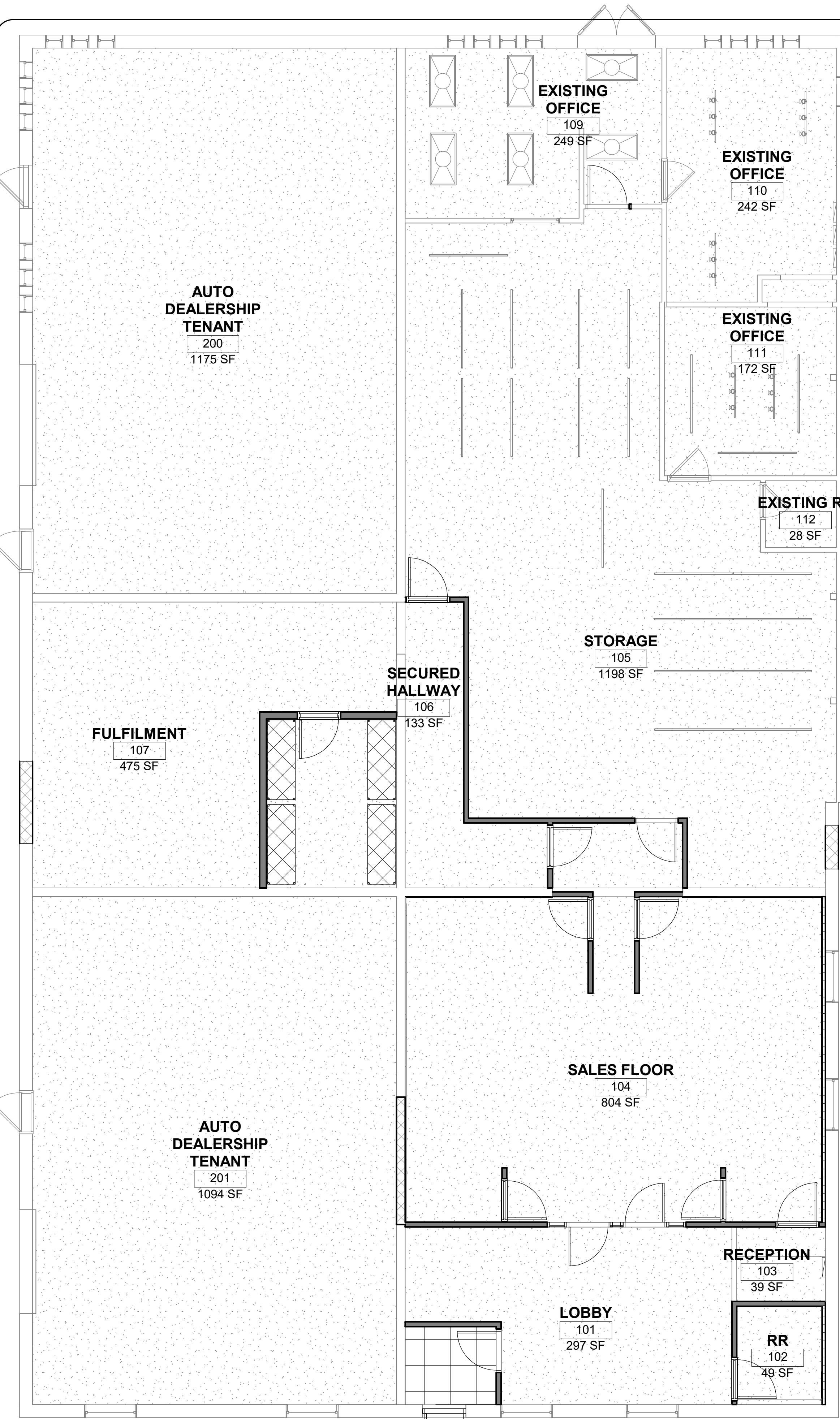
FOR
CONDITIONAL
USE
APPLICATION

Sheet Title: Revised Plans

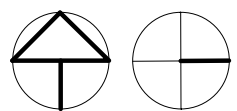
Project:
TENANT IMPROVMENT
11020 60TH ST N
GRANT, MN 55082

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

A101



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



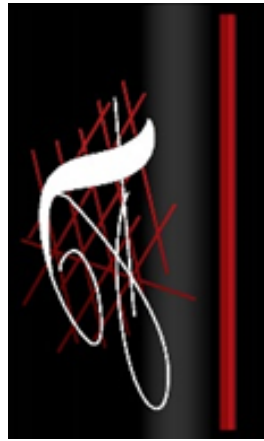
KEY NOTES

- 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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NCARB

Signature: *Jeffrey R. Hafferman*
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APPLICATION**

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	804 SF	603.26 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													3857 SF		64	

Architects Inc 2026

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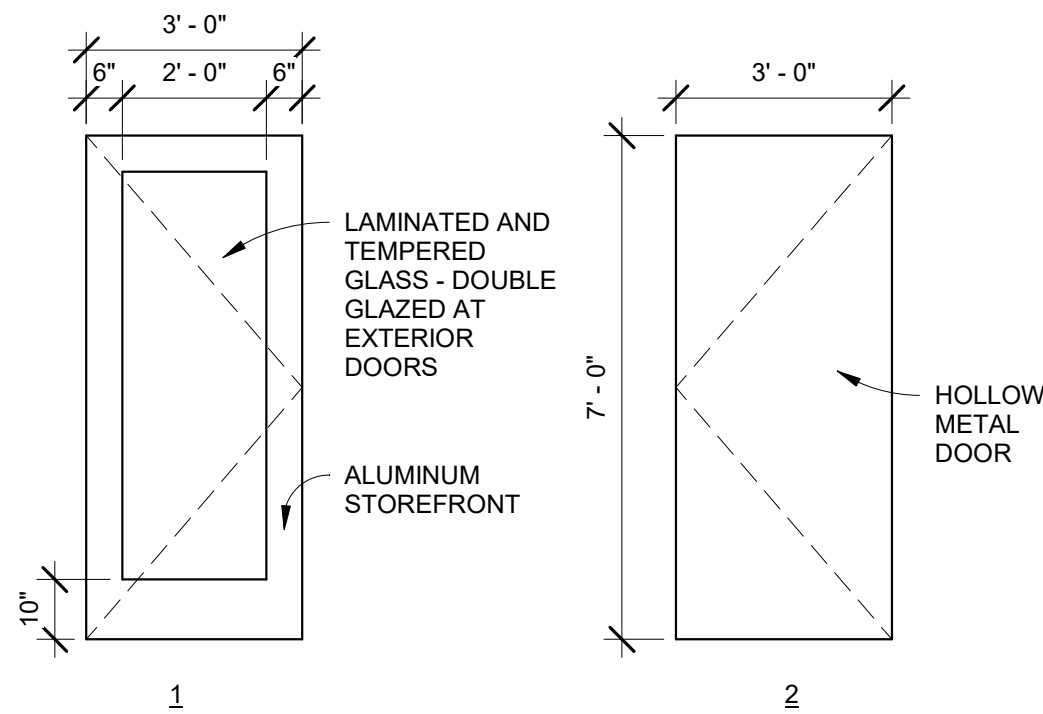
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Project:
TENANT IMPROVMENT

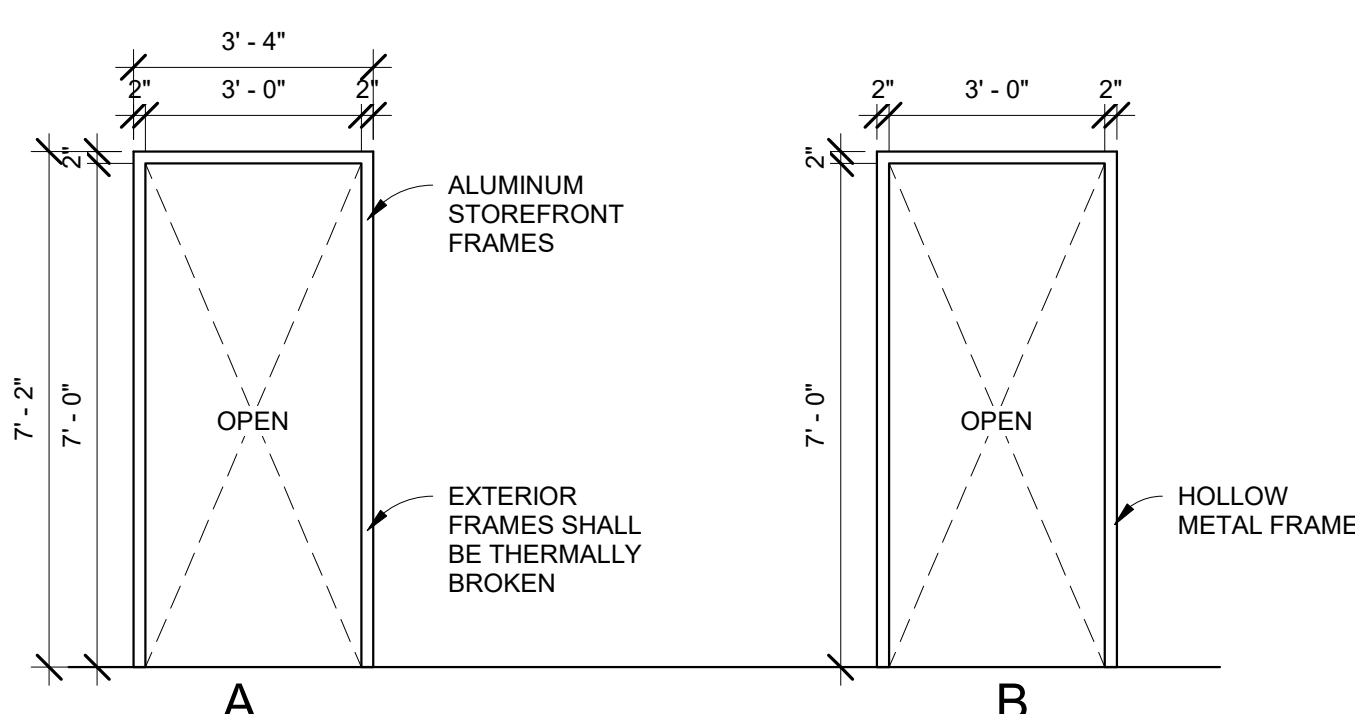
11020 60TH ST N
GRANT, MN 55082

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"				
110	3'-0"	7'-0"				
111	3'-0"	7'-0"				
112	3'-0"	7'-0"				
113	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

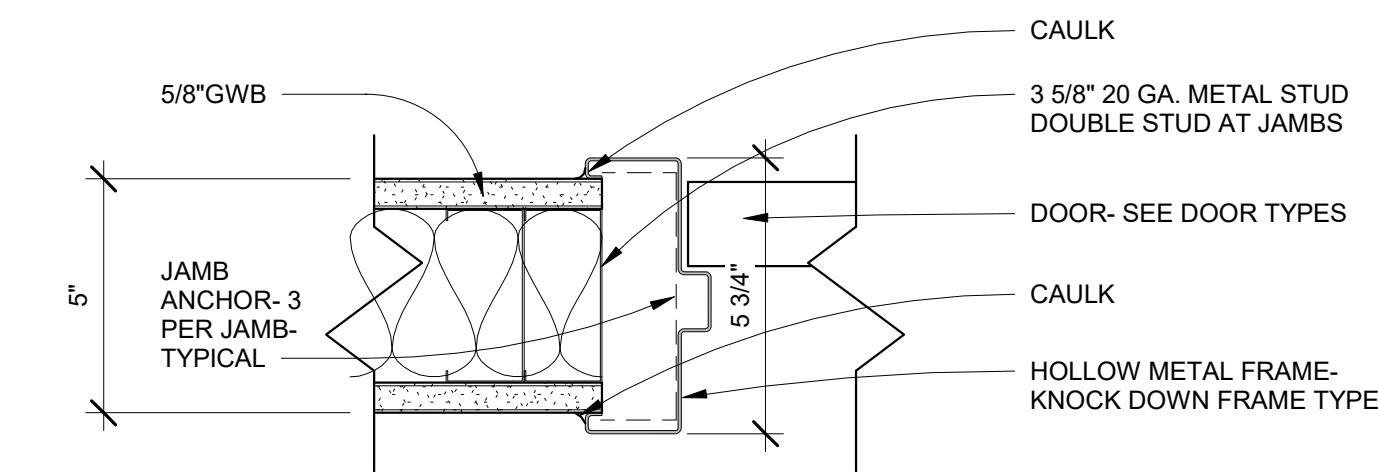
GROUP 1- SECURED ENTRY/NO EXIT- STOREFRONT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
NO PULL, PUSH BAR, Aluminum Finish to match existing.
SCHLAGE (OR SIM) ELECTROMEGNETIC LOCK WITH REMOTE SWITCH
LOCATED AT RECEPTION DESK.
SURFACE MOUNTED OVERHEAD CLOSER AND STOP
ALUMINUM THRESHOLD

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

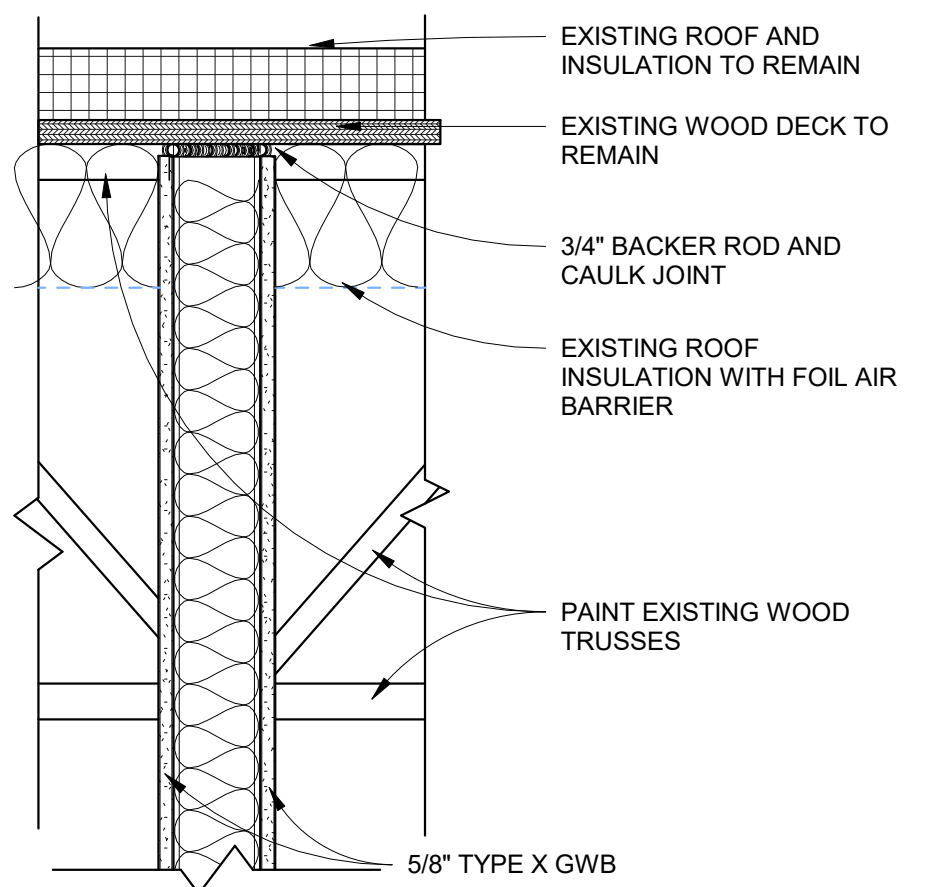
GROUP 3- EXIT ONLY- NO PULL
(1 1/2) 4 1/2x4 1/2" STANDARD DUTY COMMERCIAL FUNCTION HINGES
NO HANDLE ON PULL SIDE, MORTICE LOCKSET.
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD CLOSER AND STOP

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

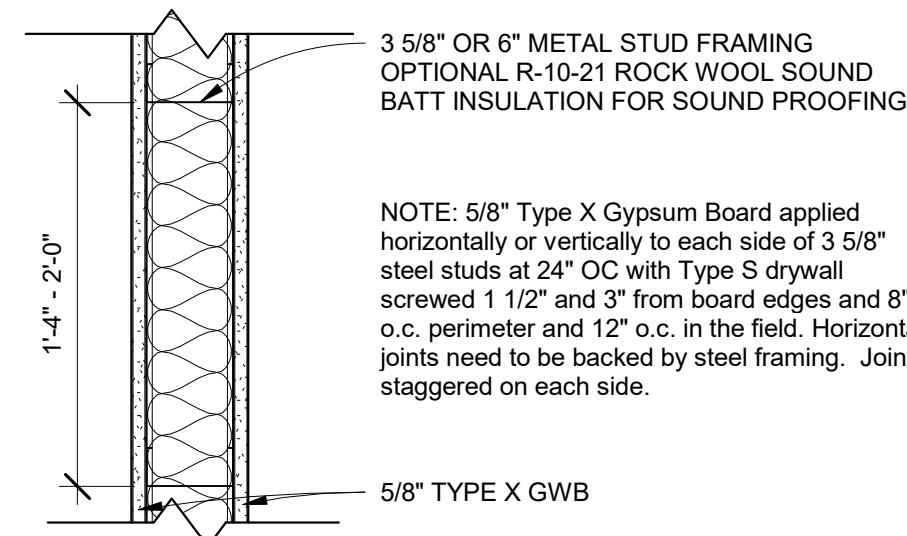
GROUP 5- SUPERVISED SECURED ENTRY/ PANIC EXIT
CONTINUOUS HINGE, STANDARD DUTY COMMERCIAL FUNCTION
PULL, KEY-CARD ACCESS WITH ELECTRIC STRIKE
RIM PANIC DEVICE on inside
SURFACE MOUNTED OVERHEAD CLOSER AND STOP



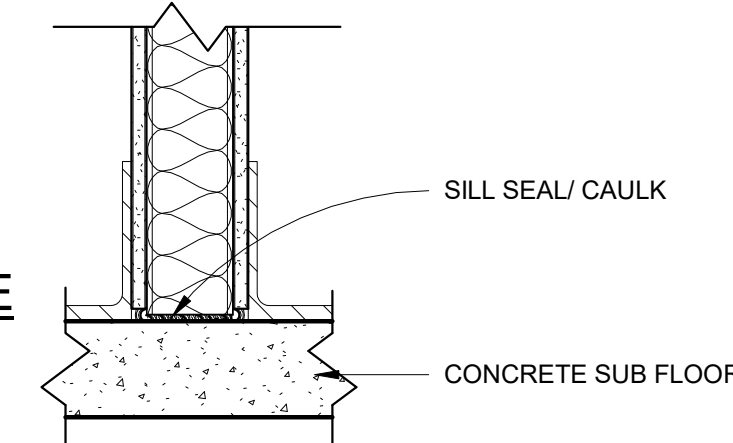
5 Interior 5 3/4" HM Door Jamb
3" = 1'-0"



HEAD

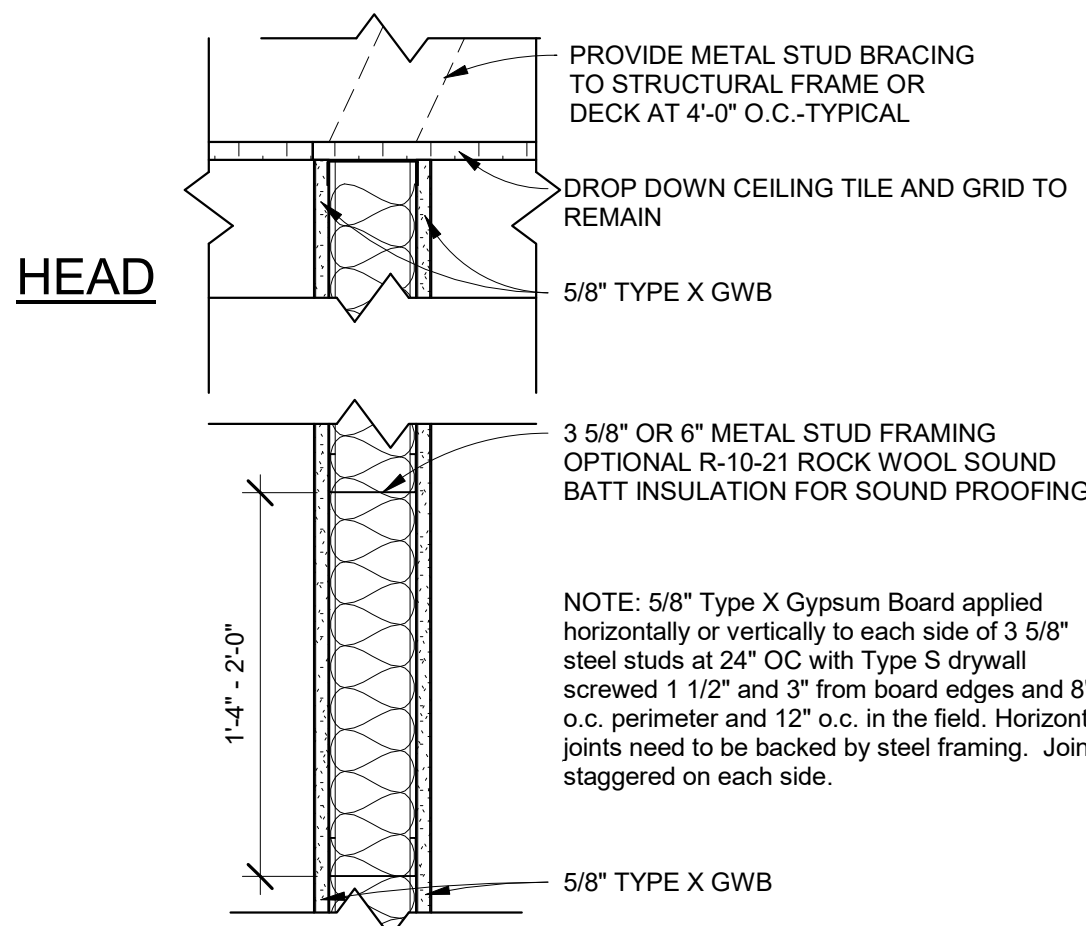


PLAN

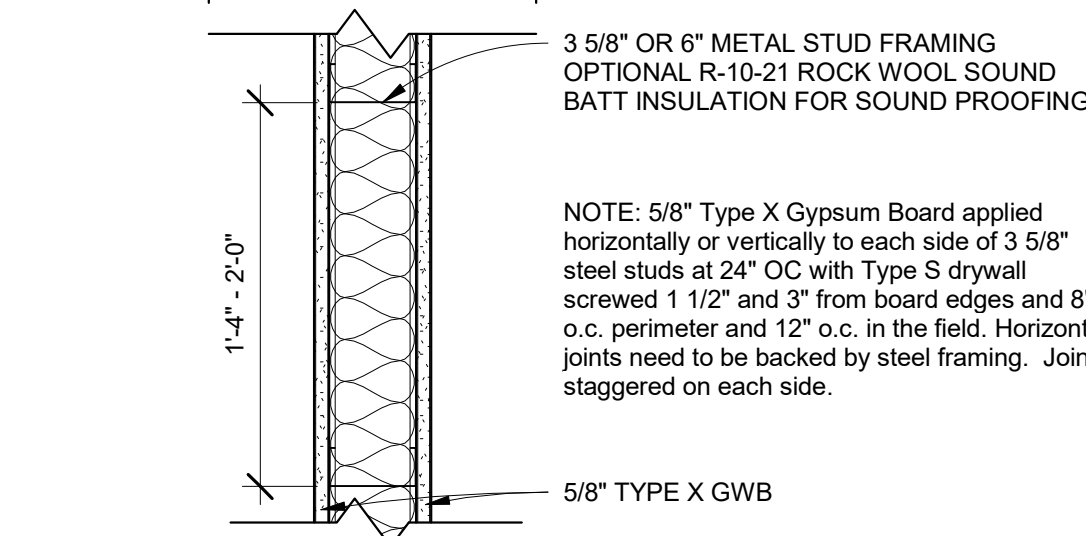


BASE

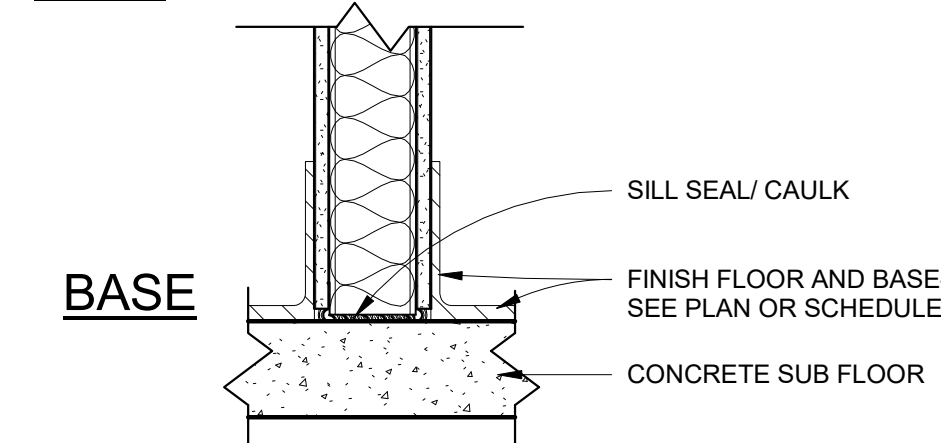
4 NON-RATED Non Load Bearing Full Ht Wall
1 1/2" = 1'-0"



HEAD

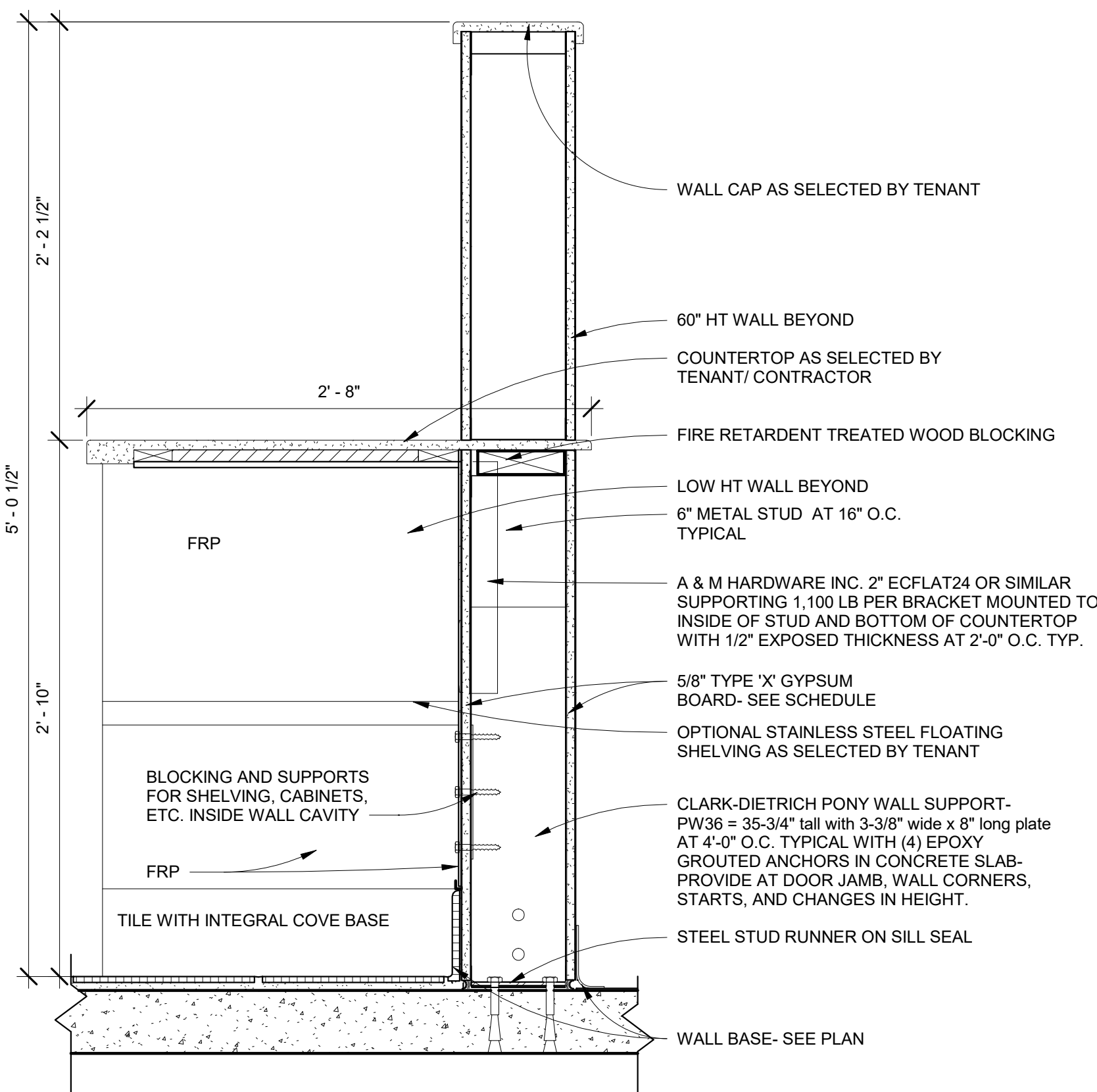


PLAN



BASE

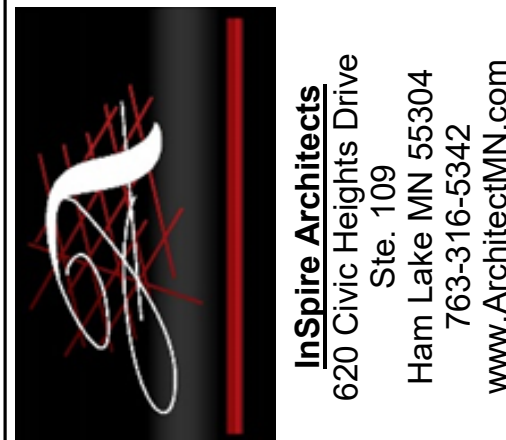
3 NON-RATED Non Load Bearing Wall
1 1/2" = 1'-0"



LOW HEIGHT NON-COMBUSTIBLE UNRATED WALL

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

REVISIONS	date



The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

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
7/20/2026 11:49:39 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

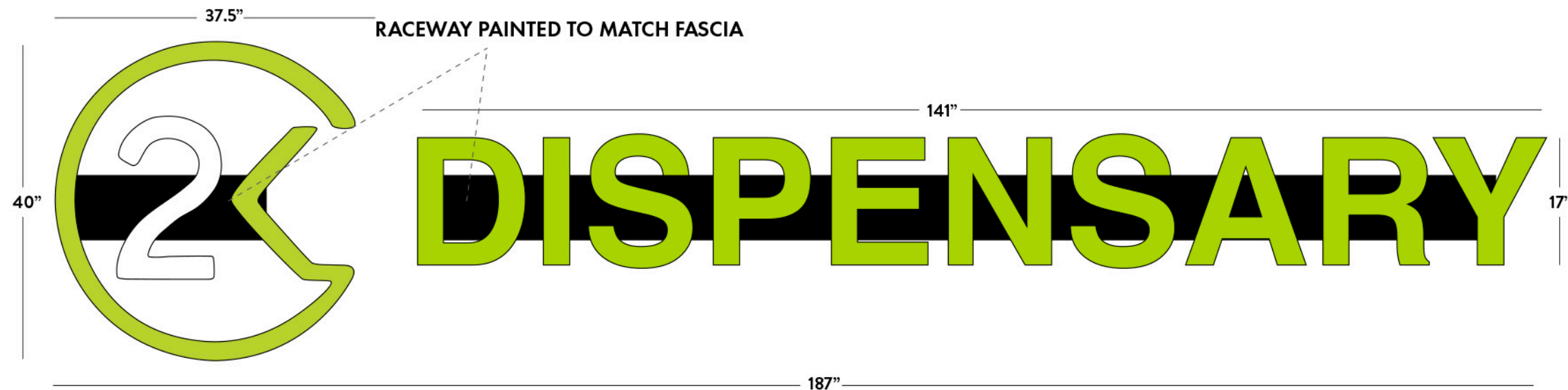
SCOPE OF WORK

1: FABRICATE & INSTALL - ILLUMINATED RACEWAY SIGN

DESIGN | SIGNS | WRAPS | PRINT



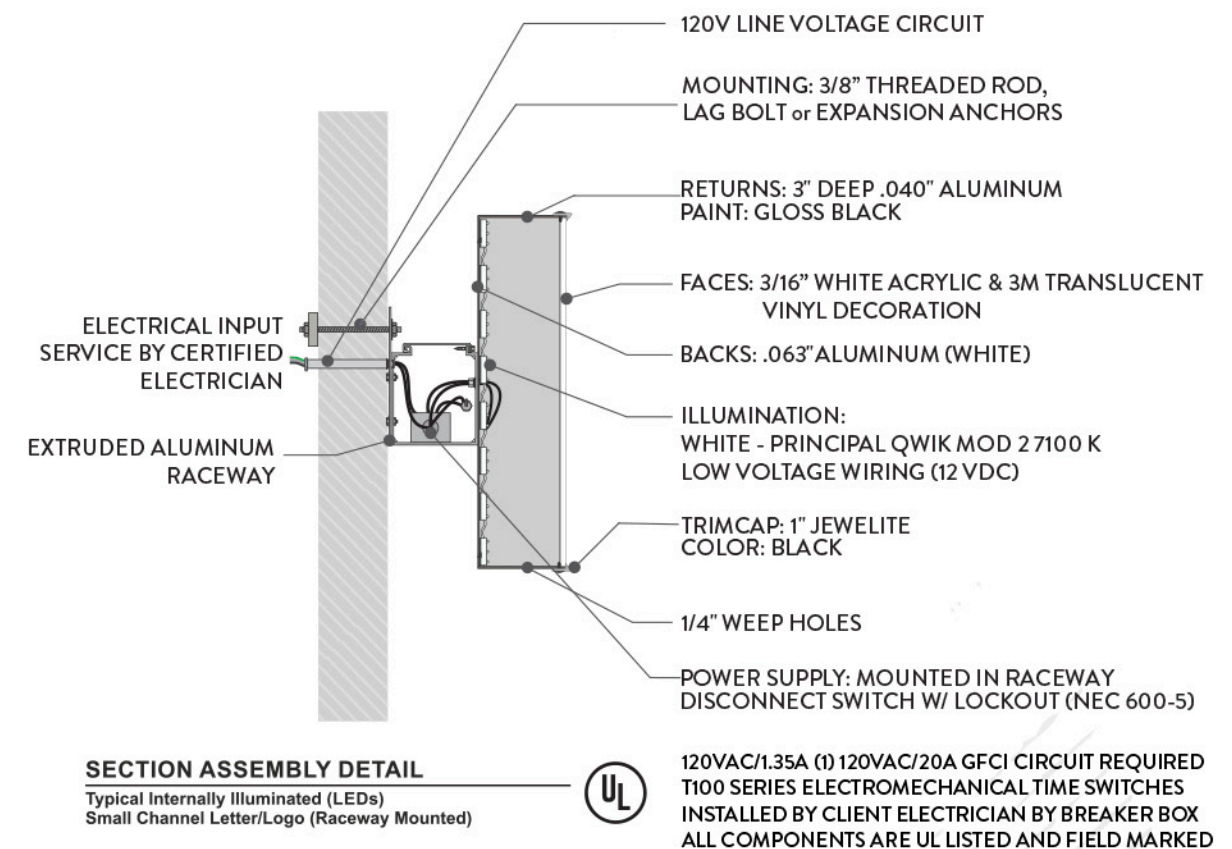
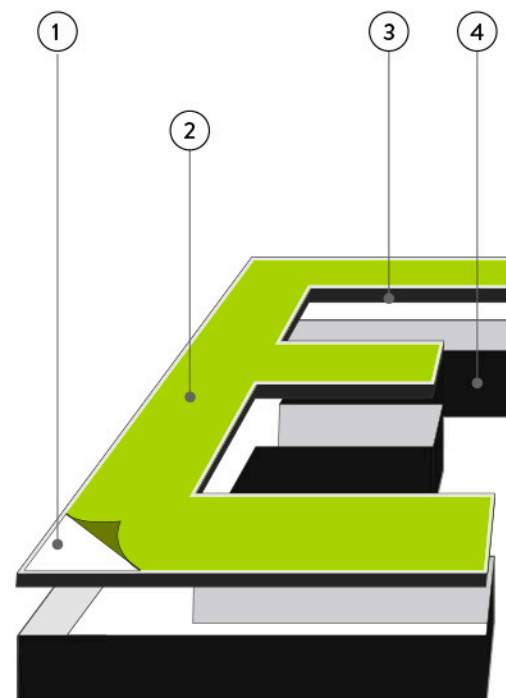
QTY: 1
52 SQ'



COLOR SCHEDULE

SCALE: N/A

- ① 3/16" WHITE ACRYLIC
- ② 3M TRANSLUCENT LIME GREEN - 3630-136
- ③ 1" BLACK TRIMCAP
- ④ 3" BLACK RETURNS



COLOR SCHEDULE

LED LIT CHANNEL LETTER w/ RACEWAY- DETAIL

EAST - EXT. SIGN



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952.746.4164
9635 Girard Ave. S. | Minneapolis, MN 55431
DESIGN | SIGNS | WRAPS | PRINT

CUSTOMER: 2K Dispensary

DATE: 7/23/2026

PROJECT: Exterior Sign

EAST - EXT. SIGN

2K DISPENSARY

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DESIGN | SIGNS | WRAPS | PRINT

CUSTOMER: 2K Dispensary

DATE: 7/23/2026

PROJECT: Exterior Sign

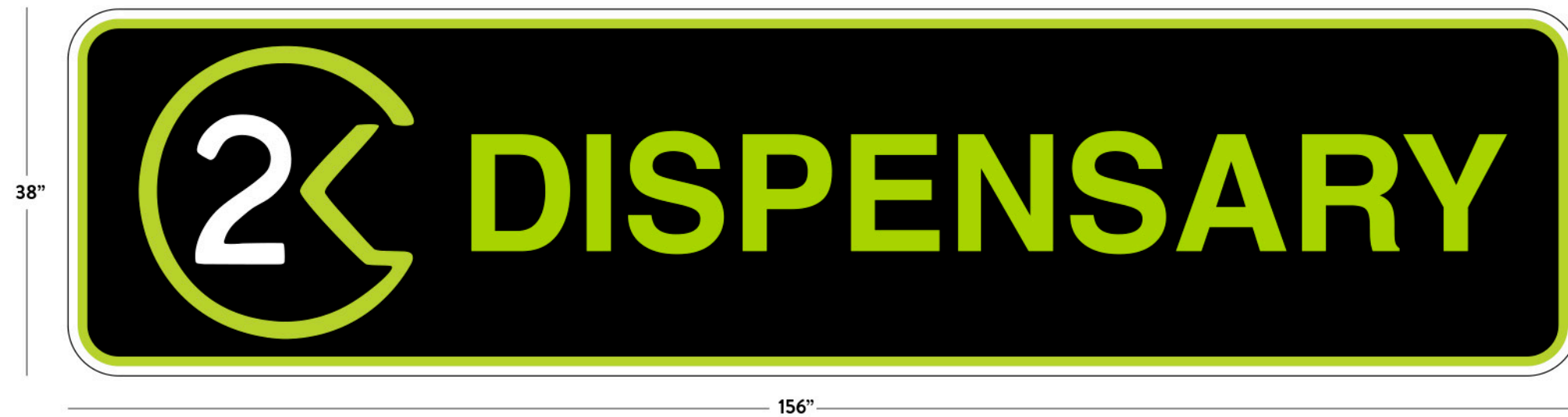
SCOPE OF WORK

1: FABRICATE & INSTALL - NON ILLUMINATED SHOEBOX STYLE SIGN

DESIGN | SIGNS | WRAPS | PRINT

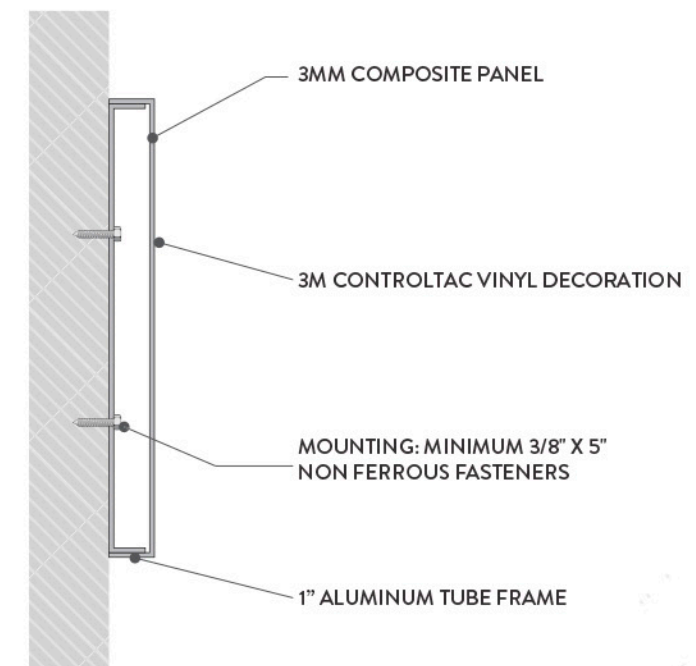
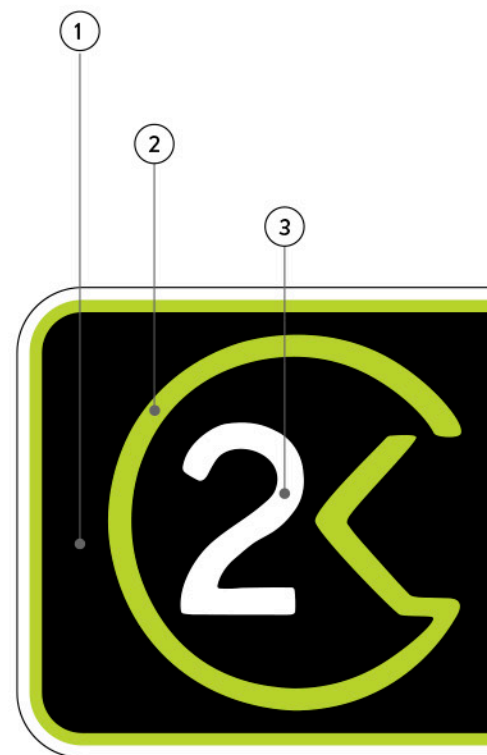


QTY: 1
41 SQ'



COLOR SCHEDULE SCALE: N/A

- ① GLOSS BLACK
- ② LIME GREEN - 3630-136
- ③ GLOSS WHITE



SECTION ASSEMBLY DETAIL Typical Internally Illuminated (LEDs) Small Channel Letter/Logo (Raceway Mounted)

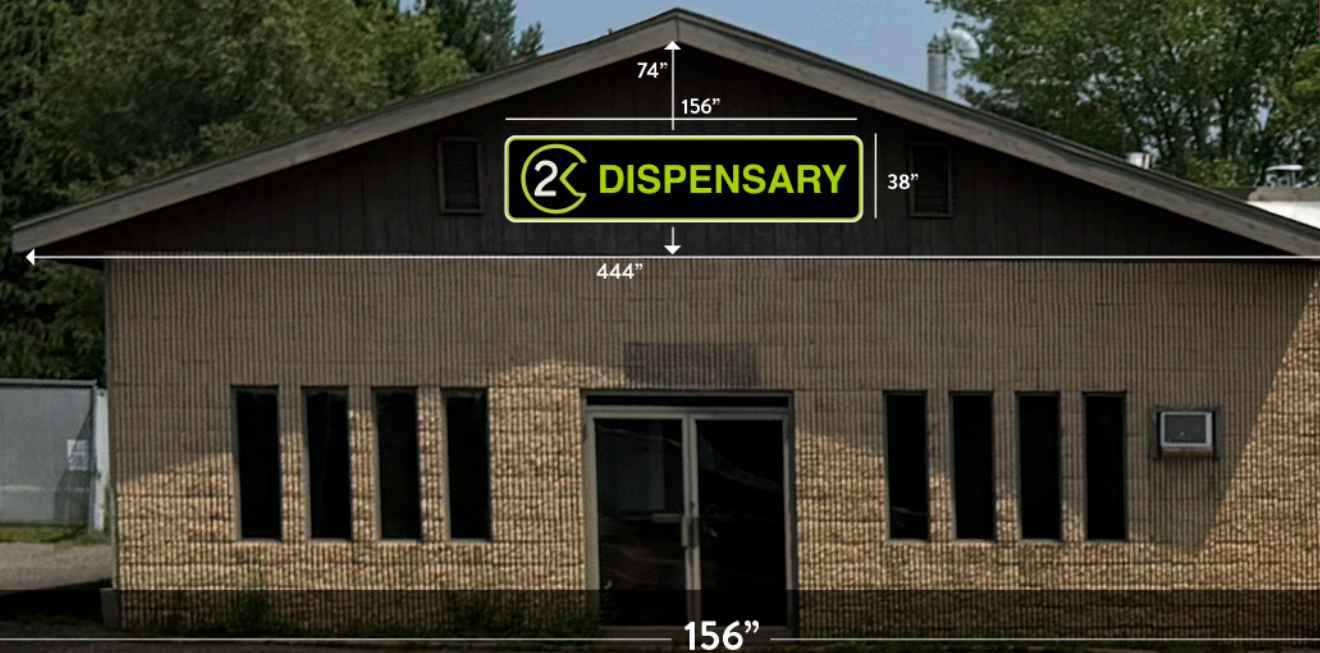


COLOR SCHEDULE

FLAT FACE - SHOEBOX STYLE SIGN (NON ILLUMINATED)

41sq'

WEST - EXT. SIGN



38"



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DESIGN | SIGNS | WRAPS | PRINT

CUSTOMER: 2K Dispensary

DATE: 7/23/2026

PROJECT: Exterior Sign

**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 retail cannabis dispensary under a cannabis microbusiness license with a retail endorsement for the property located at 11020 60th Street North (PID 3603021330016). Any expansion of the business operations, modifications to business lines or services 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 must obtain a license for the 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.
2. The Applicant shall be permitted to use the existing gravel parking lot surface for interim operations but must upgrade the parking lot to meet full city specifications, including surface and access, within 6-months of the Highway 36/60th Street N. road reconstruction project completion, but in no case shall such improvement occur later than June 1, 2028.
3. The Applicant or Owner must submit full engineering plans to the City Engineer for review and approval to determine if any additional permits are required as part of the parking lot/driveway paving being completed.
4. The Applicant must install the ADA handicapped accessible parking stalls in compliance with all standards and requirements established by the building official. Such stalls must be installed prior to any business being conducted.
5. A dust control plan must be submitted for review and approval by the City Engineer for the gravel parking lot to ensure that it provides a dustless surface for the duration of its use.

6. The Applicant is permitted to install the signs as proposed for the west and east elevation dated 7/23/2026.
7. The sign on the west elevation is considered permitted as it complies with the ordinance requirements. No lighting of the sign was shown and any directional lighting to illuminate the sign area must be hooded, downcast and directional to focus light on the sign surface. No upward or spot lights are permitted. Modifications to this sign are permitted provided they comply with the standards established in Section 32-419.
8. The illuminated sign proposed on the east elevation is permitted with this CUP, and any modifications or adjustments to this sign may require an amendment to this permit.
9. The illuminated sign on the west elevation must be turned off during non-business hours, where non-business hours are those times outside of the hours of operations established in Condition #13.
10. 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.
11. Any future improvements that increase the amount of impervious surface coverage on the site shall be required to obtain all proper permits which may include, at a minimum, stormwater and grading permits.
12. 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.
13. The hours of operation shall be as follows:
 - a. 11:00am – 9:00pm Monday through Saturday
 - b. 11:00am – 8:00pm on Sunday
14. 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. Evidence of the license and remaining in good standing shall be submitted on an annual basis to the City Clerk for record keeping.
15. 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.
16. 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.
17. 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.
18. Any exterior lighting required to comply with OCM regulations shall be required to meet the City's ordinances and fixtures must be hooded and down cast.

19. No onsite consumption, indoors or outdoors, is allowed under this Permit.
20. Any future development or modifications to the operations or business 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.
21. All escrow amounts shall be paid in full.
22. No structures or improvements shall be constructed in areas identified with an easement.
23. All activities permitted by this CUP shall comply with the City of Grant noise ordinance and the MPCA's noise regulations.
24. This permit shall be reviewed consistently with the City's adopted annual CUP review process.
25. Any violation of the conditions of this permit may result in the revocation of said permit.
26. Any change in use, buildings, sales, storage, screening, or traffic circulation not addressed within the Site Plan application materials 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 Craft 2K Co. 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 William and Carol Curtis who
acknowledged that said instrument was authorized and executed on behalf of said Owner.

Notary Public

City Council Report for July 2026

To: lacey Smieja City Clerk / Administrator

From: Jack Kramer Building Official

City Code Violations:

1. Michael & Heather Bradley 7130 Manning Ave. N. Violation of the City of Grant Section 32-245 Table of Uses Operation of an auto repair business in a A-1 Residential District.

a. The city attorney is currently assisting the property owners with the enforcement issue

2. A.R.C. Paving, Inc. 7559 Jamaca Ave. N. Parcel # 27.030.21. 23..0004 Violation of CUP

a. The City received seven formal complaints from one individual regarding several CUP violations. I visited with the business owner to view the property and discuss the violations.

Based on my findings I provided a written report to the city clerk with my findings.

Note: Since the business opened in 2022 the city has received 84 formal complaints against the business and after many hours of investigation the violations were unfounded.

3. Site-One Landscaping 8400-60th. St. N. Violation of CUP.

a. The City received a formal complaint regarding noise from machinery, and the moving of products along the east property line.

a. I contacted the business manager to discuss the violations. Based on our conversation he agreed to remove and relocate the product from the property line. The business is contemplating a storage building that will store the products inside. They are planning to amend the CUP for the expansion.

Abated City Code Violation:

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

Mr. Fehling has removed the items being stored outside on his property.

Building Permit Activity:

a. Thirty-One Building Permits were issued for a total valuation of \$ 1,081,326.48.

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

2026-129	Re-Siding	Comstock	9365-94th. St. N.	6/8/2026	\$	19,350.00	\$	321.25	\$	240.93	\$	-	\$	9.67
2026-130	Roof Top Solar System	Morud	7325 Lone oak Trail N.	6/10/2026	\$	59,400.00	\$	713.75	\$	535.31	\$	463.93	\$	29.70
2026-131	3 Windows	Erickson	9600 Keswick Ave.	6/10/2026	\$	8,000.00	\$	153.25	\$	114.93	\$	-	\$	4.00
2026-132	1 Window & 1 Entry Door	FaZendin	10749-110th. St. N.	6/10/2026	\$	14,440.00	\$	251.25	\$	188.43	\$	-	\$	7.22
2026-133	1 Entry Door	Beer	8930 Lansing Ave. N.	6/10/2026	\$	10,188.00	\$	195.25	\$	146.43	\$	-	\$	5.09
2026-134	Water Heater	Bruner	8432-80th. St. N.	6/11/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-135	gas Line to Generator	lambert	8080-105th. St. N.	6/12/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-136	Furnace	Holst	7720-Leeward Ave. N.	6/15/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-137	5 Windows	Tulbs	9321 Ideal Ave. N.	6/16/2026	\$	14,453.00	\$	251.25	\$	188.43	\$	-	\$	7.22
2026-138	Re-Decking Existing Deck	Duryd	11045-115th. St. N.	6/18/2026	\$	12,594.00	\$	223.75	\$	167.43	\$	50.00	\$	6.29
2026-139	Roof Top Solar System	Josephson	9311-71st. N.	6/18/2026	\$	13,695.00	\$	237.25	\$	177.93	\$	154.21	\$	6.84
2026-140	Furnace & Air Conditioner	Hollermann	8960-107th. St. N.	6/18/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-141	Re-Roof	McNaughton	11520 Grenefete Ave. N.	6/22/2026	N/A		\$	720.75	\$	540.56	\$	-	\$	30.00
2026-142	Fireplace Insert	Debruin	8930 Kimbro Ave. N.	6/22/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-143	Plumbing Repair	Petschke	11870 Keystone Ave. N.	6/25/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-144	Swimming Pool	Johnson	11970 Isleton Ave Ct. N.	6/25/2026	\$	86,000.00	\$	686.75	\$	515.06	\$	446.38	\$	43.00
2026-145	Stone Veneer	Toppson	9500-96th. St. N.	6/26/2026	\$	11,437.00	\$	209.25	\$	156.93	\$	-	\$	5.71
2026-146	5 Windows	Morris	7993-100th. St. N.	6/29/2026	\$	33,534.00	\$	482.65	\$	361.98	\$	-	\$	16.76
2026-147	Gas Line -Pool Heater	Johnson	11970 Isleton Ave Ct. N.	7/1/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-148	Heat-Pump	Borner	6299 Keats Ave. N.	7/1/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-149	Plumbing Bath Remodel	Brosseau	7410-73rd. St. N.	7/2/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-150	4 Windows	Urbanski	11840 Honeye Ave. N.	7/6/2026	\$	10,000.00	\$	181.25	\$	135.93	\$	-	\$	5.00
2026-151	Addition & Interior Remodel	Bergmann	9850 Manning Ave N.	7/6/2026	\$	400,000.00	\$	2,673.75	\$	2,005.31	\$	1,737.93	\$	200.00
2026-152	Gas Line Pool Heater	Johnson	11970 Isleton Ct N.	7/7/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-153	Retaining Walls	Schweeters	11580 Honeye Ave. N.	7/8/2026	\$	10,000.00	\$	181.25	\$	135.93	\$	117.81	\$	10.00
2026-154	Air Conditioner	Schifsky	6971 Jocelyn Lane. N.	7/10/2026	NA		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-155	Garage	Crittenden	10725 Kimbro Ct. N.	7/15/2026	\$	220,000.00	\$	1,665.75	\$	1,249.31	\$	1,082.73	\$	110.00
2026-156	2 Windows	Buzay	11535 Hillcrest Ct. N.	7/16/2026	\$	14,000.00	\$	237.25	\$	177.93	\$	-	\$	7.00
2026-157	Pole Bldg	Andresen	9989-110th. St. N.	7/16/2026	\$	70,000.00	\$	783.75	\$	587.81	\$	509.43	\$	35.00
2026-158	Gas Line to Generator	Doroff	7660 Field Ridgev Rd.N..	7/17/2026	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2026-159	Door Replacement	George	7695 Leeward Ave. N.	7/17/2026	\$	14,217.00	\$	251.25	\$	188.43	\$	-	\$	7.10
Monthly total					\$	1,081,326.48	\$	11,380.65	\$	8,535.00	\$	4,512.42	\$	557.80