

**City of Grant
City Council Agenda
June 7, 2016**

The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, June 7, 2016, in the Grant Town Hall, 8380 Kimbro Ave. for the purpose of conducting the business hereafter listed, and all accepted additions thereto.

1. CALL TO ORDER

PUBLIC INPUT

Citizen Comments – Individuals may address the City Council about any item not included on the regular agenda. The Mayor will recognize speakers to come to the podium. Speakers will state their name and address and limit their remarks to three (3) minutes. Generally, the City Council will not take any official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

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

- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. APPROVAL OF CONSENT AGENDA**
 - A. May 3, 2016 City Council Meeting Minutes**
 - B. Bill List, \$59,582.26**
 - C. Kline Excavating, Road Work, \$23,262.50**
- 5. STAFF AGENDA ITEMS**
 - A. City Engineer, Brad Reifsteck**
 - i. Road Ranking System**
 - ii. 2016 Special Road Projects**

iii. Resident Petition, Keswick Avenue North Road Improvement -

B. City Planner, Jennifer Haskamp

i. Application for Amended Conditional Use Permit for the new Cell Tower, 10629 Jamaca Avenue (Public Hearing Closed) -

ii. PUBLIC HEARING, Consideration of New Land Use Definitions for Undefined Land Uses Contained within the Table of Uses in the Zoning Ordinance -

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

6. NEW BUSINESS

A. Accept 2015 Year End Audit, City Treasurer Schwarze -

7. UNFINISHED BUSINESS

A. Addendum for City Newsletter Template, City Rules of Procedure -

8. DISCUSSION ITEMS

A. City Council Reports (any updates from Council, no action taken)

B. Staff Updates

9. COMMUNITY CALENDAR JUNE 8 THROUGH JUNE 30, 2016:

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

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

July Regular City Council Meeting, Tuesday, June 28th, 7:00 p.m., Town Hall

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

10. ADJOURNMENT

**CITY OF GRANT
MINUTES**

DATE : May 3, 2016
TIME STARTED : 7:02 p.m.
TIME ENDED : 8:44 p.m.
MEMBERS PRESENT : Councilmember Sederstrom, Lobin, Huber,
Lanoux and Mayor Carr
MEMBERS ABSENT : None

Staff members present: Acting City Attorney, Kevin Sandstrom; City Engineer, Brad Reifsteck; City Planner, Jennifer Haskamp; City Treasurer, Sharon Schwarze; and City Clerk, Kim Points

CALL TO ORDER

Mayor Carr called the meeting to order at 7:02 p.m.

PUBLIC INPUT

Mr. Gary Baumann, 10600 Joliet – came forward and thanked staff for the job they do.

Mr. James Drost – Commented on safety issue on County Road 12 and Lake Elmo Avenue.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Lanoux requested Staff Meetings be added to the regular agenda for discussion.

Mayor Carr stated staff meetings are one of the best things the City has done and they are a great cost benefit. He noted staff meetings are for staff, not Council Members.

Council Member Huber stated the Council votes on policy and that policy is given to staff to implement. All businesses have meetings and a staff meeting is not a secret process. All packets are public and can be reviewed by citizens.

Council Member Huber moved to approve the agenda, as presented. Council Member Lobin seconded the motion. Motion carried with Council Member Lanoux and Sederstrom voting nay.

CONSENT AGENDA

April 3, 2016 City Council

1	Meeting Minutes	Approved
2		
3	Bill List, \$66,889.21	Approved
4		
5	Brochman Blacktopping, \$22,179.50	Approved
6		
7	Clerk 3% Pay Increase for 2016,	
8	Per approved 2016 City Budget	Approved
9		
10	2016-2017 Dust Control, Low Bid –	
11	Envirotech, \$0.8850 Per Unit	Approved
12		
13	Addendum to Newsletter Template, City	
14	Rules of Procedure	Approved
15		

16 **Council Member Lanoux moved to approve the consent agenda moving Item 4A, April 3,**
 17 **2016 City Council Meeting Minutes to Item 6A under New Business. Council Member**
 18 **Sederstrom seconded the motion. Motion failed with Council Member Huber, Lobin and**
 19 **Mayor Carr voting nay.**

20
 21 **Council Member Huber moved to approve the consent agenda moving Item 4G, Addendum**
 22 **to Newsletter Template, City Rules of Procedure to Item 7A under Unfinished Business.**
 23 **Council Member Lobin seconded the motion. Motion carried with Council Member**
 24 **Lanoux and Sederstrom voting nay.**

25
 26 **STAFF AGENDA ITEMS**

27
 28 **City Engineer, Brad Reifsteck**

29
 30 **2016 Roadway Patching** – City Engineer Reifsteck advised in 2013, Council adopted a revised
 31 Seal Coat/Roadway Maintenance Plan that includes both seal coat and patching roadways based
 32 on the pavement condition. The plan alternates patching and seal coating projects every other
 33 year in an effort to keep costs lower by maintaining larger project areas.

34
 35 In 2016, seal coating and patching is planned for the following streets:

2016 Seal Coating	2016 Patching
▪ 62 nd Street – West of Lake Elmo Dr,	▪ Fieldridge Road – North of 101 st St
▪ 115 th Street – West of Manning	▪ Indigo Trail – East of Ideal
▪ Hidden Glade Ave – North of Hwy 96	
▪ 100 th Street – West of Julianne Ave	
▪ 102 nd Street / Ct – West of Manning	
▪ 100 th Street – Ideal to Heron	
▪ Jamaca Avenue – North of 64 th Street	

1 The Seal Coat/Roadway maintenance plan allows the City to give residents an opportunity to
2 utilize the patching money for a larger overlay or rehabilitation project. By notifying residents
3 that their road is scheduled for patching in the near future, residents would have the ability to
4 petition the city for a project with partial funding from this project.

5
6 A standard letter has been attached for council review prior to mailing to the property owners
7 along each roadway receiving patching. Letters can be mailed by May 6 and will request resident
8 feedback by May 27th. If residents and the city elect to move forward with the planned patching,
9 Brochman Blacktopping is already under contract for the city's patching work and is prepared to
10 complete the work.

11
12 The budget for 2016 is \$68,000. The 2016 Seal Coat/Roadway Maintenance Plan was included
13 in the packets for review.

14
15 Mayor Carr stated his only concern with seal coating is if the road is too far gone. He stated he is
16 comfortable moving forward with the seal coat project based on the Engineer's recommendation
17 on the roadway.

18
19 Council directed staff to move forward with obtaining bids for the 2016 seal coat project.

20
21 **Road Ranking System Update** – City Engineer Reifsteck advised last November the Council
22 awarded a proposal for rating the City's paved roads. WSB Inspectors waited this spring for the
23 pavements to warm and cracks to be fully exposed before beginning field inspections. Field
24 inspection began on April 25th and will be finished by May 6th. The Inspector will be driving a
25 vehicle with a flashing yellow beacon and wearing a safety vest identified with the WSB logo.

26
27 Once the field inspections are completed the roadways will be rank according to condition and
28 will be used to identify, update or reprioritize the City's existing roadway seal coat/maintenance
29 plan and special road projects.

30
31 This item will appear on the June 7, 2016 City Council meeting agenda.

32
33 **Discussion of 2016 Special Roads Projects** – City Engineer Reifsteck reviewed a staff report
34 that was previously included in Council packets relating to McKusick Road. He stated the
35 Council has indicated they would like to have the Road Ranking System completed prior to
36 making decisions about 2016 Special Roads Projects. He advised the Road Ranking System will
37 be completed by the June, 2016 City Council meeting.

38
39 Council directed staff to meet with the business owners and residents on McKusick to talk about
40 potential participation on the road improvements.

41
42 **City Planner, Jennifer Haskamp**

43
44 **Draft Land Use Definitions – Background & Summary** – City Planner Haskamp advised over
45 the past several months the Council has been working on definitions for the remaining land uses

1 from the recently expired moratorium which are identified within the Table of Use but are not
 2 defined within the ordinance. Based on the discussions, staff believes that the following
 3 definitions, in draft form, are generally agreeable to the Council and would be ready for public
 4 hearing.

5
 6 Staff is requesting direction from the Council to publish a notice of public hearing to consider a
 7 draft ordinance for the following land use definitions and changes to the Table of Uses.

8
 9 **Definitions & Table of Uses Modifications/Changes**

10 **Armory, or convention halls** means a large building able to accommodate individuals and
 11 groups that gather to promote and share a common interest. Such facilities typically include
 12 auditoriums, concert halls, lecture halls, meeting rooms and conference rooms.

13
 14 **Broadcasting Studio** means a facility or building where the production and transmission of radio
 15 or television broadcasts originate, which may include ancillary office and business spaces to
 16 support the operations.

17 **Hotel or Motel** means a building which provides a common entrance, lobby, halls and stairway
 18 and in which ten or more people are, for compensation, lodged with or without meals. Such
 19 operations may include a single building or a group of detached, semi-detached, or attached
 20 buildings containing guest rooms or dwellings, with garage or parking space conveniently located
 21 to accommodate each unit.

22 **Structure, historic, scenic** means a building, structure, archaeological site, or other place that is
 23 listed on the national or state register of historic places, or is designated as a significant historic
 24 site by the city council. All unplatted cemeteries meeting provisions of Minn. Stats 307.08 are
 25 significant historic sites.

26
 27 **Theater** means a building or part of a building devoted to the showing of motion pictures or
 28 theatrical or performing arts productions as a principal use, but not including an outdoor drive-in
 29 theater.

30
 31 **Table of Uses revisions for Public Hearing***

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
Housing, student	N	€	€	€	N
Storage — Open (See section 32-341)	N	€€	€€	€€	€

32
 33 **Only land uses which would be modified on the Table of Uses are identified above; all others
 34 will remain unchanged.*

35
 36 The Council directed staff to publish the public hearing notice for the draft land use definitions.

1 **Consideration of Land Use Definitions, Final Group** – City Planner Haskamp stated that
 2 based upon the discussion of the Council at the March and April meetings, staff has prepared
 3 additional draft land use definitions and revisions for your review and consideration. As
 4 previously stated, the following land uses are currently undefined within the ordinance but appear
 5 on the land use table. Draft definitions, as well as corresponding discussion, are provided for
 6 your review and consideration.

7
 8 **April Definitions - Revisions**

9
 10 **Gun Club, Gun Range, and Archery Range**

11 Staff has reviewed the comments from the Council during the April council meeting and
 12 prepared the following draft definitions for your review and consideration. Staff remains a bit
 13 unclear of the difference between a “Gun Range” and a “Gun Club”. Minnesota Statutes appears
 14 to group both of these uses together and assumes that there is a “shooting range” associated with
 15 both uses. (If this is not the intent of the Council, then further discussion and clarification should
 16 be provided during the May meeting so staff can appropriately draft language.) The following
 17 definitions and edits were drafted assuming that the State’s definition is consistent with the
 18 direction/thoughts of the Council. If you review the existing Table of Uses Gun ranges are not
 19 permitted in any zoning district, and Gun clubs are conditionally permitted in the A1 and A2
 20 zoning districts. Consistent with how the statute defines “Shooting Range”, staff would
 21 recommend combining Gun Range and Gun Club into a single use and then determine whether
 22 such facilities should only be permitted indoors. Based on the current direction that Gun Ranges
 23 would be acceptable only indoors, staff has provided the following draft definitions for your
 24 considerations:

25
 26 ***Gun Range or Gun Club, indoor*** means an indoor facility designated or operated primarily for
 27 the use of firearms as defined within the applicable Minnesota State Statutes and laws. All
 28 operations related to the shooting range, and the discharge of firearms, shall be permitted only
 29 within a fully enclosed facility, and shall be regulated by the applicable Minnesota State Statutes
 30 including, but not limited to, chapter 87A Shooting Ranges. Such facilities shall have primary
 31 access and frontage on a county or state road and shall be setback a minimum of 150-feet from
 32 any property line.

33
 34
 35 ***Archery Range*** means an area or facility designated or operated primarily for a shooting range of
 36 bow-and-arrow as defined within Minnesota State Statutes (chapter 87A). Such facilities may be
 37 located indoors or outdoors and shall be operated in compliance with the applicable Minnesota
 38 State Statutes. Outdoor (archery) shooting ranges shall be setback a minimum of 750-feet from
 39 all property lines, or as regulated within MN State Statues, whichever is greater. Such facilities
 40 shall have primary access and frontage on a county or state roadway.

41
 42 Based on the proposed definitions, the following adjustment to the Table of Uses is provided for
 43 your discussion and consideration:

44

Use	Conservanc	Agricultur	Agricultur	Residenti	General
-----	------------	------------	------------	-----------	---------

	y	al A1	al A2	al R1	Business (GB)
Archery range, commercial outdoors	C	C	C	N	N
Gun clubs or ranges, indoor.	N	C	C	N	NC
Gun ranges	N	N	N	N	N

1
2
3
4
5
6
7
8
9
10
11
12
13

Commercial Schools

Based on the Council discussion in April, staff reviewed the existing ordinance and more specifically recent definitions to see how/or if a karate school, for example, would be permitted. If “Commercial Schools” were to be removed from the table of uses a karate school would not be permitted as a standalone business/structure. It could possibly fit within the definition of a “Home Occupation” if it is an accessory use, but it would not be permitted otherwise. As such, staff would recommend that the use remain, and slightly modified to “Schools – commercial”, and staff has prepared the following draft definition for your review:
Schools – commercial means a school established to provide for the teaching of clerical, managerial, or artistic skills including such things as karate, painting and dance. Such facilities may be owned and operated privately for profit or not-for-profit.

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
<u>Commercial Schools</u> <u>Schools - commercial</u>	N	N	N	N	C

Schools – public and private

During the April City Council meeting it is Staff’s understanding that the Council was interested in adding some general performance standards to staff’s proposed March definition for public and private schools. In response staff has provided the following modification to the definition which is identified with an underline. One item to note, is that the size or square footage of the building (scale) permitted will be constrained by several existing factors within the City’s existing ordinance including coverage requirements, height maximums, setbacks, wetland setbacks and sizing of septic systems. If additional regulation is desired, staff would look to the Council to provide further direction so that staff may draft additional performance standards to include within the definition, or within the appropriate section of the code.

Schools – public and private means an institution or building in which children and young people usually under 19 receive education. Such institutions may be funded by public funds, private organizations, or private individuals. Such facilities must have frontage on an improved county or state roadway, and have a minimum of 20 contiguous acres.

28

Use	Conservancy	Agricultural	Agricultural	Residential	General
-----	-------------	--------------	--------------	-------------	---------

	y	al A1	al A2	al R1	Business (GB)
Schools – public and private	N	C	C	C	N

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

Mayor Carr stated he does not envision a club gun being commercial. There is less residential impact if it is a private indoor gun club. Retail sales within the club also needs to be addressed.

Council Member Huber stated he supports an indoor club depending on how it is organized and meets all setback and state law, even if the facility is commercial. The amount of traffic and impact of an indoor club would be less even if it were not just private. The noise would be inside and traffic could be handled with performance standards.

City Planner Haskamp stated the retail aspect would have to be investigated further but the City would want that as part of the definition.

Council Member Lanoux stated he does not want to see an indoor club’s revenue limited by not allowing retail.

The Council directed staff to move forward with the draft definition for gun club and archery range.

City Haskamp advised the term commercial school is not a term that is used frequently. Some of the smaller schools for project, such as a dance or karate school, may be handled through the home occupations definition. She suggested the City keep the commercial land use in the table but rename it to Schools/Commercial.

The Council directed staff to move forward with the school definitions and publish the public hearing on those draft definitions.

City Attorney, Kevin Sandstrom (no action items)

NEW BUSINESS

There was no New Business.

UNFINISHED BUSINESS

Addendum to Newsletter Template, City Rules of Procedure – Council Member Huber advised he would like to discuss the fact that Council Members can no long write articles for the newsletter but the City Attorney is not present. Previous articles were discussed at the last meeting and the potential of the authors being legally liable. Mr. Sandstrom has no background on this issue.

1 **Council Member Huber moved to table Addendum to Newsletter Template, City Rules of**
2 **Procedure, to the next regular City Council meeting. Council Member Lobin seconded the**
3 **motion. Motion carried with Council Member Lanoux and Sederstrom voting nay.**

4
5 **DISCUSSION ITEMS**

6
7 **City Council Reports:**

8
9 Mayor Carr stated he was hoping to get some funds from the state for road improvements but
10 was unable to talk to them. He stated he attended the Mayor's meeting which is a group that has
11 been getting together for years. It is beneficial to get together and have community updates. He
12 advised that he requested the School plant some more trees for screening. The School District
13 very clearly indicated they are not interested in merging with the Stillwater Schools. He added
14 that the County may be moving up with the moving of the access.

15
16 Council Member Huber stated he did talk to several people regarding funding for McKusick.
17 There is no interest but he would be reaching out to Fran Miron regarding comments made about
18 the City of Grant. He stated there is a large surplus in the State's budget and it appears as though
19 it will be spent on mass transit and only 3% of that surplus will go back to local infrastructure.
20 He suggested everyone reach out to Kathy Lohmer regarding this issue.

21
22 Council Member Lanoux stated there was a fire at his house caused by a wasp's nest. He
23 thanked all the fire departments that were involved and noted the dry hydrant is still failing. The
24 City recently went after a cable reporter for harassment charges.

25
26 **Council Member Lanoux moved to have the City provide a formal apology to Mr. Tim**
27 **Dewuske Council Member Sederstrom seconded the motion.**

28
29 Mayor Carr stated Mr. Dewuske did do it but got out of it because a Council Member Sederstrom
30 signed an affidavit saying he was a reporter.

31
32 Council Member Huber stated a ticket was given. The complaint was made because there was
33 sufficient evidence to issue a citation.

34
35 Council Member Lobin provided the background of the incident and stated Council Member
36 Lanoux and Sederstrom sent a citizen in question to harass her and take video of her at a ski
37 event. She was chased through the event and had to call the police. The police wrote the report
38 and issued a citation. The police filed the charges. She did ask why the affidavit was signed in
39 October but the incident happened the previous July. He was told to go there and was told what
40 to do by Council Member Lanoux and Sederstrom.

41
42 **Motion failed with Council Members Huber, Lobin and Mayor Carr voting nay.**

43
44 **Staff Updates:**

1 There were no staff updates.

2 **COMMUNITY CALENDAR MAY 4 THROUGH MAY 31 , 2016:**

3

4 **Mahtomedi Public Schools Board Meeting, Thursday, May 12th and May 26th, Mahtomedi**
5 **District Education Center, 7:00 p.m.**

6 **Stillwater Public Schools Board Meeting, Thursday, May 12th , Stillwater City Hall, 7:00**
7 **p.m.**

8 **City Office Closed, Memorial Day, May 30th, 2016**

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

10

11 **ADJOURN**

12

13 **Mayor Carr moved to adjourn at 8:44 p.m. Council Member Huber seconded the motion.**
14 **Motion carried unanimously.**

15

16

17

18 These minutes were considered and approved at the regular Council Meeting June 7, 2016.

19

20

21

22

23

Kim Points, Administrator/Clerk

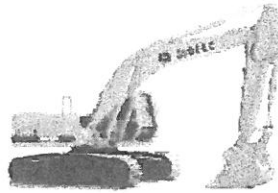
Tom Carr, Mayor

Date range: 05/01/2016 to 05/31/2016

<u>Vendor</u>	<u>Date</u>	<u>Check #</u>	<u>Total</u>	<u>Description</u>	<u>Void</u>	<u>Account #</u>	<u>Detail</u>
Payroll Period Ending 05/31/2016	05/27/2016	13073	\$3,449.68		No	100-41101-100	\$3,449.68
Payroll Period Ending 05/31/2016	05/27/2016	13074	\$473.37		No	100-41101-100	\$473.37
Xcel Energy	05/27/2016	13075	\$221.30	Utilities	No	100-43004-381 100-43010-381 100-43117-381	\$60.50 \$117.34 \$43.46
AirFresh Industries	05/27/2016	13076	\$125.00	PortaPot #22840	No	100-43007-210	\$125.00
Washington County Property Records	05/27/2016	13077	\$601.49	2016 SA Billing/PILT Fee	No	100-41208-510	\$601.49
ADT Security Services	05/27/2016	13078	\$676.08	Annual Service Charge	No	100-43003-300	\$676.08
Brochman Blacktopping Co.	05/27/2016	13079	\$9,414.80	Patching	No	100-43109-300	\$9,414.80
City of Willemie	05/27/2016	13080	\$28.00	Color Copies	No	909-49310-300	\$28.00
Lyle Signs, Inc.	05/27/2016	13081	\$12.57	Sign Replacement Freight Charge	No	100-43110-330	\$12.57
Press Publications	05/27/2016	13082	\$31.36	CUP Public Hearing Notice	No	909-41308-351	\$31.36
Waste Management	05/27/2016	13083	\$4,140.36	Recycling	No	100-43011-384	\$4,140.36
Sherrill Reid Animal Control	05/27/2016	13084	\$90.00	Animal Control/Inv2016-40	No	100-42006-300	\$90.00
CenturyLink	05/27/2016	13085	\$120.30	City Phone	No	100-41309-321	\$120.30
CliftonLarsonAllen	05/27/2016	13086	\$5,500.00	Inv#1254653	No	100-41201-301	\$5,500.00
Todd Smith	05/27/2016	13087	\$1,991.92	Monthly Assessment Services	No	100-41208-300	\$1,991.92
MCFOA	05/27/2016	13088	\$36.00	Certification	No	100-41305-310	\$36.00
Graphic Resources	05/27/2016	13089	\$1,164.61	Spring Newsletter	No	100-41307-320	\$1,164.61
Ken Ronnan	05/27/2016	13090	\$95.00	Video Tech Services	No	100-41318-100	\$95.00
Maroney's	05/27/2016	13091	\$395.20	Clean Up Day Services	No	100-43001-384	\$395.20
Washington County Public Works	05/27/2016	13092	\$513.35	Equipment/Frozen Culvert	No	100-43111-330	\$513.35
WSB & Associates	05/27/2016	13093	\$4,899.75	Engineering	No	100-41203-300 100-43128-300 100-43130-300 873-49310-300	\$1,102.50 \$3,353.25 \$395.00 \$49.00

Vendor	Date	Check #	Total	Description	Void	Account #	Detail
KEJ Enterprises	05/27/2016	13094	\$9,000.00	March 2016 Road Contractor	No	100-42006-300	\$83.00
						100-43006-300	\$125.00
						100-43009-300	\$125.00
						100-43102-300	\$166.14
						100-43105-300	\$167.00
						100-43106-300	\$20.84
						100-43107-300	\$41.67
						100-43110-300	\$83.84
						100-43111-300	\$20.84
						100-43113-300	\$5,416.67
						100-43114-300	\$2,250.00
						100-43115-300	\$500.00
Eckberg Lammers	05/27/2016	13095	\$4,821.04	Legal Services	No	100-41204-300	\$1,332.00
						100-41205-300	\$1,853.00
						100-41206-300	\$1,636.04
Croix Valley Inspector	05/27/2016	13096	\$6,613.51	Building Inspector	No	100-42004-300	\$6,613.51
Sprint	05/31/2016	13098	\$32.53	City Cell Phone	No	100-43116-321	\$32.53
SHC, LLC	05/31/2016	13099	\$3,156.77	Planning	No	100-41209-300	\$1,835.50
						100-41210-300	\$300.00
						909-49310-300	\$1,021.27
Kline Bros Excavating	05/31/2016	13100	\$23,262.50	Road Maintenance	No	100-43101-300	\$7,500.00
						100-43108-300	\$1,342.50
						100-43111-300	\$5,337.50
						100-43126-300	\$9,082.50
PERA	05/31/2016	13101	\$740.10	PERA	No	100-41102-120	\$396.48
						100-41113-100	\$343.62
IRS	05/31/2016	EFT76	\$1,238.17	Payroll Taxes	No	100-41103-100	\$404.43
						100-41107-100	\$429.31
						100-41110-100	\$327.77
						100-41112-100	\$76.66
Total For Selected Checks			\$82,844.76				\$82,844.76

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

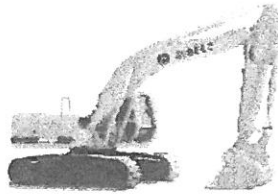
DATE	INVOICE #
5/30/16	2397

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRADING 100-43101

DUE DATE
6/9/16

DESCRIPTION	QTY	UNIT COST	AMOUNT
4-26-16 770B	5	80.00	400.00
4-26-16 740A	5	80.00	400.00
4-29-16 770B	8.75	80.00	700.00
4-29-16 740A	6.5	80.00	520.00
4-30-16 770B	4	80.00	320.00
5-08-16 770B	2.75	80.00	220.00
5-10-16 770B	6.5	80.00	520.00
5-10-16 740A	8	80.00	640.00
5-11-16 770B	4.25	80.00	340.00
5-11-16 740A	5	80.00	400.00
5-12-16 770B	6	80.00	480.00
5-12-16 740A	6.5	80.00	520.00
5-13-16 740A	1.5	80.00	120.00
5-18-16 770B	3.5	80.00	280.00
5-24-16 770B	6.25	80.00	500.00
5-25-16 770B	3.25	80.00	260.00
5-27-16 770B	6.5	80.00	520.00
5-27-16 740A	4.5	80.00	360.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONHTLY SERV CHARGE	Total		7,500.00

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

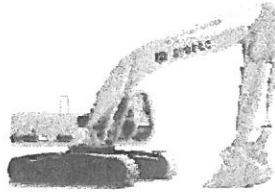
DATE	INVOICE #
5/30/16	2398

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	CULVERT WORK 100-43111

DUE DATE
6/9/16

DESCRIPTION	QTY	UNIT COST	AMOUNT
CLEAN CULVERT END AND DITCH ON 107TH & JOLIET			0.00
4-27-16 E70 TRACK HOE	4	90.00	360.00
4-27-16 LNT9000 DUMP TRUCK	1	75.00	75.00
5-02-16 E70	5	90.00	450.00
5-02-16 1845C SKID STEER	4	85.00	340.00
5-02-16 T600 DUMP TRUCK	3	75.00	225.00
5-02-16 LNT9000	2	75.00	150.00
5-26-16 REPLACE 15" X 50' CULVERT ON 107TH			3,200.00
RESHAPE DITCH FOR CULVERT			0.00
5-26-16 E70	2	90.00	180.00
5-26-16 1845C	2	85.00	170.00
5-26-16 LNT9000	2.5	75.00	187.50
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		5,337.50

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

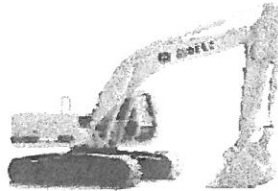
DATE	INVOICE #
5/30/16	2399

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	DITCHWORK 100-43126

DUE DATE
6/9/16

DESCRIPTION	QTY	UNIT COST	AMOUNT
JEFFERY DITCHWORK			0.00
5-03-16 E70	5	90.00	450.00
5-03-16 T600	5	75.00	375.00
5-03-16 LNT9000	5	75.00	375.00
5-04-16 E70	7	90.00	630.00
5-04-16 T600	7	75.00	525.00
5-04-16 LNT9000	5	75.00	375.00
5-04-16 1845C	3	85.00	255.00
5-05-16 E70	4	90.00	360.00
5-05-16 T600	4	75.00	300.00
5-05-16 LNT9000	4	75.00	300.00
5-05-16 1845C	2	85.00	170.00
5-09-16 E70	3	90.00	270.00
5-09-16 LNT9000	3.5	75.00	262.50
5-09-16 T600	1.5	75.00	112.50
5-09-16 1845C	2.5	85.00	212.50
5-16-16 E70	6	90.00	540.00
5-16-16 T600	5.5	75.00	412.50
5-16-16 LNT9000	5.5	75.00	412.50
5-17-16 E70	5	90.00	450.00
5-17-16 1845C	5.5	85.00	467.50
5-17-16 LNT9000	5	75.00	375.00
5-17-16 T600	1	75.00	75.00
69TH ST SHOULDER & DITCHWORK			0.00
5-19-16 1845C	5.5	85.00	467.50
5-19-16 LNT9000	5.5	75.00	412.50
5-19-16 T600	4	75.00	300.00
5-20-16 1845C	1	85.00	85.00
5-20-16 T600	1.5	75.00	112.50
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE			
Total			9,082.50

KLINE BROS EXCAVATING
 8996 110th St N
 STILLWATER, MN 55082



Invoice

DATE	INVOICE #
5/30/16	2400

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ASPHALT ROAD SHOULDERS 100-43108

DUE DATE
6/9/16

DESCRIPTION	QTY	UNIT COST	AMOUNT
CUT OFF HIGH SHOULDER AND FILL ALONG ROADWAY ON EAST END OF 107TH ST			0.00
4-27-16 1845C	4	85.00	340.00
4-27-16 T600	4	75.00	300.00
5-02-16 E70	2	90.00	180.00
5-02-16 1845C	3.5	85.00	297.50
5-02-16 T600	3	75.00	225.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		1,342.50



Memorandum

To: *Honorable Mayor and City Council, City of Grant
Kim Points, Administrator, City of Grant*

From: *Brad Reifsteck, PE, City Engineer
WSB & Associates, Inc.*

Date: *May 31, 2016*

Re: *Pavement Rating Update and 2016 Special Road Project*

Field inspections and preliminary pavement ratings are now completed. A preliminary exhibit has been developed (see attached) and is shown for the purposes of discussing the 2016 Special Roads Project. A detailed analysis will be prepared prior to issuing the final pavement rating study prior to the next council meeting.

A few candidates for consideration for the 2016 Special Roads Project include the following:

Keswick Ave – North of 60th Lane North
Keats Ave – North of 65th Street
Joliet Ave – North of Hwy 96

Action: Discussion.



Martin Consulting, LLC
424 El Camino Drive
Frisco, Texas 75034
*A Site Development and Consulting Firm Specializing in
Site Acquisition / Leasing / Zoning / Permitting / Consulting*

Tuesday, April 5, 2016

Kim Points
City Clerk, City of Grant
P.O. Box 577
Willernie, MN 55090

RE: Revised CUP Application from Martin Consulting for Verizon Wireless (Site ID: MIN GIMLI)

I am attaching the completed Conditional Use Permit Application for the proposed 100' monopole tower that is being proposed to be installed at 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343, which is currently owned by Ricki and Patricia DeMars (Parcel ID: 09.030.21.14.0003).

With this application, I have attached the following items:

1. Completed Conditional Use Permit Application.
2. Letter of Authorization from the Landowners.
3. Application Fee of \$400, Escrow Check for \$3000.
4. Written Narrative of Project.
5. Letter of Intent for Collocation, as per Section 32-447.
6. Justification Letter prepared by a Professional RF Engineer.
7. Non-Interference Letter prepared by a Professional RF Engineer.
8. List of Current and Future Verizon Wireless Sites.
9. Geotechnical Report for this Project.
10. Patterns for Antennas Specification Sheet.
11. USF&W Map verifying site is not located in Wetlands.
12. FEMA Map verifying site is not located in a Flood Plain.
13. Washington County Zoning Map for this parcel.
14. Photo Simulations of proposed tower.
15. Construction Drawings & Structural Analysis Letter, as prepared by a Professional Engineer
16. AM Certification verifying no impact on AM towers.
17. Parcel ID Report from Washington County (Parcel ID: 09.030.21.14.0003).
18. Final Survey of the Parcel.
19. Mailing Labels for the 12 Property Owners within 1000', as per 32-449, (a) 13.

As you can see by the depth and detail of this application, Verizon Wireless and Martin Consulting are being very forthcoming with providing any and all information for this project to be reviewed by the City of Grant. Verizon Wireless and Martin Consulting have provided this information with the full intent of meeting the spirit and letter of the code for which this application is being submitted.

Sincerely,

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com



Application Date:	
Fee: \$400	Escrow: \$3,000

CONDITIONAL USE PERMIT

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

PARCEL IDENTIFICATION NO (PIN): 09.030.21.14.003 LEGAL DESCRIPTION: See Attached		ZONING DISTRICT & COMP PLAN LAND USE: A-1 Agriculture Large Lot LOT SIZE: 15.30 Acres
PROJECT ADDRESS: 10629 Jamez Avenue North White Bear Lake Jurisdiction: Grant, MN	OWNER: Name: Ricky R & Pat E. Demars Address: (Jamez project) City, State: Phone: 612-715-2907 Email: pat.demars@jz.com	APPLICANT (IF DIFFERENT THAN OWNER): Verizon Wireless via Martin Consulting % Lewis Martin 464-347-0920 Lewis@MartinConsultingTX.com
BRIEF DESCRIPTION OF REQUEST: Verizon Wireless requests a small modification to of the equipment to the previous CUP approved by the City of Grant on 11/12/05		
EXISTING SITE CONDITIONS: Property is 15.30 Acres + Tower is located in the center of the parcel		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Division 5. Conditional Use Permits 32-141 through 157		

Submittal Materials

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

AP - Applicant check list, CS - City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> ▪ Property dimensions ▪ Area in acres and square feet ▪ Setbacks ▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ▪ Location of utilities ▪ Location of well and septic systems on adjacent properties ▪ Location of current and proposed curb cuts, driveways and access roads ▪ Existing and proposed parking (if applicable) ▪ Off-street loading areas (if applicable) ▪ Existing and proposed sidewalks and trails ▪ Sanitary sewer and water utility plans COPIES: 4 plans at 22"x34", 20 plans at 11"x17"

Application for: **CONDITIONAL USE PERMIT**
City of Grant

N/A

<input type="checkbox"/>	<input type="checkbox"/>	<p>Grading/Landscape Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Grading Plan ▪ Vegetation, landscaping, and screening plans including species and size of trees and shrubs ▪ Wetland Delineation ▪ Buildable area ▪ Topographic contours at 2-foot intervals, bluff line (if applicable) ▪ Waterbodies, Ordinary High Water Level and 100 year flood elevation ▪ Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Architectural/Building Plan (if Applicable): All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Location of proposed buildings and their size including dimensions and total square footage ▪ Proposed floor plans ▪ Proposed elevations ▪ Description of building use <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Written Narrative Describing your request: A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:</p> <ul style="list-style-type: none"> ▪ Description of operation or use ▪ Number of employees (if applicable, if not state why) ▪ Sewer and water flow/user rates (if applicable, if not state why) ▪ Any soil limitations for the intended use, and plan indicating conservation/BMP's ▪ Hours of operation, including days and times (if applicable) ▪ Describe how you believe the requested conditional use fits the City's comprehensive plan <p>COPIES: 20</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Survey of the property: An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.

Jim Martin
Signature of Applicant

4/5/2016
Date

Jim Martin for Rick + Pat Rivers
Signature of Owner (if different than applicant)

4/5/2016
Date

Martin Consulting, LLC
424 El Camino Drive
Frisco, Texas 75034
*A Site Development and Consulting Firm Specializing in
Site Acquisition / Leasing / Zoning / Permitting / Consulting*



Tuesday, April 5, 2016

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

RE: Written Narrative for the Proposed Verizon Wireless Project

Kim Points, Administrator/ City Clerk

Please let this letter serve as the **written narrative** for the proposed project. **Verizon Wireless previously received City Council Approval for this project in January 2015. Verizon need to change the type of the equipment that is to be located at the base of the tower.** Verizon Wireless needs to install a monopole tower on the DeMars Parcel in order to provide coverage to the surrounding area, as it will be shown by in the attached report from Verizon Wireless' RF Engineer. There are no existing towers in the area will provide the coverage required to improve its network.

There will be no full or part-time employees at this site on a daily basis. A Verizon Wireless technician will be scheduled to make monthly visits to the site for inspection purposes, and also when an issue is detected by remote monitoring. Since the proposed cell site will not house employees on a daily basis, then the hours of operation are not applicable for this project. The cell site, for the most part, will run continually without the need for human operation or supervision. There will be no sewer or water installation as a part of this project.

It is the professional opinion of Martin Consulting and Verizon Wireless that this location on the DeMar's parcel is ideal for the placement of a cell tower, since the tower is being placed at the center of the property, and since trees line the proposed area 360 degrees. Additionally, the parcel immediately east of the tower is owned by the same landowners, Ricki and Patricia DeMars. Photo simulations will show this location for the tower will be mostly shielded by the surrounding vegetation, and since the tower is located at the center of this parcel, that further shield the visibility from surrounding areas.

Additionally, Verizon Wireless has sought the approval, where applicable, of other governmental agencies regarding this proposed tower, including, but not limited to the FCC, FAA, NEPA, and the SHPO.

Please contact me if you have any questions about this letter.

Sincerely,

A handwritten signature in cursive script that reads "Lewis Martin".

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com

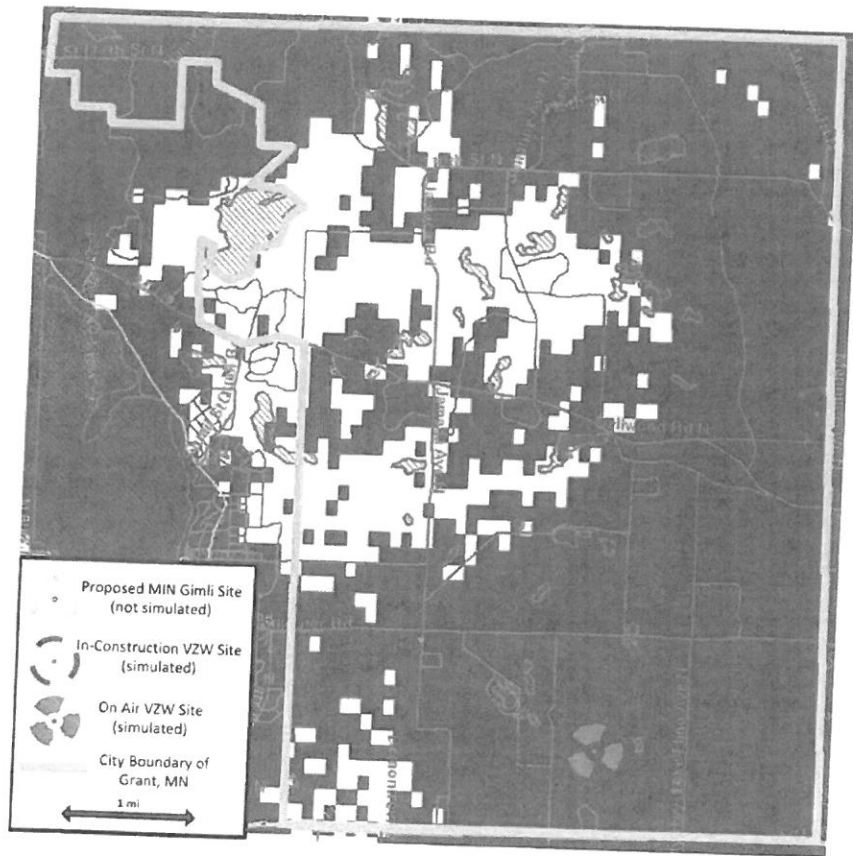


Justification for Proposed New Tower at MIN Gimli Site
Jordan Alstad, Verizon Wireless RF Engineer

Signed: *Jordan Alstad*

Tuesday, April 5, 2016

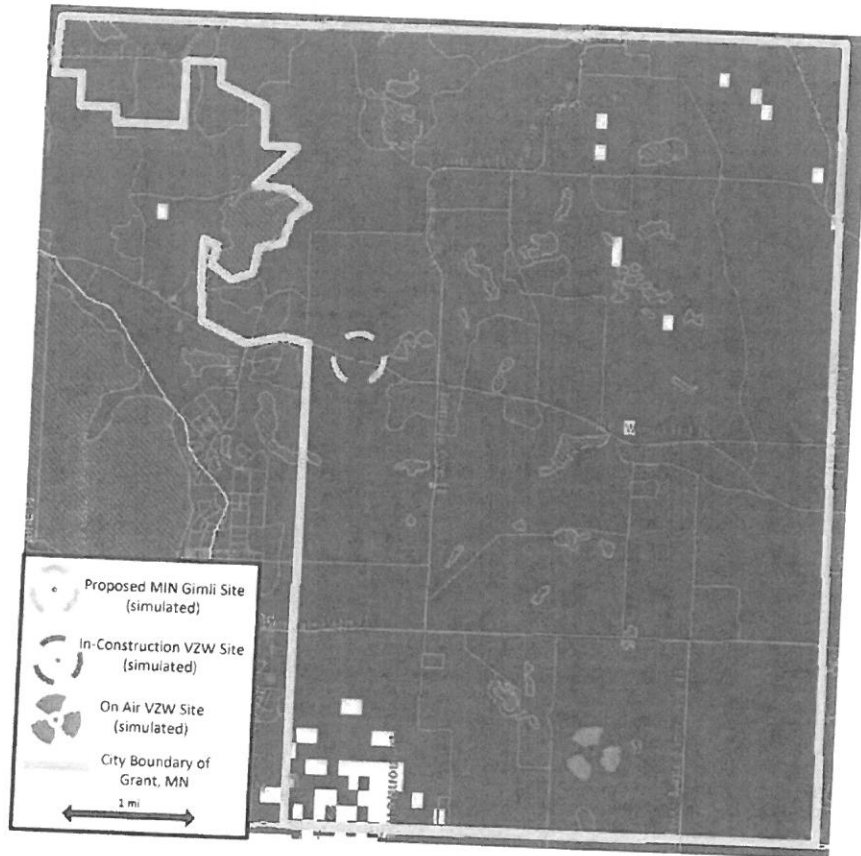
Existing FLOPL Coverage in the City of Grant



Map of existing Forward Link Operational Path Loss (FLOPL) in the city of Grant, MN (including predicted analysis of in-construction site, Kit Kat—purple symbol). The Blue area shows where the FLOPL is below 120 dB, which conforms to Verizon standards for a stable connection. The white area shows where the FLOPL is above 120 dB, where insufficient coverage is available.

The map on the previous page shows the existing coverage in the city of Grant. The red symbols identify existing Verizon sites surrounding the area. The purple symbol identifies the location of the in-construction Verizon site MIN Kit Kat. The large white area in the map is the areas where Verizon has insufficient Forward Link Operational Path Loss (FLOPL) which is a key metric used to measure how customers will be able to establish and maintain a reliable connection on the network. FLOPL of less than 120 dB (blue area on the above map and all following maps) signifies sufficient coverage levels, while FLOPL of greater than 120 dB (white areas on the maps in the document) signifies insufficient coverage levels. The outline of the city of Grant is shown by the thick yellow border.

Predicted FLOPL Coverage in the City of Grant



Map of predicted Forward Link Operational Path Loss (FLOPL) in the city of Grant, MN, including predicted analysis of in-construction site, Kit Kat—purple symbol, and predicted analysis of the proposed site, MIN Gimli—yellow symbol. The Blue area shows where the FLOPL is below 120 dB, which conforms to Verizon standards for a stable connection. The white area shows where the FLOPL is above 120 dB, where insufficient coverage is available.

As can be seen from the above map, the MIN Gimli site will provide coverage for a large area in the eastern and central parts of Grant, MN that had previously insufficient coverage as shown on the first map. The proposed site will have a significant positive impact on Verizon customers in Grant as nearly 100 percent of the city will have sufficient coverage to establish and maintain connections to the Verizon network.



Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

Tuesday, April 5, 2016

RE: Non-Interference with Public Safety or Private Telecommunications, pursuant to City of Grant Code Section 32-449 (4) (Re. Verizon Wireless Project Name "MIN Gimli", 109' monopole proposed for construction on Washington County PID# 09.030.21.14.003)

Dear **Kim Points**:

This letter serves to confirm that the proposed telecommunications equipment to be operated on the Verizon Wireless "MIN Gimli" tower (on Property # 09.030.21.14.003 in Columbus) will not interfere with public safety telecommunications.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Columbus, Minnesota.

The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

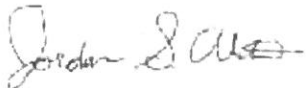
The above noted proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.

3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.

4. Intermodulation studies are prepared and analyzed considering all carriers on our tower to ensure no mixing of frequencies will create harmful interference to / from our wireless system. Verizon Wireless is committed to providing state of the art wireless services that benefit your community. If you have any questions please feel free to contact me.

Sincerely,



Jordan Alstad
RF Engineer
Mobile (612) 719-5587
Verizon Wireless

Current and planned Sites in the City of Grant

Address	Building Type	Building Height	Height of antenna tip	Antenna type	Tx Frequency Ranges (MHz)	Rx Frequency Ranges (MHz)	Max Power Output (W)	Max ERP (W)	Site Status
9254 Manning Ave N	Monopole with Antennas on top	159'	150' AGL/1064.7' AMSL	12x Panel	746-757, 880-894, 1970-1985, 2110-2130	776-787, 835-849, 1890-1905, 1710-1730	60	1000	In Construction
6667 Keats Ave N	Water Tower with Antennas mounted above	129'	131' AGL/1114.0' AMSL	9x Panel	746-757, 880-894, 1970-1985, 2110-2131	776-787, 835-849, 1890-1905, 1710-1730	60	1000	On Air

Martin Consulting, LLC

424 El Camino Drive

Frisco, Texas 75034

*A Site Development and Consulting Firm Specializing in
Site Acquisition / Leasing / Zoning / Permitting / Consulting*



Sunday, April 17, 2016

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

Jennifer Haskamp, SHC, LLC
Consultant for City of Grant
246 Albert Street S, Suite 2A
Saint Paul, MN 55105

**RE: Submission of AMENDED CUP Application from Martin Consulting for Verizon
Wireless (MIN GIMLI)**

Per your request, this letter is being provided to highlight the change in equipment as compared to the previously approved CUP application. As shown in the most recent drawings provided with the CUP application dated 4/5/2016, Verizon Wireless is no longer placing an enclosed shelter (11' 6" x 29' 5.5") in the leased area for this project. In its place, Verizon Wireless is proposing to place an elevated platform (9' 4" x 14"). This is being done in order to speed up the installation of this tower in order to improve the wireless signal in and around this proposed cell site.

Please see the excerpt of the drawings on the next page which were previously provided with the CUP application.

Please let me know if you have any questions.

Sincerely,

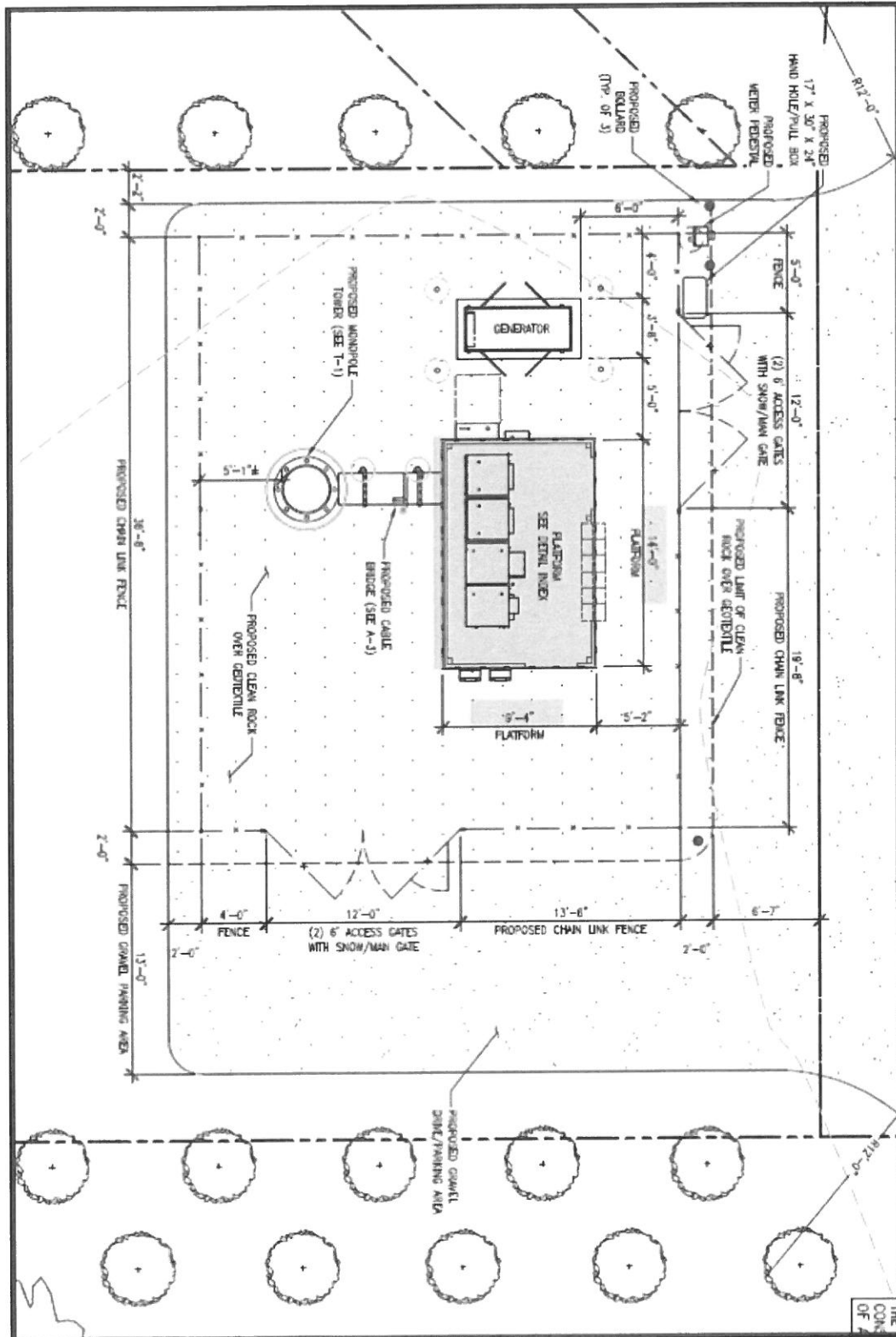
Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com

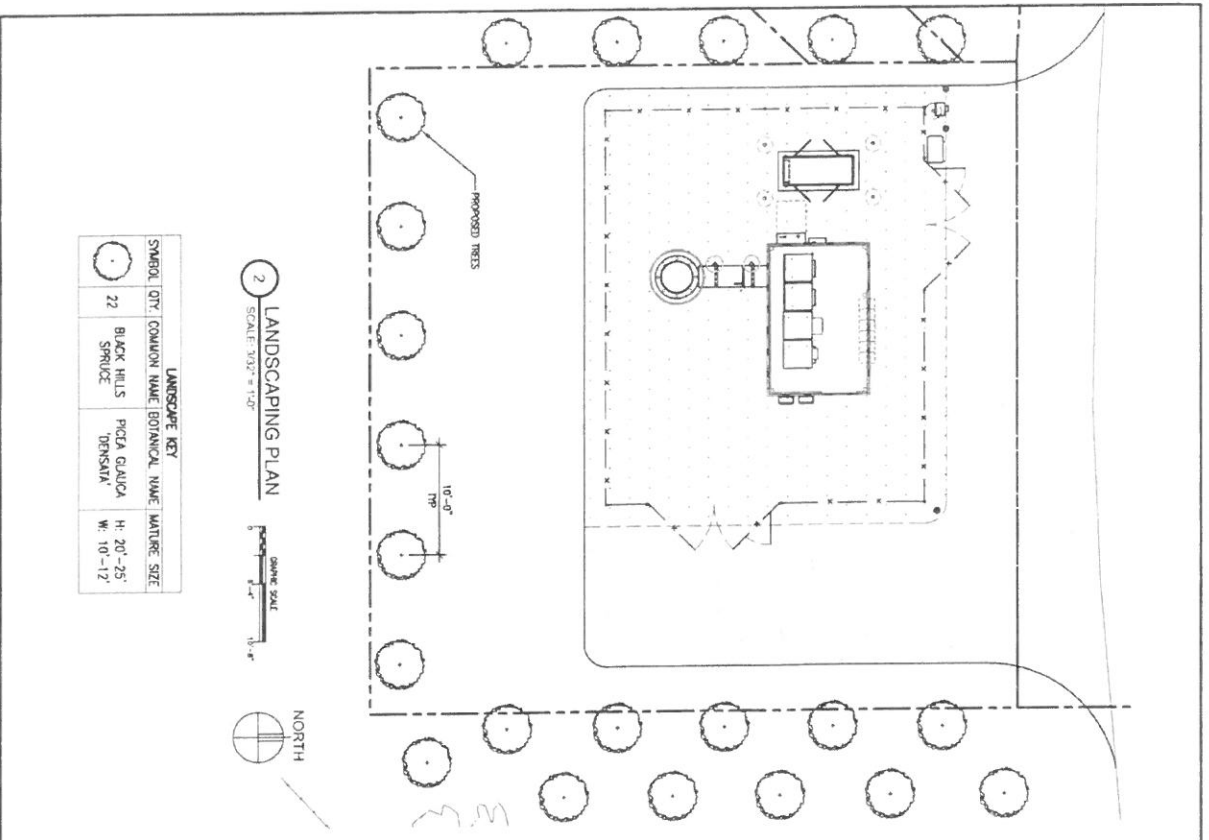
Martin Consulting, LLC

424 El Camino Drive

Frisco, Texas 75034

A Site Development and Consulting Firm Specializing in
Site Acquisition / Leasing / Zoning / Permitting / Consulting





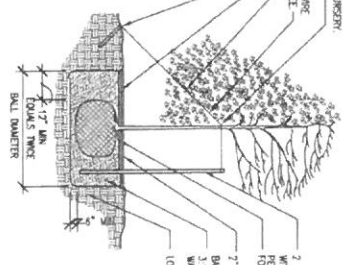
LANDSCAPE KEY				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	MATURE SIZE
	22	BLACK HILLS SPRUCE	PICEA GLAUCA 'BENSAIA'	H. 20'-25' W. 10'-12'

2 LANDSCAPING PLAN
SCALE: 3/32" = 1'-0"

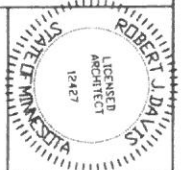
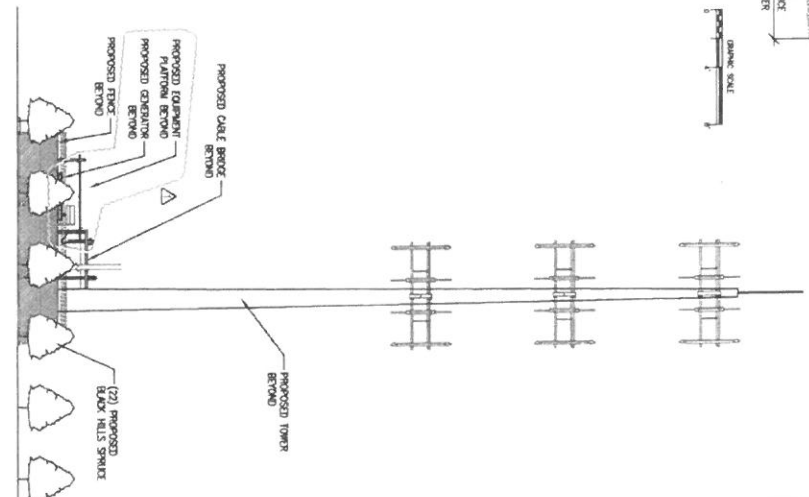


NOTE:
 PERMITS: PERMIT - GROUND LINE TO BE THE SAME AS EXISTED AT THE MANDATORY CHECK HOLES.
 3 DIPS OF 10 GAUGE WRESTED WIRE TORSIONLOCK MESH MOUNTED TREE.
 4" DIA. GALVANIZED STEEL BRUSH WITH FINISHED GRADE.
 2 1/2" DIA. - 10' LONG CONCRETE STAKE WITH NOTCHED END (7 EXPOSED) - 2 PER TREE.
 1500 BUSH BRUSH FROM TOP OF BALL.
 7" WILCH.
 BUCKET WITH TOP SOIL AND PEAT MOSS 3:1 RATIO BY VOLUME IN 4" LAYERS WATER EACH LAYER UNTIL SETTLED.
 LOOSEN SENSIBLE.

3 TREE DETAIL
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



DESIGN
 WWW.DESIGN-BE.COM
 1000 N. WISCONSIN AVE. SUITE 200
 MINNEAPOLIS, MN 55415
 (612) 953-5990

PROJECT
 20141066974
 MINC
 GIMLI

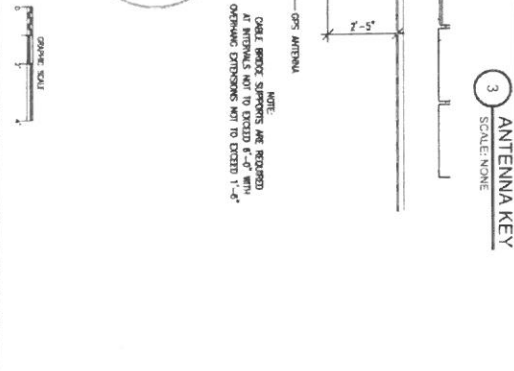
1025 JAMAICA AVE NORTH
 (GRANT, MN 55115)

SHEET CONTENTS:
 LANDSCAPING PLAN
 TREE DETAIL
 ELEVATION

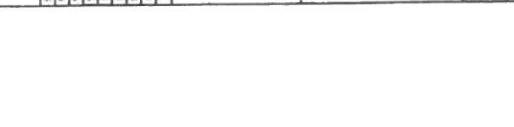
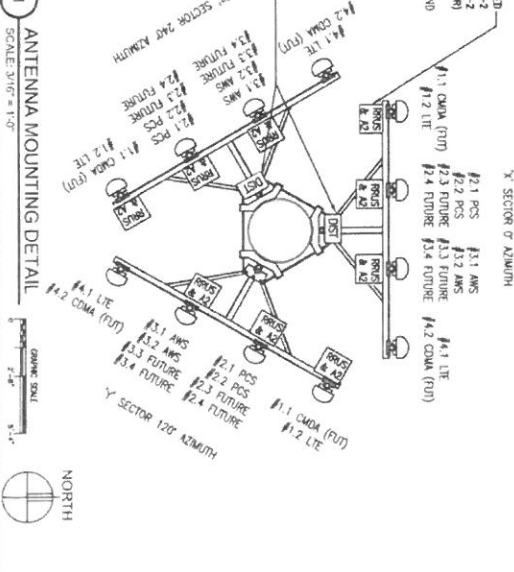
DESIGNED BY:	STACEY B. GIBB
CHECKED BY:	CHRISTOPHER J. GIBB
REV. A:	08-18-14
REV. B:	08-22-14
REV. C:	01-16-15
REV. D:	04-01-15
REV. E:	05-14-15
REV. F:	02-20-16

A-2.1

1 ANTENNA KEY
SCALE: 3/16" = 1'-0"



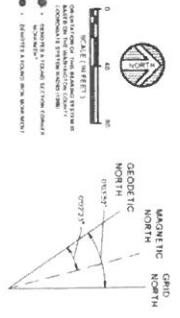
2 COAX KEY
SCALE: 3/16" = 1'-0"



SITE SURVEY

LEGEND

- 7 MARIPOSA
- 8 SLOAN
- 9 SEPTIC CLEANOUT
- 10 ELECTRIC LIGHT POLE
- 11 TREE DISCIOUS
- 12 TREE CONIFEROUS
- 13 TELEPHONE PRECASTAL
- 14 FENCE POST
- 15 GUARD POST
- 16 ELECTRIC METER
- 17 ELECTRIC METER
- 18 CONCRETE SURFACE
- 19 BRICK MATCH
- 20 BOUNDARY LINE
- 21 SECTION LINE
- 22 QUARTER LINE
- 23 LOT LINE
- 24 EASEMENT LINE
- 25 LANDSPACE
- 26 GRASS
- 27 WOOD PILE
- 28 BARBED WIRE FENCE
- 29 OVERHEAD ELECTRIC
- 30 UNDERGROUND ELECTRIC
- 31 GRAVEL SURFACE



- REVISION NOTES**
- 1) Update on per obtained address, per meeting per County State DM CELL 6/14/2022 dated June 18, 2024.
 - 2) The proposed lot lines together with all other information shown on this plan are subject to the final survey of the County State DM CELL 6/14/2022 dated June 18, 2024.

DESIGN 1

SITE NAME:
MINIC GIMLI

Washington County, MN

NO.	DATE	BY	CHECKED BY	DESCRIPTION
1	7/11/24	7/11/24	7/11/24	7/11/24
2	7/11/24	7/11/24	7/11/24	7/11/24
3	7/11/24	7/11/24	7/11/24	7/11/24
4	7/11/24	7/11/24	7/11/24	7/11/24

SCALE: 1" = 40.00'

DATE: 6/28/24

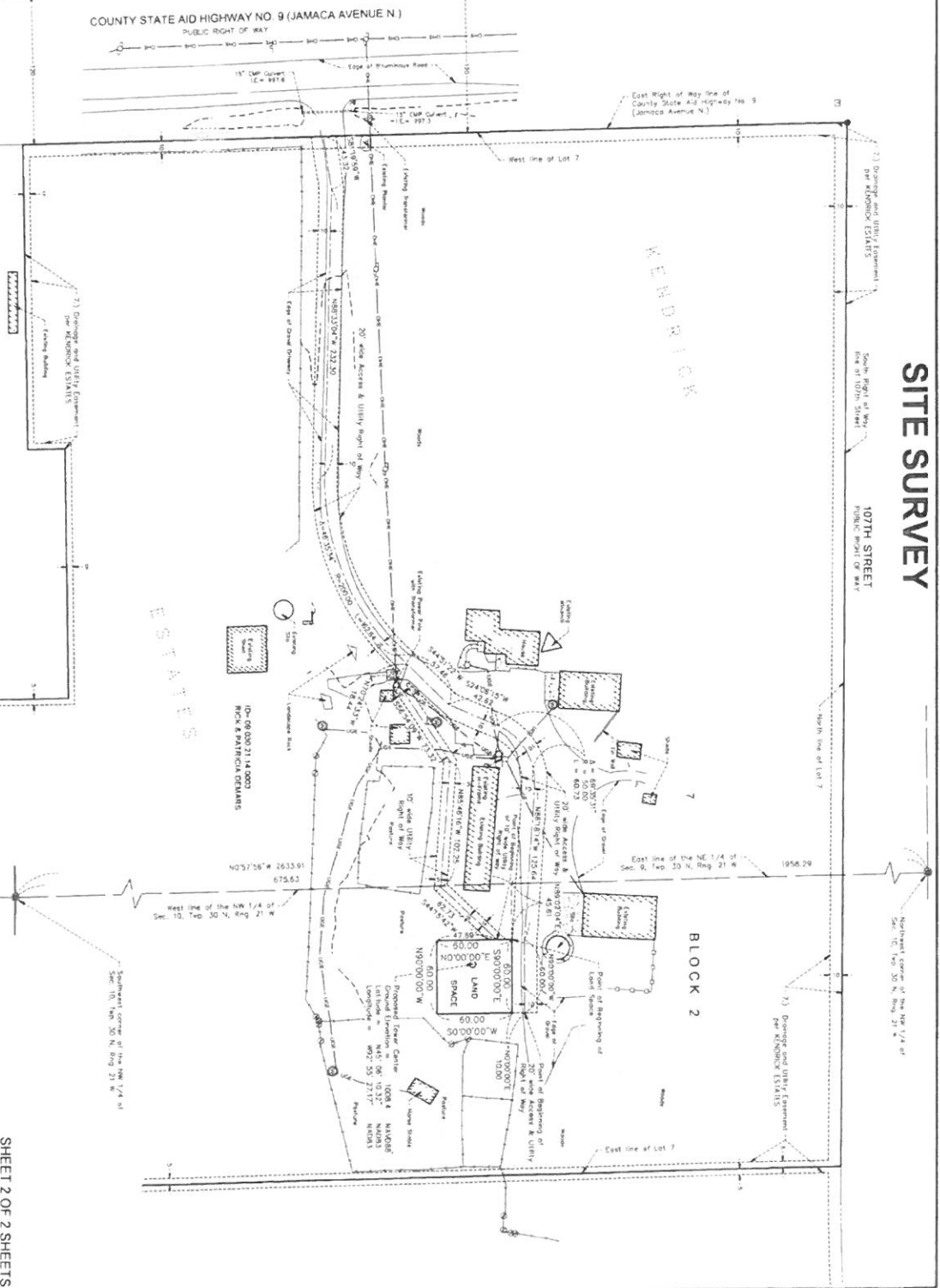
SCALE: 1" = 40.00'

DATE: 6/28/24

WIDSETH SMITH NOLTING

Engineering
Architecture
Surveying
Environmental

SHEET 2 OF 2 SHEETS



Certificate of AM Regulatory Compliance

Site Name **MIN GIMLI**

Location **N45-6-10.41 W92-55-26.36**

Client **Lewis Martin, Martin Consulting**

Certification Date **5/24/2014**

According to the Federal Communications Commission (FCC) Rules and Regulations,

“§1 Subpart AA. Disturbance of AM broadcast station antenna patterns

Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart.

Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna.”

This certificate verifies that the site at the above location has been screened and found to have no AM broadcast stations currently licensed to operate within the FCC mandated coordination distances described in the above rules. No further AM coordination actions are warranted at this time.

Certified by:



Matt Butcher, PE

VP, RF Engineering and Development
SiteSafe, Inc.



200 North Glebe Rd, Suite 1000
Arlington, VA 22203
703-276-1100
www.siteSAFE.com
©2014 SiteSafe, Inc.

PARCEL ID REPORT -- WASHINGTON COUNTY

Parcel ID Report Interface showing a list of parcels and a corresponding map view.

Parcel List:

Parcel ID	Address	City	State	ZIP
10629	JAMACA AVE N	CITY OF GRANT	MO	64601
0903021140003				
0903021140003	DEMARIS RICKI R & PATRICIA E	10629 JAMACA AVE N	CITY OF GRANT	64601
10629	KINGSFIELD LN	CITY OF WOODBURY	MO	64601
2302821120214				
10629	WATER LILY TER	CITY OF WOODBURY	MO	64601
1102821430048				
10629	OTTAWA AVE	TOWN OF STILLWATER	MO	64609
0903020140009				
10629	83RD STREET	CITY OF GRANT	MO	64602
2303021430002				

Map View:

The map displays a grid of parcels. A specific parcel is highlighted with a red outline. The street names 'JAMACA AVE N' and '400 TH ST N' are clearly visible on the map.



Washington County Department of
Property Records and Taxpayer Services
14949 62nd Street North
Stillwater, MN 55082

Contact Us | Collection Cart

Tax Search

Parcel Detail

Back to Search Results

Change of Address

Print this Page

Washington County Parcel Information

Parcel Number 09.030.21.14.0003 **Status** Active **Last Update** 5/5/2014 12:53:00 AM
Current Owner: DEMARIS RICKI R & PATRICIA E **Property Address:** 10629 JAMACA AVE N
 10629 JAMACA DR WHITE BEAR LAKE MN 55110
 WHITE BEAR LAKE, MN 55110

Taxing District
2801 GPANT-832-BCWS

Tax Description
SubdivisionName KENDRICK ESTATES Lot 7 Block 2 SubdivisionCd 83380

Select a Tax Year for payment and tax details.

Tax Bill Totals				
Tax Year	Net Tax	Total Paid	Penalty/Fees/Interest	Amount Due
2014 D	\$2,260.00	\$1,130.00	\$0.00	\$1,130.00
2013 D	\$2,290.00	\$2,290.00	\$0.00	\$0.00
2012 D	\$4,080.00	\$4,080.00	\$0.00	\$0.00
2011 D	\$2,650.00	\$4,531.21	\$0.00	\$1,881.21
2010 D	\$2,292.00	\$3,508.38	\$0.00	\$1,216.38
2009 D	\$2,310.00	\$2,310.00	\$0.00	\$0.00
2008 D	\$2,430.00	\$2,430.00	\$0.00	\$0.00

Information & Links

- APPRAISAL & VALUE INFORMATION
- IS YOUR PROPERTY ABSTRACT OR TORRENS? WHAT HAPPENS IF PROPERTY TAXES ARE NOT PAID?
- 2014 PROPOSED TAX NOTICE INFORMATION
- 2014 TAX STATEMENT
- 2013 TAX STATEMENT
- 2012 TAX STATEMENT
- 2011 TAX STATEMENT
- BACK OF TAX STATEMENT WITH LATE PAYMENT PENALTY SCHEDULE
- 2014 VALUATION NOTICE
- BACK OF VALUATION NOTICE WITH APPEAL INFORMATION
- MINNESOTA REVENUE PROPERTY TAX REFUND

\$0.00

Pay Your Property Tax by Credit Card or eCheck

Online Payment Fees

Convenience fees are charged for online property tax payments. **eCheck fee is \$1.00 per transaction.** Be sure to use the 9 digit bank routing number from your checking account, not the internal bank number from a savings or deposit slip. Pay multiple parcels in one transaction with the payment cart.

Credit Card fee is 2.39% of amount paid. American Express, Discover, MasterCard and Visa are accepted.

Fees are paid directly to a payment services provider to cover the costs of the online payment services and charges from the credit card companies.

A \$30 fee will be charged for non-sufficient fund payments.

Payment information collected by our online services provider, or its affiliates, is private and

SITE SURVEY

PROPERTY DESCRIPTION: (See U.S. Topographic File No. 48400-104100-5300, Sheet 6, 6/19/14)
 Lot 7, Block 2, KENOSHA ESTATES, Washington County, Wisconsin

SCHEDULE 'B' EXHIBITS: (See U.S. Topographic File No. 48400-104100-5300, Sheet 6, 6/19/14)

- 1-4) Not related to the survey
- 5) Easement
 Subject to Easement shown on the Map of Kenosha Estates recorded 6/29/14 in Instrument No. 65343.
 The detailed easements are shown on the plat of KENOSHA ESTATES as shown on the survey
- 6) Map of Kenosha Estates recorded 6/29/14 in Instrument No. 65343
 The plat of KENOSHA ESTATES is on view on the survey

LAND SPACE DESCRIPTION:

That part of Lot 7, Block 2, KENOSHA ESTATES, according to the recorder plat thereof, Washington County, Wisconsin, described as follows:
 Commencing at the southeast corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, Wisconsin North 0 degrees 51 minutes 34 seconds West along the West line of said Northwest Quarter, a distance of 125.64 feet to a point of beginning; thence South 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 125.64 feet radius, bearing of the center to be described thence North 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 60.00 feet radius, bearing of the center to be described thence South 0 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the Point of Beginning.

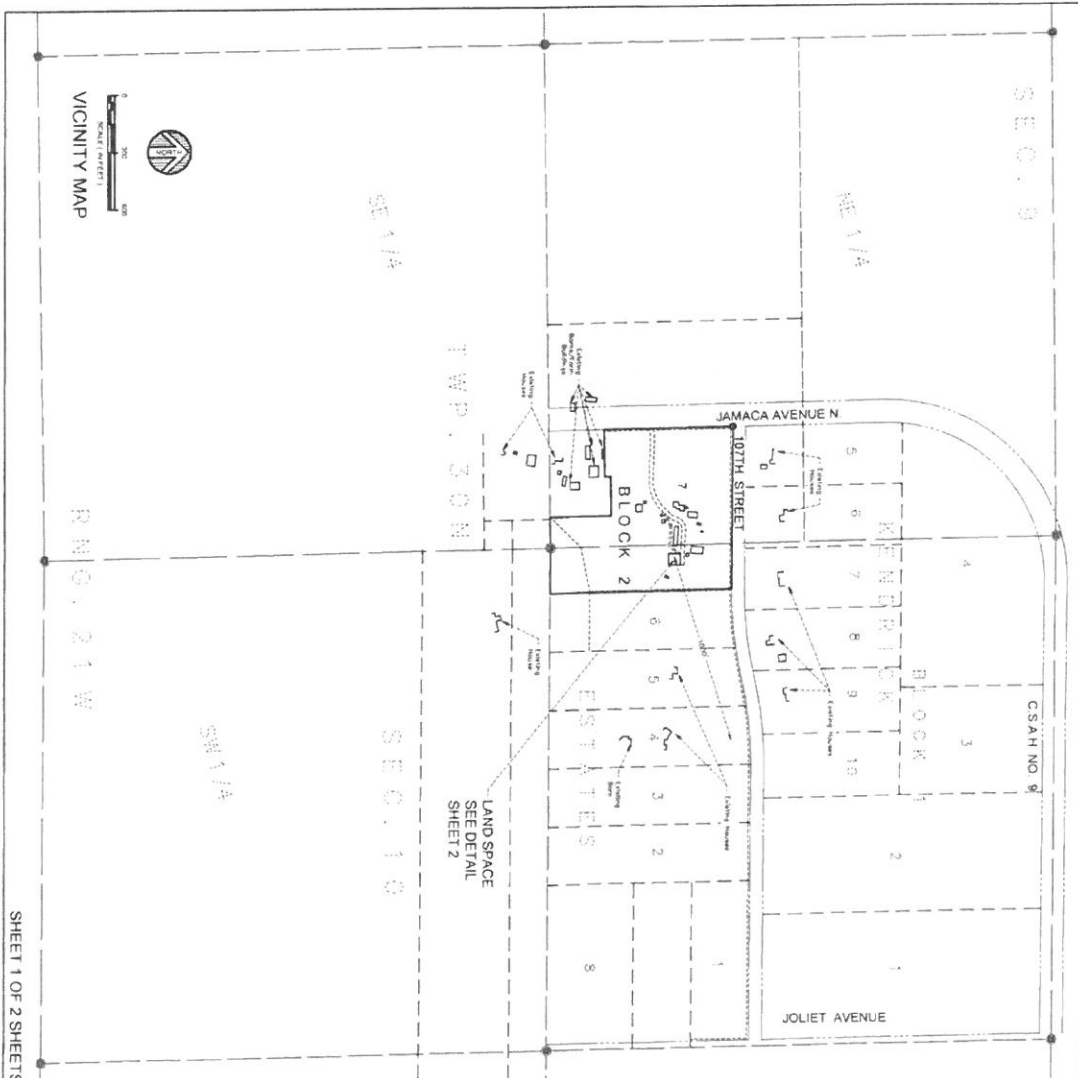
ACCESS & UTILITY RIGHT OF WAY DESCRIPTION:

A 20.00 foot wide right of way for access, water and utility purposes runs, under and across Lot 7, Block 2, KENOSHA ESTATES, according to the recorder plat thereof, Washington County, Wisconsin, the centerline of said right of way is described as follows:
 Commencing at the southeast corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, Wisconsin North 0 degrees 51 minutes 34 seconds West, a distance of 125.64 feet to a point of beginning; thence South 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 125.64 feet radius, bearing of the center to be described thence North 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 60.00 feet radius, bearing of the center to be described thence South 0 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the Point of Beginning.

UTILITY RIGHT OF WAY DESCRIPTION:

A 10.00 foot wide right of way for utility purposes runs, under and across, Lot 7, Block 2, KENOSHA ESTATES, according to the recorder plat thereof, Washington County, Wisconsin, the centerline of said right of way is described as follows:
 Commencing at the southeast corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, Wisconsin North 0 degrees 51 minutes 34 seconds West along the West line of said Northwest Quarter, a distance of 125.64 feet to a point of beginning; thence South 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 125.64 feet radius, bearing of the center to be described thence North 89 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the center of a circular curve of 60.00 feet radius, bearing of the center to be described thence South 0 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to the Point of Beginning.

The address of said right of way shall be determined or lengthened in accordance with the provisions of the Wisconsin Statutes, Chapter 230, Section 10, and the provisions of the Wisconsin Code of Ordinances, Chapter 230, Section 10.



SITE NAME:
 MIND SIMLI

Washington County, WI

NO.	FIELD WORK	CHECKED BY	DATE
1	TURNED	JBR	7/11/14
2	STAKE	JBR	7/11/14
3	STAKE	JBR	7/11/14
4	STAKE	JBR	7/11/14

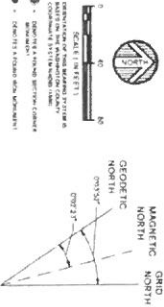
CLIENT: MIND SIMLI
 PROJECT: MIND SIMLI
 DATE: 7/11/14

WIDSETH SMITH SMITH NOELTING
 Engineering
 Architecture
 Surveying
 Environmental

SITE SURVEY

LEGEND

- BUREAU BOX
- SIGN
- SEPTIC CLEANOUT
- ELECTRIC LIGHT POLE
- TREE DECIDUOUS
- TREE CONIFER
- TELEPHONE FEDERAL
- FENCE POST
- GUARD POST
- ELECTRIC METER
- ELECTRIC METER SHED
- CONCRETE SURFACE
- BUILDING HATCH
- BRICKWORK HATCH
- SECTION LINE
- QUARTER LINE
- LOT LINE
- EASEMENT LINE
- LAND SPACEL
- BARBED WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GRAVEL SURFACE



SURVEYOR NOTES

- 1) Utilities on per approved evidence, per Minnesota Statute, Sec. 55A.02, Subd. 1, A. 1/15/2022 dated Jan 15, 2022.
- 2) The Proposed Land Space together with its Access and Utility Rights of Easement within Description contained herein.

DESIGN 1

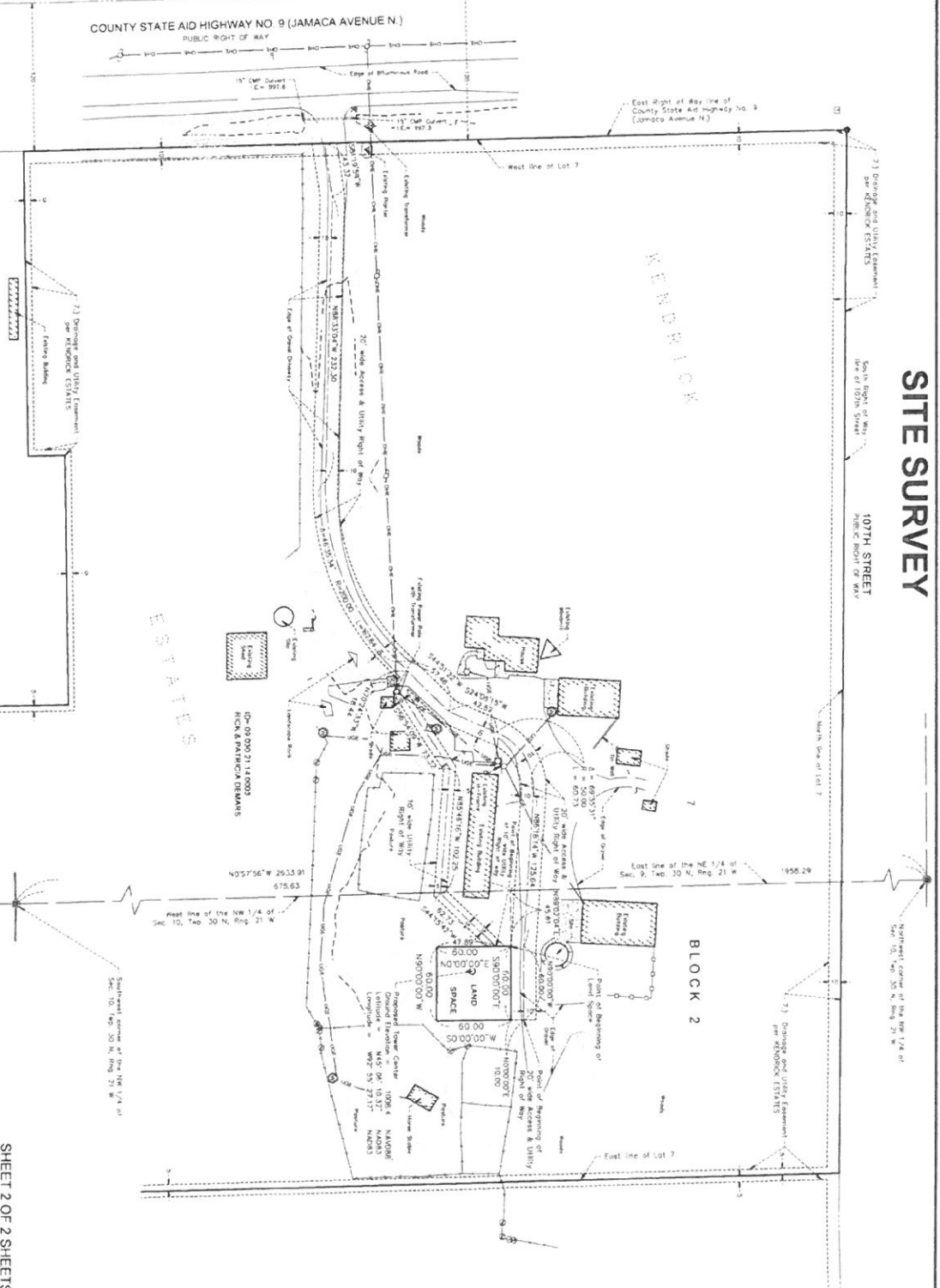
SITE NAME:
MINC G MILL

Washington County, MN

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	2/1/24	FIELD WORK	JM	CM	JP
2	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
3	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
4	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
5	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
6	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
7	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
8	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
9	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
10	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
11	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
12	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
13	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
14	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
15	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
16	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
17	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
18	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
19	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP
20	2/1/24	CLIENT COMMENT RESPONSE	CM	CM	JP

WIDSETH SMITH NOLTING

Engineering
Architectural
Surveying
Environmental



ZECH RICHARD R & JUDITH J
9130 107TH ST, NORTH
STILLWATER MN 55082
BECKER LORI C & LEE A
8990 107TH ST, NORTH
STILLWATER MN 55082
OLSON WILLIAM S & JEAN E
295 MEADOWOOD LN
VADNAIS HEIGHTS MN 55127
DEMARS RICKI R & PATRICIA E
10629 JAMACA AVE N
WHITE BEAR LAKE MN 55110

KNEALE WILLIAM L & LISA M
9080 107TH ST, NORTH
STILLWATER MN 55082
HOLLERMANN MARK H & JEAN E
8960 107TH ST, NORTH
STILLWATER MN 55082
FARRELL TYRONE K & AGNES T TRS
10491 JAMACA AVE N
ST PAUL MN 55115
BUTTERMORE RICHARD S & JULIE
9111 107TH ST, NORTH
STILLWATER MN 55082

LOGAN RICHARD R & JUDY M
9020 107TH ST, NORTH
STILLWATER MN 55082
LAVALLE DENNIS J
10509 JAMACA AVE
SAINT PAUL MN 55115
ZLONIS JEFFREY S & JEANNE A
10415 JAMACA AVE N
ST PAUL MN 55115
JAWOR ELIZABETH E & TIMOTHY P
9175 107TH ST, NORTH
STILLWATER MN 55082



View Type: Simulated Photograph - View 3

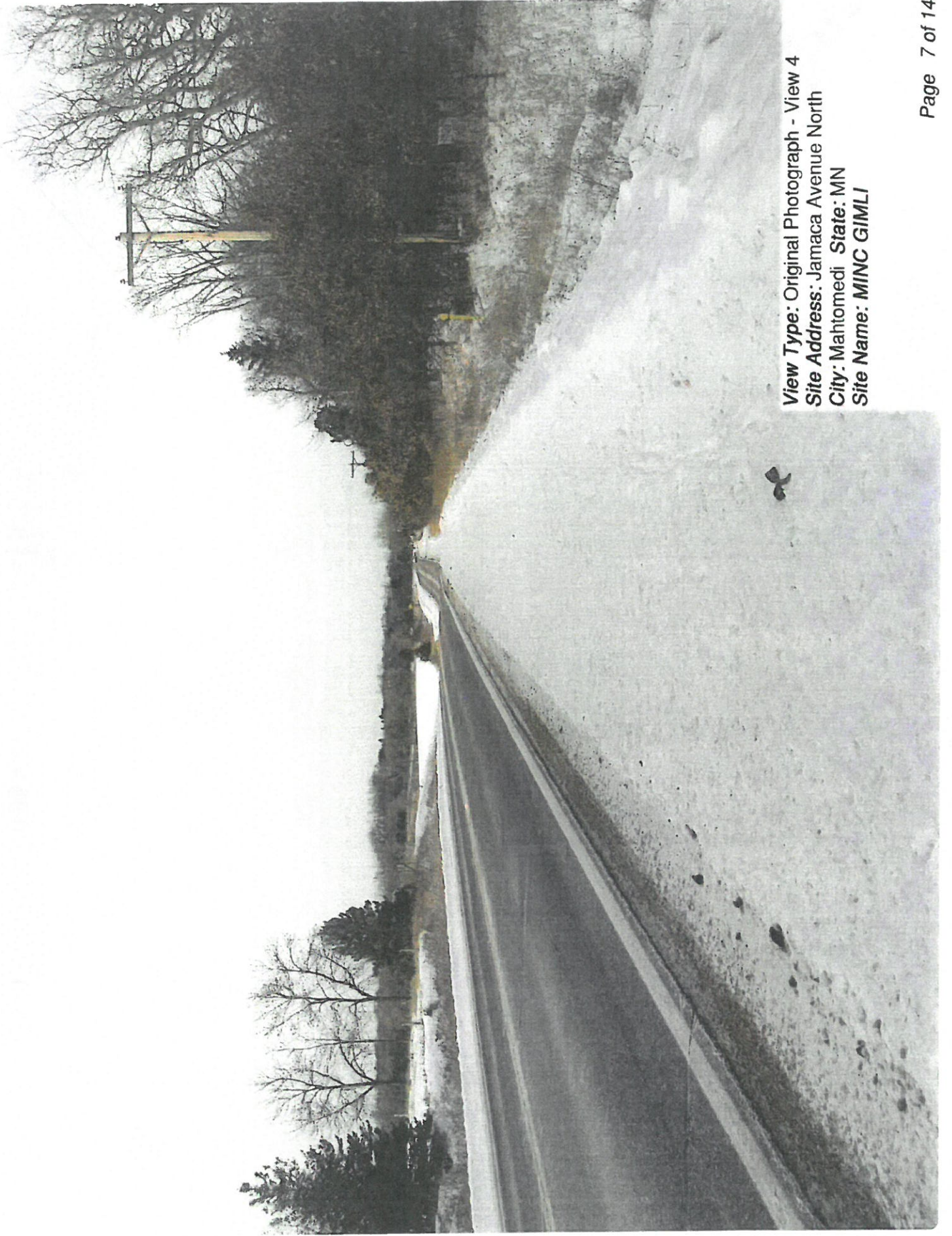
Site Address: Jamaca Avenue North

City: Mahtomedi **State:** MN

Site Name: MINC GIMLI

View Description: Proposed tower will not be visible from this location due to change in elevation and trees.

Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.

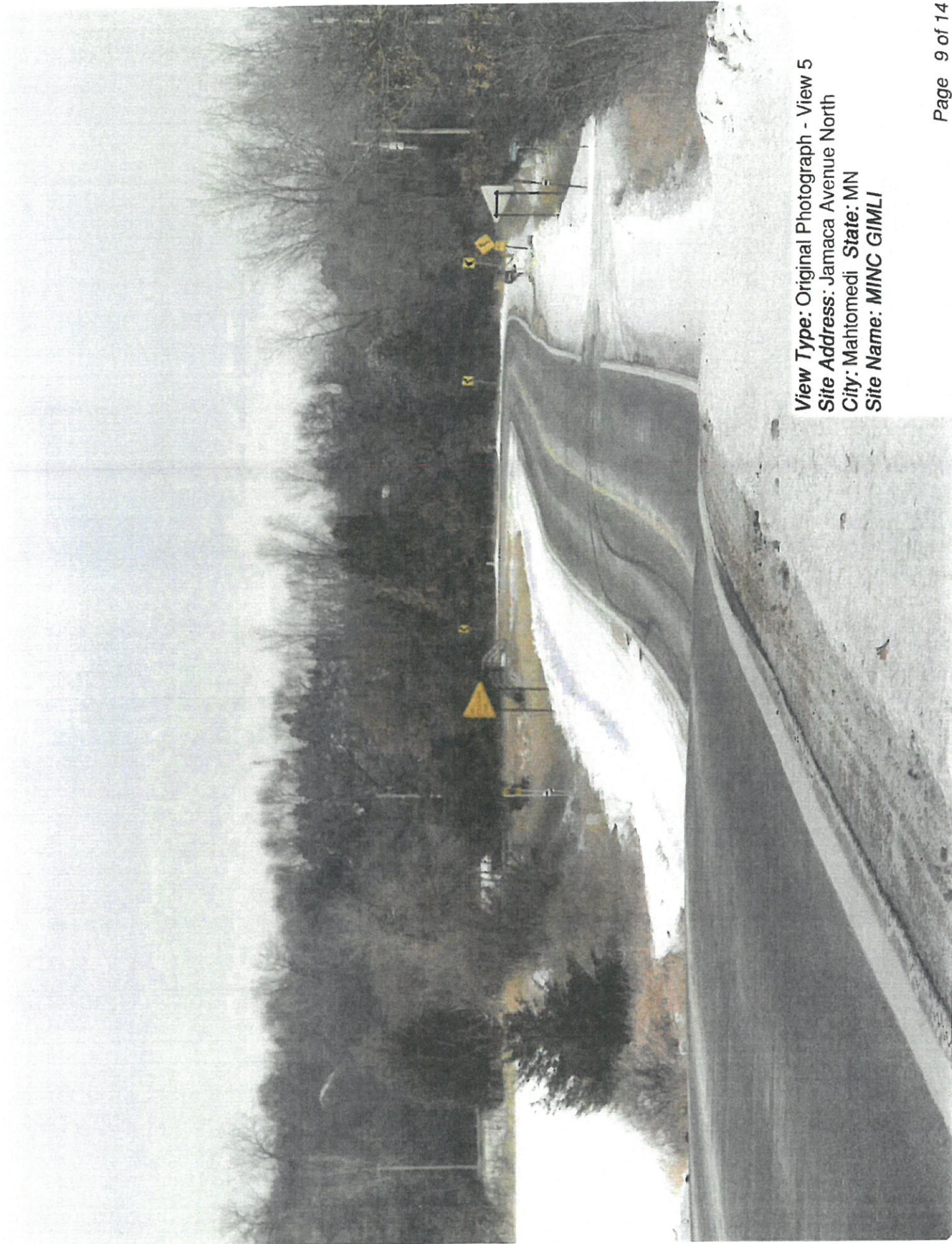


View Type: Original Photograph - View 4
Site Address: Jamaca Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI



View Type: Simulated Photograph - View 4
Site Address: Jamaica Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI
View Description: Looking north at proposed tower.

Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.



View Type: Original Photograph - View 5
Site Address: Jamaca Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI



View Type: Simulated Photograph - View 5
Site Address: Jamaica Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI
View Description: Looking north at proposed tower.

Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.



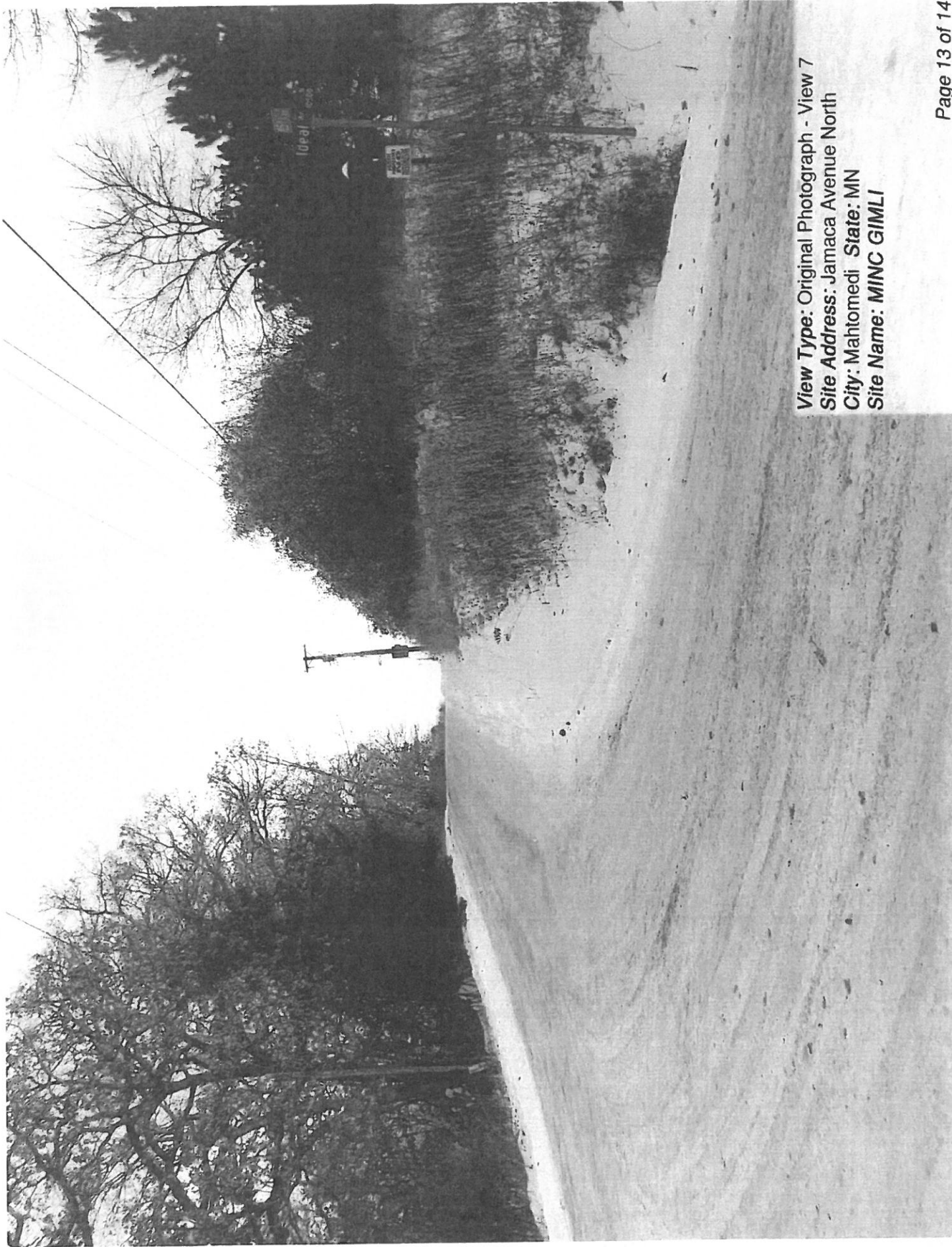
View Type: Original Photograph - View 6
Site Address: Jamaca Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI



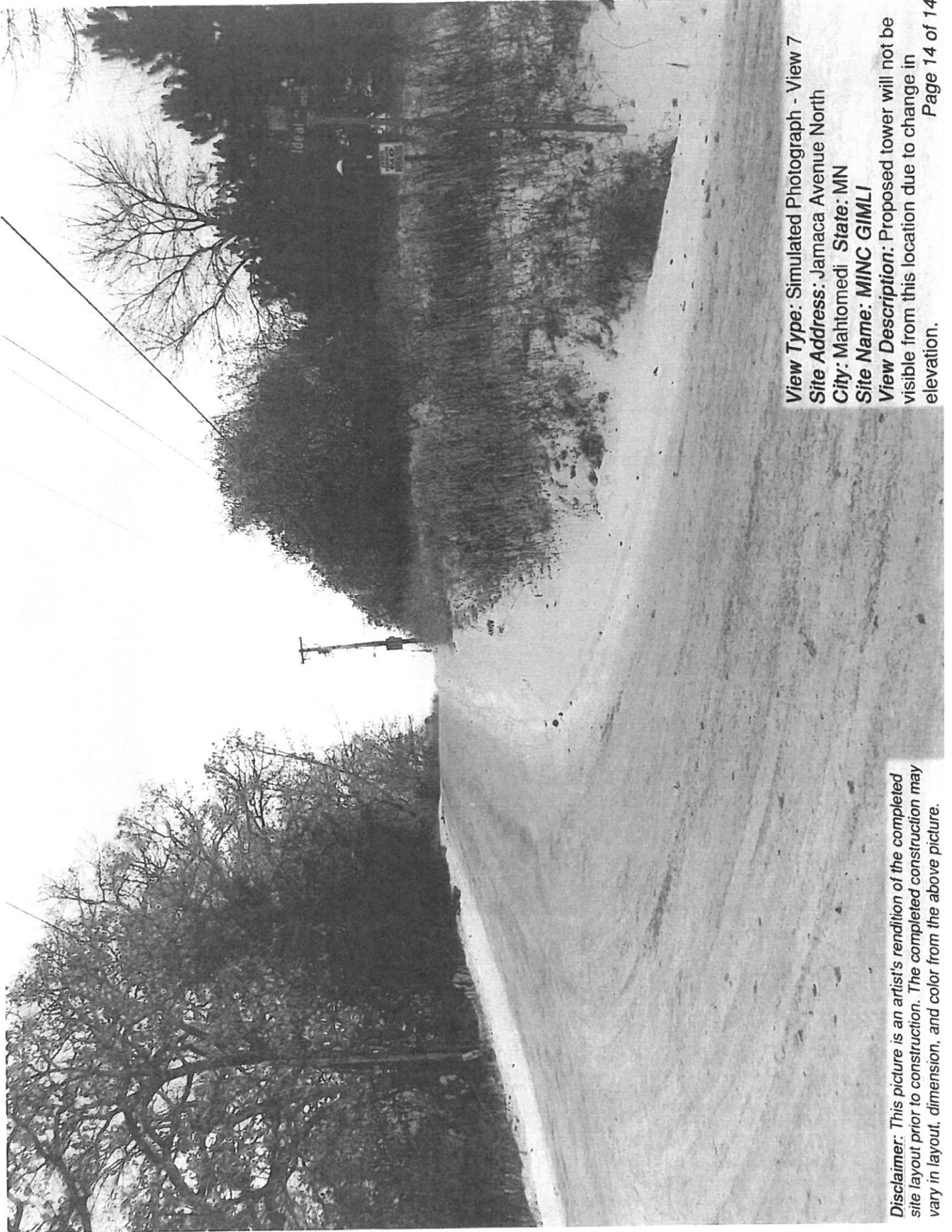
View Type: Simulated Photograph - View 6
Site Address: Jamaca Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI

View Description: Proposed tower will not be visible from this location due to trees.

Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.



View Type: Original Photograph - View 7
Site Address: Jamaica Avenue North
City: Mahtomedi **State:** MN
Site Name: MINC GIMLI



View Type: Simulated Photograph - View 7

Site Address: Jamaica Avenue North

City: Mahtomedi **State:** MN

Site Name: MINC GIMLI

View Description: Proposed tower will not be visible from this location due to change in elevation.

Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.

December 3, 2014

Mr. Brian Schriener
Design 1 of Eden Prairie
9973 Valley View Road
Eden Prairie, MN 55344

RE: Proposed 100' Sabre Monopole for MINC Gimli, MN

Dear Mr. Schriener,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 50 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" to support the following equipment:

1. Twelve (12) panel antennas and twelve (12) RRU units mounted at 100', with eighteen (18) 1-5/8" lines
2. Twelve (12) panel antennas and twelve (12) RRU units mounted at 80', with eighteen (18) 1-5/8" lines
3. Twelve (12) panel antennas and twelve (12) RRU units mounted at 60', with eighteen (18) 1-5/8" lines

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in the portion above collapsing within a radius of 50% of the monopole height.

PROFESSIONAL ENGINEER

Sincerely,

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.

Robert E. Beacom, P.E.
Design Engineer II

Print Name **Robert E. Beacom**

Signature 

Date 12/3/14 License #**48158**

VERIZON WIRELESS

MINC GIMLI NEW BUILD

PROJECT INFORMATION

SITE NAME: MINC GIMLI
 SITE ADDRESS: 10620 JAMACA AVE NORTH
 GRANT, MN 55115
 COUNTY: WASHINGTON
 LATITUDE: N45° 06' 10.37" (NAD 83)
 LONGITUDE: W97° 55' 27.17" (NAD 83)
 DRAWING BASED ON: 07-30-14
 SITE DATA FORM DATED: IIR
 BUILDING TYPE: 60' X 60' = 3,600 S.F.
 SITE AREA:
 ROOF LOAD: LIVELOAD = 105 PSF

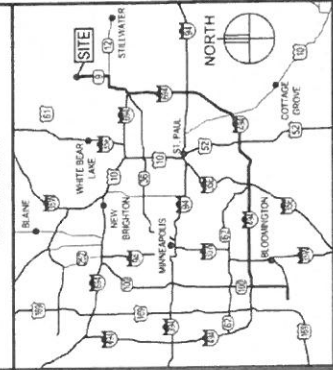
ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
B	ISSUED FOR PERMITTING 08-25-14	ALL
C	ISSUED FOR PERMITTING ZONING 01-16-15	ALL
D	ISSUED FOR PERMITTING ZONING 04-01-15	ALL
0	ISSUED FOR BID/CONSTRUCTION 06-16-15	ALL
1	PLATFORM, FIBER STANDARDS 02-01-16	ALL

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX
A-1	SITE PLAN, STANDARD DETAIL, CHECKLIST
A-1.1	SETBACK PLAN
A-2	ENLARGED SITE PLAN
A-2.1	LANDSCAPING PLAN, LANDSCAPING KEY, ELEVATION
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, NOTES
A-4	OUTLINE SPECIFICATIONS
G-17-G2	GROUNDING NOTICES & PLAN
U-1	SITE UTILITY PLAN
	SURVEY

AREA MAP



DIRECTIONS FROM BLOOMINGTON, MN:
 HEAD NORTH ON BUSH LAKE RD. TURN EAST ONTO W. OLD SHAMORPE
 RD. TURN RIGHT ONTO HILTON TRAIL. TURN EAST ONTO STILLWATER RD/75TH ST N
 MA 36 E TOWARD STILLWATER 0.7 MI TO TRAFFIC CIRCLE CONTINUE
 NORTH ONTO HILTON TRAIL. TURN EAST ONTO STILLWATER RD/75TH ST N
 TURN NORTH ONTO JAMACA AVE N. SITE WILL BE 3.1 MILES ON RIGHT.

VICINITY MAP



VERIZON WIRELESS DEPARTMENTAL APPROVALS

NAME	DATE
JORDAN ALSTAD	09-19-14
RON SIMMONS	09-20-14
STEVE COLVIN	09-20-14

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR: HICKI R. DEMARIS & PATRICK E. DEMARIS
 651-334-9768
 MAINTOWN, MN 55115

LESSEE: VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55436
 RON REITER (612) 720-0074

POWER UTILITY: XCEL ENERGY
 BOX 9477
 MINNEAPOLIS, MN 55464
 COMPANY CONTACT: JOHN HODGSON (612) 773-1311

TELECOM UTILITY: T.B.D.

ARCHITECT: DESIGN 1 OF EDEN PRAIRIE, LLC
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 940-9929

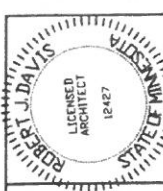
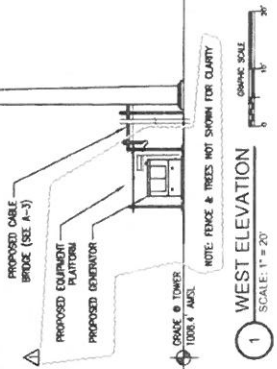
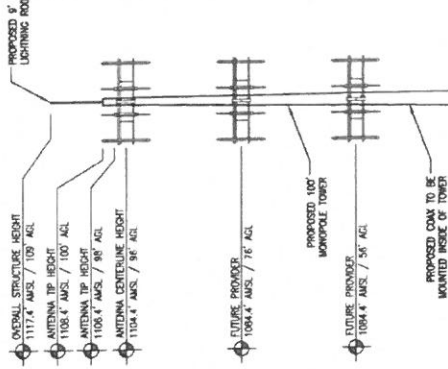
SURVEYOR: WIDETH SMITH HOLDING
 ALEXANDRIA, MN 56008-1078
 (320) 762-8149

STRUCTURAL ENGINEER: N/A

GEOTECHNICAL ENGINEER: AMERICAN ENGINEERING TESTING
 550 CLEVELAND
 ST PAUL, MN 55114
 JAY BREWSTER, PE (651) 659-9001

TOWER ELEVATION

NOTE:
 1.) TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DIMENSIONS NOT INCLUDED WITH THIS DRAWING. ALL DIMENSIONS AND WEIGHTS AND ARCHITECTURAL DIMENSIONS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 2.) TOWER FOUNDATION, PLATFORM, FOUNDATION, LIGHTNING PROTECTION, AND ACCESS DECK TO BE EXAMINED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS DRAWING. ALL DIMENSIONS AND WEIGHTS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 3.) CONTRACTOR TO ENSURE TP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



Having verified that the data prepared for me in accordance with the provisions of the laws of the State of Minnesota, I hereby certify that the same are true and correct.
 ROBERT J. DAVIS, Reg. No. 12427

Signature: *Robert J. Davis*
 Date: 02-01-16
 Title: Civil Engineer



VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55436
 (612) 720-0074

LOCATION CODE: 2010A
PROJECT
 20141066674

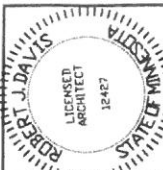
MINC GIMLI

10620 JAMACA AVE NORTH
 GRANT, MN 55115

SHEET CONTENTS:

CONTACTS	ISSUE SUMMARY	SHEET INDEX	APPROVALS	PROJECT INFORMATION	AREA & VICINITY MAPS	GENERAL NOTES			
DRAWN BY: STAGE 1 R	DATE: 07-14-14	COR	CHEKED BY: 08-19-14	REV. A: 08-20-14	REV. B: 09-19-14	REV. C: 09-20-14	REV. D: 09-20-14	REV. E: 09-20-14	REV. F: 09-20-14

T-1



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.
 ROBERT J. DAVIS, Reg. No. 12427
 Date: _____
 Signature: *Robert J. Davis*

DESIGN 1
 WWW.D1DESIGN.COM
 1000 BUSH LANE, SUITE 100
 FORT PIERRE, MN 55454
 (952) 941-0799

VERIZON WIRELESS
 1000 BUSH LANE, SUITE 100
 FORT PIERRE, MN 55454
 (952) 200-0952
 LOCATION CODE: 247324

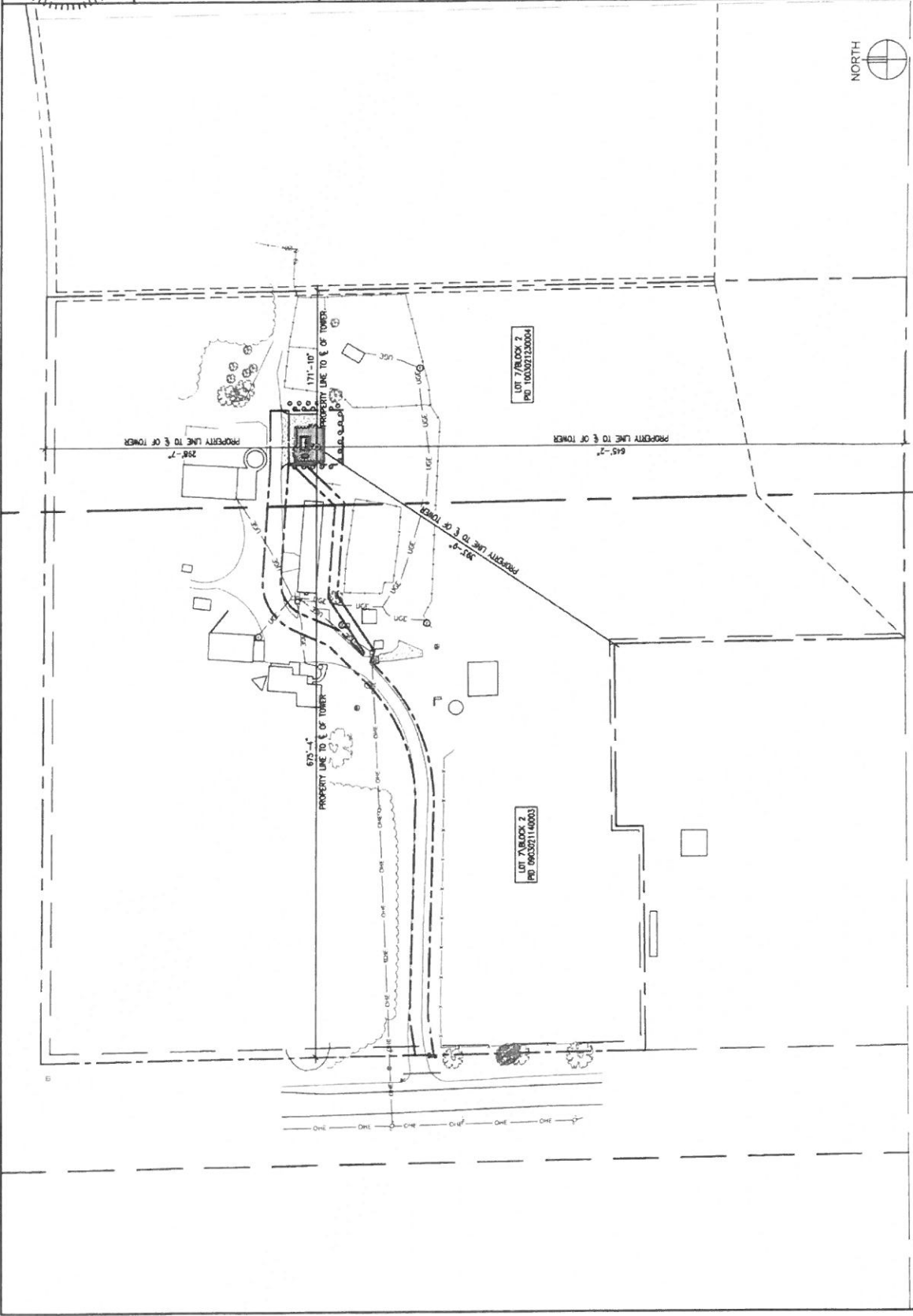
PROJECT: 201410066674
 MINC
 GIMLI

1929 JAMACA AVE NORTH
 GRANT, MN 55115

SHEET CONTENTS:
 SETBACK PLAN

DRAWN BY: STACEY R
 DATE: 07-14-13
 CHECKED BY: CDB
 REV. A: 08-15-14
 REV. B: 08-25-14
 REV. C: 01-16-15
 REV. D: 04-01-15
 REV. E: 06-15-15
 REV. F: 07-01-15

A-1.1



1 SETBACK PLAN
 SCALE: 1" = 100'-0"



EXHIBIT D

VERIZON MONOPOLE – TELECOMMUNICATIONS TOWER
CONDITIONAL USE PERMIT
CITY OF GRANT

APPLICANT: Martin Consulting, LLC on behalf of Verizon Wireless
424 El Camino Drive
Frisco, Texas 75034

PROPERTY OWNER: Ricki and Patricia DeMars
10629 Jamaca Avenue North
Grant, MN 55082

LEGAL DESCRIPTION: Attachment A

PID: 0903021140003
1003021230004

ZONING: A-1

ADDRESS: 10629 Jamaca Avenue North
Grant, MN 55082

This is an Amended Conditional Use Permit to allow for the construction of a monopole, telecommunications pole, for Verizon Wireless per the plan set dated August 25, 2014 and as revised February 1, 2016. Any additional co-location or expansion of the Land Space area, and specifically ground equipment, shall require an amendment to this Conditional Use Permit.

All uses 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:

1. The restrictive covenant shall be recorded against both parcels (PIDs 0903021140003 and 1003021230004) to ensure they are jointly considered for this Permit, and that the parcels may not be sold or transferred independently of each other.
- ~~2. The Equipment Shelter should be designed to be architecturally compatible with other existing structures on the site, including color and material selection. This information shall be submitted with the application for Building Permit.~~
- ~~3.~~ 2. The plan set shall be updated to include the extents of both parcels (PIDs 0903021140003 and 1003021230004).

EXHIBIT D

- ~~3.~~ The Landscape Plan shall be updated to include 6 additional black hills spruce trees to be staggered on the east side of the designated Land Area. Applicant shall install the 22 black hills spruce as shown on sheet A-2.1 of the plan set. The purpose of the trees is to provide screening of the Land Space which includes the Equipment Platform and Generator. Such screening shall be maintained and kept in good repair.
4. The existing vegetation on the north side of the Land Space provides vegetative screening to the Land Space which includes the Equipment Platform and Generator. The existing vegetation shall be preserved to the maximum extent possible, and insofar as such vegetation no longer provides adequate screening, any such 'gaps' shall be filled with black hills spruce in a similar manner to that as shown on sheet A-2.1 of the approved plan set.
5. An updated plan set reflecting the City Engineer's recommendations and requirements shall be submitted prior to issuance of any building permit.
6. All ground equipment, including the ~~Equipment Platform Shelter~~, fencing and vegetation shall be kept in good repair for the duration of this permit and shall be maintained in compliance with the standards set forth in this permit.
7. All antennas shall be constructed in compliance with city building and electrical codes. A building permit must be obtained prior to construction
8. No advertising, of any type, shall be affixed to the monopole or any components within the Land Area.
9. Antennas shall not be artificially lit and may not display any strobe lights.
10. All operations including, but not limited to, the equipment located on the Equipment Platform and the Generator shall comply with the MPCA's noise standards, and any applicable City of Grant standards.
- ~~10.~~ 11. The Applicant must obtain all necessary, applicable, federal state and local agency permits prior to construction of the monopole and installation of the antennas.
- ~~11.~~ 12. Written statement from the Fire Department shall be submitted as indicated in Section 32-449(8) prior to a building permit being issued.
- ~~12.~~ 13. All antennas shall be shall be subject to state and federal regulations pertaining to nonionizing radiation and other health hazards related to such facility. If new, more restrictive standards are adopted, antennas shall be brought into compliance with the new standards by the owner and operator. The cost of verification of compliance shall be borne by the owner and operation of the antenna.
- ~~13.~~ 14. Any future antenna installation shall be subject to the regulations and standards as set forth in Section 32-446 Permit Requirements, or corresponding section, of the City's adopted ordinances.

EXHIBIT D

~~14.15.~~ The Owner/Operator of the tower shall be required to submit yearly proof of insurance and compliance of operations.

~~15.16.~~ Every five years the applicant shall submit a report consistent with those requirements stated within Section 32-449(c), or corresponding section, of the City's adopted ordinance.

~~16.17.~~ Any modifications to the ground equipment, expansion of the ground area, or other ground alteration activities shall require an amendment to this permit.

~~17.18.~~ All escrow amounts shall be brought up to date and kept current.

~~18.19.~~ This permit shall be reviewed in compliance with the City's CUP review process, which maybe on an annual basis.

~~19.20.~~ Any violation of the conditions of this permit may result in the revocation of said permit.

~~20.21.~~ The Owner shall obtain all necessary permits from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit.

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

CITY OF GRANT:

Date: _____

Tom Carr, Mayor

Date: _____

Kim Points, City Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 2016~~5~~, before me, a Notary Public, personally appeared Tom Carr and Kim Points, 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 Tom Carr and Kim Points acknowledge said instrument to be the free act and deed of said City of Grant.

Notary Public

EXHIBIT D

OWNER:
RICKI AND PATRICIA DEMARS

Date: _____

By: _____
Its: _____

APPLICANT:
MARTIN CONSULTING, LLC on behalf of
VERIZON WIRELESS

Date: _____

By: _____
Its: _____

Date: _____

Kim Points, City Clerk

State of Minnesota)
)ss.
County of Washington)

On this _____ day of _____, 201~~5~~6, before me, a Notary Public, personally appeared _____ the Owner who acknowledged that said instrument was authorized and executed on behalf of said Applicant.

Notary Public

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2016-__**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
10629 JAMACA AVENUE N
(VERIZON WIRELESS)**

WHEREAS, Martin Consulting, LLC on behalf of Verizon Wireless (“Applicant”) has submitted an application to Amend the Conditional Use Permit to construct a telecommunications monopole to be located at 10629 Jamaca Avenue North in the City of Grant, Minnesota; and

WHEREAS, the Applicant has proposed to remove the Equipment Shelter from the approved plans and instead construct an Equipment Platform with cabinets; and

WHEREAS, the Applicant is not proposing any changes to the approved monopole or location; and

WHEREAS, the existing site includes two parcels identified as PIDs 0903021140003 and 1003021230004 per Washington County records, and is currently used a principal residence by Ricki and Patricia DeMars (“Owner”), and is approximately 22 acres in size; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on May 17, 2016 and recommended approval of the application subject to certain conditions; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on June 7, 2016.

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 Martin Consulting, LLC on behalf of Verizon Wireless 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 amended use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A1 zoning district.
- The amended use conforms to the city’s comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- The Applicant successfully demonstrated through the previously submitted materials that there are no preferred locations or support structures available within the City, and no changes to location were proposed in the amendment.
- The Applicant previously supplied a statement that the National Environmental Protection Act (NEPA) review did not disclose any significant environmental impacts that could not be mitigated, and the amendment must also adequately address any mitigation.
- The amended use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood if conditions of the permit are met.
- The amended use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The amended 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 amended use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The amended use will not increase flood potential or create additional water runoff onto surrounding properties.

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

1. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated June 7, 2016 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.

5. The Owner shall obtain all necessary permits from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit.

Adopted by the Grant City Council this 7th day of June 2016.

Tom Carr, 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 _____, 2016 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 _____, 2016.

Kim Points
Clerk
City of Grant

highest elevation. The design allows for three separate tiers of antennas to allow for co-location of service providers. *No changes to the Monopole are proposed as part of this amended application.*

Antennas & Cables: The Applicant has proposed to install 12 antennas to the proposed monopole as a part of the initial project to be installed on center at the elevation of 96-feet. The lengths of the proposed antennas are 8-feet, with a maximum tip elevation at 100-feet. The proposed monopole is designed to accommodate future antenna installations based upon different carrier's needs, at an elevation of 76-feet and 56-feet (approximately). Based upon the installation of the antennas there are various coax cables including a top distribution box, affixed to the tower, and a bottom distribution box which connects to the ground equipment. *No changes to the antennas and cables are proposed as part of the Amended Application, however, slight modifications are present due to the reconfiguration of the ground equipment into cabinets rather than a central shelter.*

Ground Equipment/Site Plan: The amended Site Plan designates a Land Space area (60' x 60') consistent with the approved CUP; however, the Ground Equipment would no longer be located within an Equipment Shelter and instead would be affixed to an Equipment Platform within equipment and generator cabinets. The proposed Equipment Platform is approximately 9'4" x 14', and the Generator would be located on its own Platform located approximately five feet (5') west of the Equipment Platform. The Equipment Platform is located directly north of the proposed Monopole, and is generally in the same location and configuration as identified within the approved CUP. A chain link fence, of the same detail as in the approved plans, is proposed to contain the extents of the equipment cabinets and generator platforms and would be accessed from the southeastern boundary through a double gate which is consistent with the approved CUP plans. The access and parking locations are generally unchanged from the approved CUP.

Utility/ROW: The Site Plan depicts a 20-foot wide utility and access right-of-way (ROW) to ensure adequate access to the Monopole and Ground Equipment. This ROW would extend the entire length of the existing driveway as well as include the entire Land Space required for the operations of the Monopole and Ground Equipment. *No changes to the Utility/ROW are proposed as part of this amended application.*

Landscaping/Screening: The site plan depicts 22 Black Hills Spruce to be planted as vegetative screening around the east, south and west edges of the designated Land Space. *No changes to the landscaping are proposed as part of the Amended Application.*

Planning Commission Review & Public Hearing

On May 17th, 2016 the Planning Commission convened to consider the application to amend the CUP and held a duly noticed public hearing. The Planning Commission heard the presentation of the staff, and asked questions of both staff and the Applicant. Generally, the discussion focused on the potential for increased visual impacts as well as any additional sound/noise which may result from the removal of the equipment shelter. The public hearing was opened, and no members of the public were present to speak, and no written testimony was submitted. The Applicant, and Owner were in attendance and both indicated that they

believe if any additional impact results from the removal of the equipment shelter, that the only property/homeowner that would be impacted would be the property Owner. Additionally, the Applicant acknowledged and understood that the generator would be subject to the MPCA's noise regulations (see subsequent sections of this staff report).

After discussion, the Planning Commission made a recommendation (5-1) to recommend approval of the Amended Conditional Use Permit with the amended conditions as drafted and presented.

The following staff report was presented to the Planning Commission and is provided for your review and consideration.

Review Criteria

According to the City Code the proposed use require a Conditional Use Permit, and any changes to the approved CUP conditions require an amendment to the permit. Section 32-152 addresses Amended Applications and states the following;

“An amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include re-applications for permits that have been denied or permits that have expired, requests for changes in conditions, and as otherwise described in this chapter.”

Additionally, the proposed modifications to the Ground Equipment are subject to performance standards which are identified in Division 4 Antenna Regulations Sections 32-443 through 32-454. This section of the code relates specifically to installation of telecommunications towers within the City. It should be noted that section 32-449(a) and (c) relate to those items needed for review upon *initial* application, which the City Council determined were provided, adequate and complete during the 2015 review.

There are no provisions within the Division 4 Antenna Regulations which specifically require the construction of an Equipment Shelter; however, there are various statements within Section 32-452 which should be considered with respect to the request for an amendment.

In order to determine the appropriateness of the proposed CUP, the proposal should be reviewed for compliance and consistency with the CUP standards, adjacent uses, the zoning district regulations, and the regulations identified within Division 4 of the city's ordinances.

Background

The initial application for a CUP to construct the new Monopole and Equipment Shelter was considered by the City Council in February and March of 2015, and a duly noticed public hearing was held on February 3, 2015 to consider the application request made by the Applicant. During the process the following determinations were made by the City Council, 1) adequate and complete information was provided for review, 2) the Applicant demonstrated that no other 'preferred' locations to site the cell tower were available; 3) that the Monopole and Ground Equipment was consistent with the City's zoning code provided certain

conditions were met, and 4) that the Findings of the City Council were that the proposed use was consistent with the Standards as laid out within section 32-146 of the City Code.

Existing Site Conditions

The Subject Property is located at 10629 Jamaca Avenue North in the Kendrick Estates subdivision, and is approximately 15.33 acres in size. During the initial review process in 2015, the City Council conditioned the approval of the CUP on the inclusion of the adjacent parcel PID 1003021230004, which adds an additional 6.68 acres for a total of 22.01 acres for consideration with the permit. The site is generally oriented east-west with primary frontage along Jamaca Avenue, and is also bordered by 107th Street North on the northern boundary of the site. The principal use of the property is as a residential property and includes an existing home as well as eight (8) accessory buildings totaling approximately 8,684 square feet (there are also a couple silos and small sheds that were not included in this total, but are present on the site). The accessory buildings are located generally within proximity to the residential structure and are all accessed from the primary driveway which provides access to Jamaca Avenue. The existing driveway access is located approximately 240-feet from the south property line and approximately 395-feet from the north property line.

The (approximately) northern quarter of the site is heavily vegetated offering buffering of the existing home and uses from 107th Street. There is somewhat of a clearing near the center of the site which is where the majority of the accessory buildings and the residential structure are located. On the far south edge of the site there appears to be some wetland areas which extend onto adjacent properties. There is an existing overhead electric line which generally runs parallel to the existing driveway connecting to an existing utility pole located southeast of the residential structure. Finally, there is an existing barbed wire fence that runs roughly parallel the south edge of the driveway extending to the east property line of PID 0903021140003 and enclosing a small portion of land near the proposed tower location. (See Figure A-1)

Comprehensive Plan Review

The site is guided A-1 Large Scale Agricultural which guides property for large lot single-family residential and low intensity uses. The proposed monopole does not alter the primary use of the subject site which is currently used for rural residential, nor does it propose any additional density of further subdivision.

Zoning/Site Review

2015 Site/Zoning Review

During the 2015 review process a thorough review of the proposed monopole, land space and Equipment Shelter was completed to determine whether the application was consistent with the City's Zoning dimensional standards. The proposed Monopole and Land Space was determined to meet or exceed the City's dimensional standards contained within Division 4, Antenna Regulations including the following: lot size, maximum antenna support structure height, number and square footage of accessory buildings, setbacks

from property lines and residential structures provided that the adjacent parcel under the same ownership was included within the CUP (PID 1003021230004).

For your reference, Division 4 Antenna Regulations in the City's Ordinance was primarily utilized for purposes of the following review which is focused primarily on the proposed amendment, and does not reevaluate those portions of the application which are not proposed to change (i.e. monopole location, height, setbacks, etc.).

Requested Amendment – Applicable Site Standards

As previously stated, the request for an amendment is to replace the Equipment Shelter with an Equipment Platform and standalone Generator. There are no changes to the Monopole or any of the other elements which were previously approved, with some minor modifications to the cable connections due to the removal of the Equipment Shelter. There are no specific standards contained within Division 4, Antenna Regulations which require an Applicant and/or service provided to construct an Equipment Shelter, nor is it prohibited to construct only an Equipment Platform. However, because the approved CUP contains conditions that relate specifically to the construction of an Equipment Shelter in order for the Applicant to comply with the terms of the existing CUP they would need to construct the shelter. Therefore, since the Applicant (and Verizon) no longer prefers to construct the Equipment Shelter they are seeking an amendment to those specific conditions.

There are limited criteria from which to review proposed amendment within Division 4 Antenna Regulations; however, there are some standards within the zoning code which should be reviewed. The most significant impacts are potentially 1) any visual impact which may occur from the removal of an equipment shelter (which would have been constructed to hide the equipment and the generator) and simply having the equipment and generator on a platform, and 2) any increase in noise which may occur as a result of removing the Generator and Equipment from an enclosed building/structure.

The following summaries regarding these two issues are provided for your review and consideration:

Visual Impact – Adjacent Roadways/Public ROW

A photo simulation of the site was prepared by the Applicant during the initial review, and is again provided in Exhibit C for your review and consideration. As depicted in the photo simulation the tower will be most visible traveling north along Jamaca (shown on Page 8 and 10 of 14). There are several overhead utilities in this area that are visually similar to the proposed tower. The remaining perspectives, as submitted, state that the tower will not be visible from most locations due to tree coverage and topographical changes.

As demonstrated by the photo simulation the Land Space (ground equipment shelter) area will not be visible from any adjacent roadways and therefore it is not significant as to whether or not there is a shelter provided or simply a platform. Further detail regarding the landscape plan can be found on the

following pages.

Visual Impact – Adjacent
Residential
Landscaping/Plantings

The proposed Site Plan (Figure A-1) and Landscape Plan (A-2.1) identifies 22 Black Hills Spruce that will be planted around the perimeter of the Land Space to provide screening of the Equipment Cabinets and Generator. (The 22 Black Hills Spruce accommodates condition #4 within the approved CUP). Section 32-452 (13) and (14) refer to screening, protecting existing vegetation, and preparing a landscape plan that “provide the maximum amount of screening from off-site views as is feasible.”

The Applicant has indicated that they are not proposing to change the landscape plan from the approved plan. The vegetative screening of the Land Space should be adequate as approved, and staff does not believe that visually there will be significant impact/change to adjacent properties if the Equipment Shelter is not constructed provided that the trees (existing and planted) are maintained. Further, as indicated in the approved CUP, existing vegetation on the site should be preserved to the maximum extent possible to protect adjacent views. Staff would recommend that the amended condition be specific regarding maintenance of both planted and existing vegetation to ensure views are protected into perpetuity. If the amendment is approved, there will be no structure to visually enclose the equipment cabinets and generator, and as such in the event some of the trees/screening dies, the view may become unfavorable. *Therefore, staff would recommend that the condition should be clear that the Land Space shall always contain vegetative screening on all sides, with the only exception for access points.*

Noise Standards

Section 32-332 Noise Control of the City’s Zoning Ordinance addresses noise control in the City, and the Minnesota Pollution Control Agency (MPCA) also regulates acceptable noise levels. While the Applicant did not provide additional detail with respect to the noise levels and difference between having an Equipment Shelter or not, staff did conduct some preliminary research on the issue. Since the Generator and Equipment will not be located within an enclosed structure it is likely that there will be a difference in the noise generated from the Equipment Platform and standalone Generator. *Regardless, the Applicant should be aware that their operations of the Monopole and specifically the Ground Equipment will be subject to the MPCA’s regulatory noise standards, and the applicable Grant City Code. Prior to the meeting, staff will request additional information from the*

Applicant related to this issue to ensure that compliance can be met if the Equipment Shelter is removed.

Other Agency Review

As indicated within the conditions of the approved CUP, the Applicant shall be responsible for obtaining any amended approvals from agencies which may have review authority. During the 2015 review process the Brown's Creek Watershed District indicated that there is no additional permitting from their perspective because the Land Space and disturbance area does not exceed 5,000 square feet.

Draft Conditions/Recommendations

Staff has prepared a draft CUP identifying the amendments which would be required to the existing permit as a result of the application. Proposed additions are identified with an Underline, and deletions with a ~~strikethrough~~.

Action requested:

Staff has prepared a draft Amended CUP for your review and consideration. If acceptable, staff would request that the Planning Commission provide a recommendation to the City Council regarding the proposed Amendment and draft permit conditions.

Exhibits:

Exhibit A: Applicant's Narrative (April 5, 2016), and Supplemental Narrative (April 17, 2016)

Exhibit B: Site Plan/Plan Set

Exhibit C: Photo Simulation

Exhibit D: Amended CUP draft Conditions

**Note – Applicant submitted information which was reviewed during the initial application process, but these items were not updated and/or did not pertain to the requested amendment. Copies of all materials are available at the City Offices, if desired.*

MEMORANDUM

To: Mayor and Grant City Council **Date:** May 31, 2016
CC: Kim Points, City Clerk **RE:** Land Use definitions – Public Hearing
Nick Vivian, City Attorney
From: Jennifer Haskamp, City Planner

Summary & Background

At the May City Council meeting staff presented the remaining draft land use definitions for consideration. The City Council reviewed the definitions and determined that the drafts as presented were adequate for consideration and comment by the public. The City Council authorized staff to publish notice of a public hearing to consider the following land use definitions at the June 7, 2016 City Council meeting:

- Archery Range
- Armory, or convention halls
- Broadcasting Studio
- Gun Range or Gun Club, indoor
- Hotel or Motel
- Schools – commercial
- Schools – public and private
- Structure, historic, scenic
- Theater

A duly noticed public hearing was published for the regular City Council meeting, June 7, 2016 at 7:00 PM, at the Town Hall.

Action Requested

Staff is seeking authorization to prepare the final ordinance and summary publication, with any modification and/or changes, for the July (meeting date is June 28 due to fourth of July holiday) City Council meeting.

DRAFT FOR CONSIDERATION

CITY OF GRANT

WASHINGTON COUNTY, MINNESOTA

ORDINANCE 2016-__

**An Ordinance Amending the Grant Code of Ordinances
Amending Sections 32-1 Definitions and 32-245 Table of Uses of Chapter 32 Zoning Adding
Definitions for Undefined Land Uses**

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY'S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-1, "Definitions" is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~:

Archery Range means an area or facility designated or operated primarily for a shooting range of bow-and-arrow as defined within Minnesota State Statutes (chapter 87A). Such facilities may be located indoors or outdoors and shall be operated in compliance with the applicable Minnesota State Statutes. Outdoor (archery) shooting ranges shall be setback a minimum of 750-feet from all property lines, or as regulated within MN State Statues, whichever is greater. Such facilities shall have primary access and frontage on a county or state roadway.

Armory, or convention halls means a large building able to accommodate individuals and groups that gather to promote and share a common interest. Such facilities typically include auditoriums, concert halls, lecture halls, meeting rooms and conference rooms.

Broadcasting Studio means a facility or building where the production and transmission of radio or television broadcasts originate, which may include ancillary office and business spaces to support the operations.

DRAFT FOR CONSIDERATION

Gun Range or Gun Club, indoor means an indoor facility designated or operated primarily for the use of firearms as defined within the applicable Minnesota State Statutes and laws. All operations related to the shooting range, and the discharge of firearms, shall be permitted only within a fully enclosed facility, and shall be regulated by the applicable Minnesota State Statutes including, but not limited to, chapter 87A Shooting Ranges. Such facilities shall have primary access and frontage on a county or state road and shall be setback a minimum of 150-feet from any property line.

Hotel or Motel means a building which provides a common entrance, lobby, halls and stairway and in which ten or more people are, for compensation, lodged with or without meals. Such operations may include a single building or a group of detached, semi-detached, or attached buildings containing guest rooms or dwellings, with garage or parking space conveniently located to accommodate each unit.

Schools – commercial means a school established to provide for the teaching of clerical, managerial, or artistic skills including such things as karate, painting and dance. Such facilities may be owned and operated privately for profit or not-for-profit.

Schools – public and private means an institution or building in which children and young people usually under 19 receive education. Such institutions may be funded by public funds, private organizations, or private individuals. Such facilities must have frontage on an improved county or state roadway, and have a minimum of 20 contiguous acres.

Structure, historic, scenic means a building, structure, archaeological site, or other place that is listed on the national or state register of historic places, or is designated as a significant historic site by the city council. All unplatted cemeteries meeting provisions of Minn. Stats 307.08 are significant historic sites.

Theater means a building or part of a building devoted to the showing of motion pictures or theatrical or performing arts productions as a principal use, but not including an outdoor drive-in theater.

DRAFT FOR CONSIDERATION

SECTION 2. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-245, “Table of uses”, Item (c) is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~ :

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
(KEY) <i>P = Permitted</i> <i>C = Conditional Use Permit and public hearing</i> <i>CC=Certificate of Compliance</i> <i>A = Permitted accessory use</i> <i>N = Not Permitted</i>					
<u>Commercial Schools</u> Schools - commercial	N	N	N	N	C
<u>Gun clubs or ranges, indoor</u>	N	C	C	N	NC
<u>Gun ranges</u>	N	N	N	N	N
<u>Housing, student</u>	N	C	C	C	N
<u>Storage — Open (See section 32-341)</u>	N	CC	CC	CC	C

SECTION 3. SEVERABILITY.

In the event that court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 4. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ___ day of _____, 2016.

Thomas Carr, Mayor

Attest: Kim Points, City Clerk

The purpose of the City newsletter is to provide City information to residents. The City budgets a specific dollar amount every year to publish and mail the newsletter. Staff is responsible for gathering and coordinating the articles for publication. The following items should be included in each newsletter:

- Recycling information
- MS4 Information
- Public Safety
- City News/Services
- Gateway Trail News
- City Road Information
- County Road Projects
- State Road Projects
- Budget Information
- Property Tax/Assessor Information
- Mayor Article
- ~~Council Member Articles~~
- City of Grant History

Section 6

TOWN HALL

A. Use

The City of Grant utilizes Town Hall for City Council Meetings, City neighborhood meetings, work sessions and special meetings unless otherwise noted.

Because there is no staff person on site, Town Hall use is not permitted to other groups for meetings.

Prior to the decision to broadcast City meeting on cable and the installation of video equipment, two groups were grandfathered in and are allowed an annual meeting. Those groups are the Gateway Trail Association and Woodland Acres Homeowner's Association.

B. Fee

City Council report for May 2016

Date May 17 2016

To: Honorable Mayor & City Council Members

From: Jack Kramer Building & Code Enforcement Official

Zoning Enforcement:

1. Ms. Sharon Beyer 9244 - 84th. St. N. Violation of the City of Grant Zoning Ordinance Section 32-331 Other Nuisances (a) Unlicensed Vehicles.

The city received a formal complaint of two unlicensed vehicles stored on the property. I sent a letter dated May 10, 2016 requiring abatement of the violation within fifteen days.

2. Stillwater Oaks Golf Club 11177 McKusick Rd. N. Violation of the City of Grant Zoning Ordinance Division 3 Signs Section 32-402 Permit Required, Exceptions (a) & Section 43-421 Obsolete Signs and Section 32-417 Restrictions in Agricultural Districts.

The city received a formal complaint of banner signs being posted on the entrance gates to the golf course. I sent a letter dated May 4, 2016 regarding the violation.

I received a call from the course management who indicated that they need more exposure for their business and require signage and will propose a permanent sign for the property within the next thirty days.

3. Ms. Joyce Welander 10381-83rd. St. N. Violation of the City of Grant Zoning Ordinance Section Division 3 Signs Section 32-402 Permit Required, Exceptions (a) & Section 32-421 Obsolete Signs and Section 32-417 Restrictions in Agricultural Districts.

The city received a formal complaint regarding a sign located on her property located across from Amdahl's Garden Center. I sent a letter dated May 4, 2016 regarding the violation and the requirement for abatement.

Building Permit Activity:

1. Seventeen (17) Building Permits were issued for a total valuation of \$ 142,526.00.

Jack Kramer

Respectfully submitted,

Jack Kramer Building & Code Enforcement Official

