

CITY OF GRANT
MINUTES

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DATE : December 4, 2018
TIME STARTED : 7:00 p.m.
TIME ENDED : 8:43 p.m.
MEMBERS PRESENT : Councilmember Carr, Kaup, Sederstrom, Lanoux and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney, Dave Snyder; City Planner, Jennifer Swanson; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PUBLIC INPUT

(1) Ms. Tina Lobin, Irish Avenue, came forward and requested a moment of silence in honor of the passing of President Bush.

(2) Ms. Cynthia Hammel, 8200 Jamaca, came forward requested the Council give the solar plan a fair look and expressed her support for the plan.

(3) Mr. Blaine Erickson, 9150 64th Street N, came forward and stated he firmly believes solar farms do fit into the current Comprehensive Plan.

(4) Mr. John Smith, 10244 67th Lane N, came forward and stated times are changing and Grant certainly is changing.

(5) Mr. Terry Deroiser, 10596 83rd Street N, came forward and stated he is in favor of solar gardens and they are not permanent, can be torn out and are really just a modern farming practice.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

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

CONSENT AGENDA

November 2018 Bill List, \$61,021.71

Approved

1 City of Mahtomedi, 4th Quarter
2 Fire Contract, \$34,317.00

Approved

3
4 City of Stillwater, 2nd Half Fire
5 Contract, \$58,124.00

Approved

6
7 **Council Member Carr moved to approve the consent agenda, as presented. Council Member**
8 **Kaup seconded the motion. Motion carried with Lanoux and Sederstrom voting nay.**

9
10 **STAFF AGENDA ITEMS**

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

13
14 **City Planner, Jennifer Swanson**

15
16 **Consideration of Resolution No. 2018-25, US Solar Text Amendment Application** – City
17 Attorney Snyder advised the City received a five page letter from US Solar’s Attorney last Thursday.
18 He has not had a chance to review or evaluate the letter. He requested the Council table the item and
19 extend the review time by sixty days. There are a number of propositions within the letter and the
20 letter does suggest a conflict of interest may be in place because two of the Council Members are
21 realtors. That suggestion is a very serious allegation.

22
23 **Council Member Kaup moved to table Resolution No. 2018-25, Use Solar Text Amendment**
24 **Application. Council Member Carr seconded the motion. A roll call vote was taken:**

25
26 **Council Member Sederstrom: Yay**

27 **Council Member Lanoux: Nay**

28 **Council Member Carr: Yay**

29 **Council Member Kaup: Yay**

30 **Mayor Huber: Yay**

31
32 **Motion carried with Council Member Lanoux voting nay.**

33
34 City Attorney Snyder advised staff will be issuing the extension letter to the applicant as soon as
35 possible.

36
37 **Consideration of Resolution No. 2018-26, Major Subdivision Application, The Gateway** – City
38 Planner Swanson advised the Applicant, The Excelsior Group, and Owner, Premier Bank, are
39 proposing to subdivide the subject property into 16 rural residential lots. City staff met with the
40 Applicant twice prior to their Application, and most recently met with them in September to discuss
41 the Application process. At that meeting staff discussed the City’s zoning standards including
42 minimum lot sizes, density and other information regarding the Preliminary and Final Plat processes
43 with the Applicant. The Applicant presented a conceptual site plan that generally showed the same lot
44 and roadway configuration as presented within the subject application. Staff indicated to the
45 Applicant during the meeting that the cul-de-sac lengths as depicted on the concept plan did not meet

1 the City’s ordinances. Staff urged the Applicant to connect with Washington County to determine if a
 2 second access was viable, and if not to identify how a secondary access could be incorporated in the
 3 future if the property to the west of the subdivision were to subdivide or change use. Depending on
 4 the outcome of the discussion with the County, staff indicated to the Applicant that an application for
 5 a Variance from cul-de-sac length would be required concurrently to the Preliminary Plat if no
 6 secondary access was identified.

7
 8 A duly noticed public hearing was held at the regular Planning Commission meeting on November
 9 20, 2018 at 6:30 PM. Public testimony provided focused on trail access on the property (through
 10 Outlot A) and along the ROW of CSAH 12. After the public hearing was closed, the Planning
 11 Commission discussed the proposed Preliminary Plat and Variance. A summary of their discussion is
 12 as follows:

- 13 • The proposed subdivision is consistent with the Comprehensive Plan and the desired use for
 14 the subject site.
- 15 • The subject Variance appears warranted given the comments from Washington County
 16 regarding accesses spacing, the Applicant’s narrative, the presence of wetland area along the
 17 western boundary of the site, and the gas pipeline easement.
- 18 • The Planning Commission concluded that provided the fire chief/emergency services are
 19 comfortable with the cul-de-sac length from a health, safety, welfare perspective then a
 20 variance is reasonable given the physical constraints of the site.

21
 22 After discussion, the Planning Commission unanimously recommended approval of the Preliminary
 23 Plat and Variance with conditions as noted by staff, and as amended by the Planning Commission.

24
 25 **Project Summary**

26

Applicant: The Excelsior Group	Site Size: 165.12 Acres
Owners: Premier Bank	Request: Major Subdivision, Preliminary Plat of 16 Lots Variance from maximum cul-de-sac length
Zoning & Land Use: A-2 Proposed Plat Name: The Gateway	PIDs: 2803021420003 (Parcel A) 3303021210002 (Parcel B) 2803021310003 (Parcel C) 2803021310002 (Parcel D) 2803021340001 (Parcel E)

27 The proposed Project will create 16 new rural residential lots on approximately 165 acres of land
 28 located south of CSAH 12 lying adjacent and westerly of the Gateway Trail. The existing properties
 29 were foreclosed and taken back by the bank and have been owned by Premier Bank for the past
 30 several years. Premier has actively marketed the property since its acquisition, and many residents
 31 and property owners in the City have inquired about what might happen on the property. The
 32 following summary is provided with respect to the proposed Project:

- 1 • The proposed Project will create 16 new lots ranging in size between 5.00 and 28.34 acres.
2 Twelve of the 16 lots range in size between 5 and 8 acres, and four (4) lots are between 16 and
3 29 acres.
- 4 • The rural residential lots will be a part of a homeowner's association that will govern the
5 proposed subdivision. Draft covenants, bylaws and declarations have been submitted for
6 review by City Staff for consistency with the City's ordinances.
- 7 • The Applicant did not state whether the proposed subdivision would be phased or if it is
8 anticipated that all lots would be platted at once. This should be clarified during the process.
- 9 • The Applicant is proposing to dedicate an Outlot, denoted as Outlot A, to provide trail access
10 to the Gateway Trail. The trail corridor connects the southern terminus of the cul-de-sac to the
11 Gateway Trail between Lot 10 and Lot 11 in the proposed subdivision. The Applicant
12 indicated that the trail connection through Outlot A would be private and maintained by the
13 Homeowners Association and would primarily be used by future residents of The Gateway.
- 14 • All 16 lots will be served with individual wells and individual septic systems. The
15 Preliminary Plat has identified primary and secondary drainfields associated with each lot, and
16 septic reports/boring logs for each lot were submitted with this Application. There is an
17 existing septic system and well located on existing Parcel C. The Application does not
18 indicate a demolition plan, and therefore it is unknown what will happen to the existing septic
19 and well on the site. Staff assumes based on the plans that the existing septic system will be
20 abandoned, and that all structures will be removed. The Applicant should verify the plan for
21 the existing well and septic on site.
- 22 • The existing property is irregular in shape and is bordered by 75th Street North (CSAH 12) on
23 the northern property line, the Gateway Trail along the east-southeast property line, and
24 existing rural-residential lots along the westerly property line. CSAH 12 is a County Road
25 and the proposed access will require coordination and discussion regarding access permit,
26 right-of-way dedication and any improvements with Washington County since they will be the
27 permitting authority for access onto their roadways.
- 28 • The lots in the proposed Project will be accessed from two cul-de-sacs with one access
29 proposed onto CSAH 12. The cul-de-sac length of both cul-de-sacs within the preliminary plat
30 exceed the City's standards and require a Variance from the subdivision ordinance in order to
31 be approved in the current configuration.

- 1 • The rural residential lot sizes can accommodate a variety of housing styles and plans. As such
- 2 the Applicant anticipates all homes in the subdivision will be custom built, and that lots will
- 3 be custom graded once house plans are developed.

4 The proposed Project is classified as a Major Subdivision per the City of Grant’s subdivision
 5 ordinance which is Chapter 30 of the City Code. The specific regulations related to the Preliminary
 6 Plat process are contained within Article II Platting Division 2 Preliminary Plat. Also relevant with
 7 respect to design standards is Article III Minimum Design Standards.

8
 9 As referenced within the Preliminary Plat requirements all created and/or new lots must comply with
 10 the current regulations which apply to the zoning district in which the Property is located. The
 11 following sections are most applicable to this request and are considered, at a minimum, in the
 12 following sections:

13
 14 32-1 Definitions

15 32-246 Minimum area, maximum height and other dimensional requirements.

16
 17 The existing site is irregular in shape and is comprised of five individual PIDs. There is an existing
 18 homestead, two barns and three sheds located near southeaster edge of Parcel C (generally at the
 19 center of the site when all parcels are considered collectively). All structures are accessed by a single
 20 driveway which is connected to CSAH 12 on the north. The site is intermittently vegetated, with some
 21 more solid vegetation at the property edges, and some pockets of vegetation near the existing
 22 homestead and structures that appear to be planted conifers and other ‘screening’ types of vegetation.
 23 There are several fenced in areas on the site that were presumably used for pasture areas and the
 24 keeping of horses. There are extensive wetlands on-site, particularly on the western and southern
 25 edges. A wetland delineation has been prepared that identifies approximately 45.98 acres of wetland
 26 on site. The Wetland Delineation report and application was submitted to Valley Branch Watershed
 27 District for their review and approval. A Notice of Decision (NOD) approving the wetland delineation
 28 was issued and received by staff on November 27, 2018. There is an existing 75-foot wide pipeline
 29 easement that extends generally along the westerly property line and bisects a portion of the southwest
 30 corner of the property.

31
 32
 33 The 2030 Comprehensive Plan land use designation of the subject properties designates the property
 34 as A2- Agricultural Small Scale. Properties guided as A2 are intended to be used for rural residential
 35 and small agricultural uses at densities no less than 1 Dwelling Unit per 10 Acres. The Gateway
 36 development will include 16 rural residential sized lots on approximately 165 acres and the intended
 37 use of each property is for single-family residential uses. The proposed project is consistent with the
 38 intent and guided density as identified within the adopted Comprehensive Plan.

39
 40 The subject properties are zoned A-2, and Section 32-243 defines the intent and primary use of such
 41 properties as, “...provide rural low-density housing in agricultural districts on lands not capable of
 42 supporting long-term, permanent commercial food production. A-2 district lot sizes will provide for
 43 marginal agriculture and hobby farming.”

44 The proposed Project requests subdivision of approximately 165 acres into 16 lots, and is subject to

1 Chapter 30 Subdivisions and is specifically reviewed for compliance with Sections contained within
2 Article II Platting and Article III Minimum Design Standards. Chapter 30 requires all subdivisions
3 with newly created lots to comply with the underlying zoning district, and as such each lot was
4 reviewed for compliance with Section 32-246 Dimensional Standards, and other applicable sections
5 of Chapter 32.

6
7 The subdivision ordinance requires all newly created lots to conform to the dimensional standards as
8 identified within Chapter 32 of the zoning code. Subsequent sections of this report will provide a
9 review of the dimensional standards and will make the appropriate cross reference to the subdivision
10 code, where applicable. The following review relates specifically to the subdivision and/or
11 preliminary plat requirements that are not addressed within the zoning review.

12
13 *Section 30-105 Easements* requires newly created lots and roadways to provide easements for utilities
14 and drainageways, as necessary. The applicable ordinance requirements are as follows:

- 15
16 (a) Required for Utilities. Easements of at least 20 feet wide, centered on rear and other lot lines
17 as required, shall be provided for utilities where necessary...”
18 (b) Required for drainage. Easements shall be provided along each side of the centerline of any
19 watercourse or drainage channel, whether or not shown on the comprehensive plan, to a
20 sufficient width to provide property maintenance and protection and to provide for stormwater
21 runoff and installation and maintenance of storm sewers.
22 (c) Dedication. Utility and drainage easements shall be dedicated for the required use.

23
24 As shown on sheets 9 through 11, drainage and utility easements are dedicated on each lot line,
25 around all features associated with the drainage plan of the property, and all wetland areas. ***The***
26 ***Applicant will be required to dedicate the easements to the benefit of the City at time of final plat;***
27 ***however, staff would recommend including a condition that the maintenance, specifically of all***
28 ***drainage easements, will be provided for and the responsibility of the HOA and must be detailed in***
29 ***any Covenants and Development Agreement.***

30
31 Various subsections of 30-107 apply to the proposed subdivision including the following:

- 32
33 (a) *Side Lots. Side lot lines shall be substantially at right angles to straight street lines or radial*
34 *to curved street lines or radial to lake or stream shores unless topographic conditions*
35 *necessitate a different arrangement.*

36 Staff has reviewed the design and layout of all lots contained within the subdivision, and the
37 majority of the proposed lots comply with this standard. There is a slight jog in the lot line
38 between Lot 2 and Lot 3, and the lot lines of Lot 10 and Lot 11 bordering the trail corridor
39 Outlot A doglegs slightly. The Applicant stated that the slight dog-leg between Lot 10 and Lot
40 11 is due to the proposed connection with the Gateway Trail along the eastern boundary of the
41 site, and the Planning Commission accepted this explanation and did not recommend the lot
42 line be adjusted. ***The Planning Commission recommended that the lot line between Lot 2***

1 *and Lot 3 be straightened to meet the ordinance standards, which has been added as a*
2 *condition of approval in the draft Resolution attached for your review and consideration.*
3

- 4 (k) *Lot Remnants. All remnants of lots below minimum size left over after subdividing of a larger*
5 *tract must be added to adjacent lots, or a plan acceptable to the city shown as to future use,*
6 *rather than allowed to remain as unusable parcels.*

7 The proposed subdivision identifies one Outlot A which is intended to serve as a trail
8 connection to the Gateway Trail. Staff believes that this Outlot is different than the strict
9 interpretation of the ordinance, and therefore believes that the Outlot is acceptable; however,
10 staff recommends that the maintenance and management of the Outlot be clearly accounted for
11 within the Development Agreement and the HOA's responsibilities.
12

- 13 (l) *Access to major arterials. In the case where a proposed plat is adjacent to a major or minor*
14 *arterial, there shall be no direct vehicular access from individual lots to such streets and*
15 *roads....”*

16 The proposed subdivision includes the construction of a new local street/cul-de-sac that will
17 connect to 75st Street North on the northeast corner. ***The new local roadway/cul-de-sac will***
18 ***provide direct access to all lots abutting the roadway, and no new structures/lots will access***
19 ***the County roads directly. As designed, the proposed subdivision meets this requirement.***
20

21 The Project includes the development and construction of two new cul-de-sacs, with one access to
22 CSAH 12. The cul-de-sac design will serve all of the new homes in the neighborhood. The
23 Applicant's vision for the neighborhood is to create a rural residential neighborhood, and the
24 proposed rural section roadways and cul-de-sacs support that vision. The following standards
25 regarding cul-de-sac streets and street design are as follows:
26

27 30-129 Cul-de-sac streets

- 28 (a) *Cul-de-sac streets, temporarily or permanently designed as such, shall not exceed 1,320 feet*
29 *in length.*

30 There are two proposed cul-de-sac streets within the subdivision, the main north-south cul-de-
31 sac, and an east-west cul-de-sac. The north-south cul-de-sac is approximately 2,128-feet long,
32 and the east-west cul-de-sac is approximately 1,950-feet long both exceed the ordinance
33 standard. The Applicant has requested a variance from this standard and their narrative is
34 provided within Attachment B of this staff report.
35

36
37 The Applicant's narrative states that Washington County will not permit more than one access to the
38 proposed site based on their access spacing guidelines. Staff had a brief discussion with Washignton
39 County regarding access spacing which confirmed the Applicant's statement regarding access on
40 CSAH 12. As has been stated historically by the County, reducing access onto CSAH 12 is desirable,
41 and the distance between two access points into the subject Project would not meet their access
42 spacing guidelines. After discussion with he County, they also questioned how realistic it would be to
43 construct a second access just west of the property, if the opportunity were to arise, given the location
44 and uses of the adjacent parcels to the west of the proposed Project. Generally, Washington County

1 concluded that the proposed cul-de-sac location would be acceptable, provided proper improvements
2 were made to ensure safe ingress and egress into the subdivision.

3
4 The Applicant also notes the existence of the gas pipeline along the westerly property line. Staff
5 agrees that any proposed improvements within the easement are subject to the gas line easement
6 holder; however, it should be noted that roadway improvements within this easement already exist
7 with the CSAH 12 crossing, as well as the northern access drive just to the west of the property.
8 Based on the existing conditions, and the existence of roadway improvements within the easement,
9 more information would be necessary to confirm that no additional crossing or improvement would
10 be permitted within the easement area. However, regardless of whether any improvement would be
11 prohibited, staff does agree with the Applicant that if crossing or encroachment into this easement can
12 be avoided that would be best. Given Washington County's response, and their preference for a
13 single access into the project, the easement can be entirely protected without encroachment.

14
15 Staff agrees that the wetlands onsite do provide natural constraints due to their location and quantity,
16 which has now been confirmed within the approved wetland delineation (NOD).

17
18 All of these considerations were verbally updated and provided to the Planning Commission at their
19 meeting, with the exception of the Wetland Delineation NOD which had not yet been received.
20 Based on this information the Planning Commission determined that the requested variance is
21 warranted given the site constraints present, provided verification that the cul-de-sac lengths are
22 acceptable to the fire chief can be obtained. Staff agrees with the Planning Commission, and has
23 added the condition regarding approval from the Fire Chief to the draft conditions attached in the
24 resolution.

25
26 *(b) Lots with frontage at the end of the cul-de-sac shall have a minimum of 60 feet of road*
27 *frontage and meet the lot width requirement at the building setback line for the zoning district*
28 *in which the property is located.*

29 Section 32-246 identifies the lot dimensional standards for lots zone A2. Lots on a cul-de-sac
30 are required to have a minimum lot width of 160-feet at the building setback line. All lots
31 appear to meet this standard, but lot dimensions should be verified by the Applicant's engineer
32 for proposed Lot 10 and 12 to ensure the lot width is met.

33
34 *(c) Unless future extension is clearly impractical or undesirable, the turnaround right-of-way*
35 *shall be placed adjacent to a property line and a right--of-way of the same width as the street*
36 *shall be carried to said property line in such a way as to permit future extension of the street*
37 *into the adjoining tract. At such time as such a street is extended, the acreage covered by the*
38 *turnaround outside the boundaries of the extended street shall revert in ownership to the*
39 *owner fronting on the temporary turnaround. To ensure such streets can be constructed*
40 *according to this code, the street shall be rough graded or typical sections shall be submitted*
41 *and approved by the City engineer.*

42
43 As noted in Subsection (a) above, city staff believes additional analysis and review by the Applicant
44 should be completed regarding this item.

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30-130 Street design
 (a) *Minimum width*
Local Streets - ROW roadway width 66 feet, 28 feet including shoulders
Cul-de-sacs – ROW roadway width 66 feet, 48-foot turnaround radius

The street and cul-de-sac right-of-way and design meets the City’s ordinance requirements.

(l) The city roadway standard is a rural section 28 feet wide with 22 feet of bituminous pavement surface.

Sheet 9 of 23 identifies the Typical Street Section that the Applicant is proposing to construct for the new roadway. As shown, the roadway would include 22-feet of paved surface with 3-foot shoulders and typical ditch section. All driveways serving the new homes will connect directly to the local roadway, and will cross the ditch section to connect to the paved surface. A pavement profile is not included within the plan set, but will be subject to the City’s minimum specifications. ***As proposed, the new local roadway/cul-de-sac dimensions meet the City’s standard minimum design standards. Any additional requirements or standards will be included within the City Engineer’s memo.***

The following site and zoning requirements in the A-2 district regulate the site and proposed subdivision:

Dimension	Standard
Lot Size	5 acres
Lot Depth (ROW to rear lot line)	300’
Lot Width (measured at front yard setback)	300’
Lot Width on a Cul-de-sac at the setback line	160’
Frontage – public road	300’
Front Yard Setback	65’
Side Yard Setback	20’
Rear Yard Setback	50’
Height of Structure	35’
Fence	May be on property line, but not within any ROW
Driveway Setback	5’
Parking Lot setback	10’ from ROW
Wetland Setback Structure (Buffer)	75’ (50’)
Maximum Floor Area	30%

Density/ Lot Size / Density

Buildable Area

As proposed the density calculation is as follows:

165.12 Acres / 16 Units = 10.32 Acre average lot
size

As proposed, the proposed density in the Farms of Grant Project meets the City's Comprehensive Plan and zoning ordinance regulations.

However, it should be noted that all available density has been used, and no further subdivision is permitted. ***Staff would recommend including a condition that the Development Agreement and that the HOA covenants clearly state that no further subdivision is permitted of the subject properties, and that this restriction must be recorded against all properties including those not subject to the HOA.***

Lot Size

Section 30-107 Lot Requirements, subsection (c) Minimum area and width, states, "No lot shall have less area or width than is required by zoning regulations applying to the area in which it is located, except as here provided. Irregular-shaped lots designed for the sole purpose of attempting to meet a subdivision design or zoning regulation shall be prohibited."

As identified on the previous table, Lots in the A-2 zoning district have a minimum lot size of 5.0 Acres (Lot Width will be discussed in subsequent sections of this report). While the zoning code does not specifically define 'rural residential lots' the term is explanatory of what the Applicant has proposed for most of the lots. Of the 16 lots, 12 range in size between 5.0 acres and 7.59 acres. The four (4) remaining lots are between 16 and 29 acres, respectively. ***All of the lots meet the 5.0 acre minimum lot size as defined within the zoning ordinance.***

Buildable Area

All lots within the A2 zoning district must have a minimum of 1.0 acres of "Buildable Area" to ensure that there is adequate area on a lot to support the principal structure and septic system. This requirement can be found in Section 32-246 subsection (b)(4) Subdivision of Lots which states, "...All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances." Also, while not explicitly stated, it should be noted that the wetlands are also removed from the Buildable Area calculation.

The Applicant has graphically demonstrated where and how much Buildable Area is on each created lot on Sheets 10 and 11 of the attached

Plan Set, and a lot tabulation including Buildable Area can be found on Sheet 9. *As shown in the Lot Area Table, all proposed lots have a minimum of 1.0 acres of buildable area with most lots exceeding 2 acres of buildable area. All lots comply with the ordinance requirements.*

Frontage

Section 30-107 subsection (b) requires each lot to front on a public street, and Chapter 30 further states that all created lots must meet the standards of the underlying zoning. The Dimensional Requirements and corresponding frontage requirements are shown on the table found in Section 32-246 which requires a minimum of 300-feet of Frontage on “an Improved Public Road” for properties zoned A-2, and a minimum of 60-feet of frontage for lots abutting a cul-de-sac. Per Section 32-1, Frontage is defined as, “that boundary of a lot which abuts a public street or private road.” *All lots as shown on the Plan Set meet the minimum frontage.*

Lot Width & Lot Depth

All created lots must meet the standard for Lot Width and Lot Depth in the A-2 zoning district. The ordinance requires a minimum lot width of 300-feet for standard lots and 160-feet for lots abutting a cul-de-sac. The minimum Lot Depth of all A2 lots is 300-feet.

Section 32-1 defines Lot Width as, “the horizontal distance between the side lot lines of a lot measured at the setback line.” And Lot Depth as, “the mean horizontal distance between the front and rear lines of a lot.”

As previously noted, all lots appear to meet lot width standards, however, verification of lot width on Lot 10 and 12 should be provided as the dimension appears to be close and no dimension was provided on the plan set.

All lots meet lot depth requirements.

As designed, all lots in the proposed subdivision meet the City’s standards for lot width and lot depth.

Coverage (Floor Area)

Sheet 9 Lot Area Table identifies the shown impervious surface coverage based on conceptual house pad and driveway. All shown coverages are between less than 1 % and 4.5%. The stormwater management plan was based on permitting up to 20,000 square feet of coverage which would be equivalent to between approximately 2% and 9%. *As proposed, all lots and their conceptual building pads meet the City’s floor area requirements.*

Roadways & Access

Section 30-58 (c)(1) requires the layout of proposed streets, showing right-of-way widths and proposed names of streets. The name of any street shall conform to the provisions of chapter 24, article III. The proposed roadway contains 66-feet of dedicated right-of-way with a 22-foot paved surface and 3-foot shoulders. The cul-de-sac contains a 48-foot diameter and 96-foot right-of-way. As previously stated, the proposed roadway meets the city’s minimum standards. The City

Engineer will provide additional comments in their memo which will be emailed under separate cover, and hard copies will be brought to the meeting. The preliminary plat does not show a proposed road name for either cul-de-sac, and a proposed road name for each cul-de-sac should be provided with the revised drawings.

Septic

Section 30-58 (9) requires that “in areas where public sewer is not available, four soil borings shall be completed on each lot with results being submitted to the city building inspector...” Sheets 9 through 11 show the location of the soil borings that were completed on each lot for purposes of determining where a primary and secondary drainfield could be located on each lot. As submitted, there are four (4) borings identified on each lot.

The Applicant also submitted a septic report that was prepared by a licensed septic installer/designer which corresponds to the completed borings and has indicated that all lots can support a standard individual septic system. Washington County is the permitting authority for septic design and installation in the City of Grant, and no correspondence was provided regarding their consideration/review of the information. Staff is in communication with Washington County and will provide a verbal update at the City Council meeting, if possible. **Regardless, staff has included a condition in the Resolution regarding the adequacy of the septic sites which must be provided prior to the recording of the Final Plat.**

Driveways:

The proposed roadway will serve the new homes in the subdivision, and each home will be connected with a single driveway as shown on sheets 9 through 11 of the Plan set. As designed, one driveway will be constructed to provide access to the principal and any accessory structures on each lot. **As designed, a single access/driveway complies with the City’s driveway standards, however, it should be noted that each lot will be required to acquire a driveway permit prior to a building permit being issued for a new home (Section 32-184).**

Stormwater/Erosion Control

The City’s Zoning and Subdivision Ordinance both require that the Applicant submit a stormwater management plan and erosion control plan. The Applicant is proposing to manage stormwater on-site through a series of ponds and infiltration basins. The Applicant is required to meet the City’s standards, but is also subject to the rules of the Valley Branch Watershed District (VBWD). The Stormwater Management Plan for the Project as currently designed was submitted and under reviewed by the City Engineer.

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The City Engineer’s memo is attached to this staff report for your review and consideration. The City Engineer has reviewed the submittal regarding Stormwater and Erosion Control, specifically addressing Sections 30-172 and 30-173 and also the Street Design Standards.

1
2 Sheets 12-21 provide a preliminary grading plan and erosion control plans that are under review by
3 the City Engineer. As background for the City Council, it is standard for a conceptual/preliminary
4 grading plan to be prepared for projects of this type, particularly given that the lots will be constructed
5 with custom houses. So, for purposes of stormwater calculations, erosion control, and other
6 engineering items it is important to have a 'conceptual' plan of how the improvements can be
7 accommodated on the lots while ensuring that those improvements would meet stormwater and
8 erosion control standards.

9
10 Staff would recommend including a condition in the Preliminary Plat approval that the
11 Applicant/Owner must meet all conditions as stated within the City Engineer's memo dated
12 November 13, 2018.

13
14 The proposed Project is located within the Valley Branch Watershed District and is subject to their
15 rules and regulations. The Applicant has submitted an application to the VBWD and has received
16 their approvals. The Applicant will be required to continue to work with them through their
17 permitting/review process as site work commences.

18
19 The proposed roadway connects to CSAH 12 is under the jurisdiction of Washington County. At the
20 time of this staff report the County had not yet provided their review. Staff is working collaboratively
21 with the County to get feedback and comment from their staff regarding the proposed road access
22 locations and will bring any feedback and or information to the meeting on November 20th meeting if
23 possible.

24
25 While the Plan set is very complete, there are some minor issues that staff would recommend
26 resolving. Preliminarily staff would request the following updates and/or information. Depending on
27 the comments at the public hearing and Planning Commission discussion, additional items may be
28 requested of the Applicant and can be added to this list.

- 29
30
- Update the Plan set to include a proposed roadway name
 - Revise the lot line between Lot 2 and Lot 3 or compliance with the lot design standards.
 - Provide any additional information, or plan changes regarding the stormwater system as required by VBWD for review and consideration of the City Engineer.
 - Receive comment from Washington County regarding the proposed roadway, specifically the proposed access location(s) and necessary improvements to CSAH 12.
 - Provide written (email acceptable) noting review of soil borings from Washington County.
- 31
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38 Mr. Ben Schmidt, Applicant, came forward and stated there will be covenants within the
39 development and no commercial activity will be allowed as it is a residential use only. There is one
40 well and one septic system out there. The septic will be abanded and the well will be looked at to
41 determine if it can be utilized.

42

1 Council Member Sederstrom moved to adopt Resolution No. 2018-26, as presented. Council
2 Member Lanoux seconded the motion. Motion carried unanimously.

3
4 City Attorney, Dave Snyder (no action items)

5
6 **NEW BUSINESS**

7
8 **Consideration of Resolution No. 2018-27, 2019 Final Budget, City Treasurer Schwarze** – City
9 Treasurer Schwarze reviewed Resolution No. 2018-27 noting the final budget amount is in the same
10 amount as the preliminary budget at \$1,665,255.00.

11
12 **Council Member Kaup moved to adopt Resolution No. 2018-27, as presented. Council Member**
13 **Carr seconded the motion. Motion carried unanimously.**

14
15 **Consideration of Resolution No. 2018-28, 2019 Final Levy Certification, City Treasurer**
16 **Schwarze** – City Treasurer Schwarze reviewed Resolution No. 2018-29 noting the 2019 final levy
17 certification for the City's general fund is in the amount of \$1,233,814.

18
19 **Consideration of Canvas of Election Meeting Minutes** – Council Member Carr moved to
20 **approve the Canvas of Election Meeting Minutes, as presented. Council Member Kaup**
21 **seconded the motion. Motion carried with Council Member Lanoux and Sederstrom**
22 **abstaining.**

23
24 **Consideration of Resolution No. 2018-29, Mogrow Inc. 2019 Liquor License** – Council Member
25 **Sederstrom moving to adopt Resolution No. 2018-29, as presented. Council Member Kaup**
26 **seconded the motion. Motion carried unanimously.**

27
28 **Consideration of Resolution No. 2018-30, Schone's Inc. 2019 Liquor License** – Council Member
29 **Sederstrom moved to adopt Resolution No. 2018-30, as presented. Council Member Kaup**
30 **seconded the motion. Motion carried unanimously.**

31
32 **Consideration of Resolution No. 2018-31, Loggers Trail Golf Club 2019 Liquor License** –
33 **Council Member Sederstrom moved to adopt Resolution No. 2018-31, as presented. Council**
34 **Member Kaup seconded the motion. Motion carried unanimously.**

35
36 **Consideration of Resolution No. 2018-32, Cozzie's Tavern 2019 Liquor License** – Council
37 **Member Sederstrom moved to adopt Resolution No. 2018-32, as presented. Council Member**
38 **Lanoux seconded the motion. Motion carried unanimously.**

39
40 **Consideration of Resolution No. 2018-33, Dellwood Barn Weddings, LLC 2019 Liquor License**
41 **– Council Member Sederstrom moved to adopt Resolution No. 2018-33, as presented. Council**
42 **Member Carr seconded the motion. Motion carried with Council Member Lanoux voting nay.**

43

1 **Consideration of Resolution No. 2018-34, Applewood Hills, LLC – Council Member Sederstrom**
2 **moved to adopt Resolution No. 2018-34, as presented. Council Member Kaup seconded the**
3 **motion. Motion carried unanimously.**

4
5 **Consideration of Cable Commission and Comcast Extension Agreement – Mayor Huber advised**
6 **an extensioin is needed to continue working on negotiations between the cable commission and**
7 **Comcast.**

8
9 **Council Member Carr moved to approve Cable Commission and Comcast Extension**
10 **Agreement, as presented. Council Member kaup seconded the motion. Motion carred with**
11 **Council Member Lanoux voting nay.**

12
13 **Consideration of Resolution No. 2018-35, Designation of Designated Reserves, General Fund**
14 **Special Roads Projects, City Treasurer Schwarze – City Treasurer Schwarze advised Resolution**
15 **No. 2018-35 designates Special Roads Funds to be utilized next year to finish the guard rail project**
16 **next year.**

17
18 **Council Member Kaup moved to adopt Resolution No. 2018-35, as presented. Council Member**
19 **Carr seconded the motion. Motion carried unanimously.**

20 **UNFINISHED BUSINESS**

21
22 There was no unfinished business.

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

24
25 **Staff Updates (updates from Staff, no action taken)**

26
27 **City Council Reports/Future Agenda Items**

28
29 No items were discussed to be placed on a future agenda.

30
31 Mayor Huber presented Council Member Sederstrom and Lanoux with plaques for their years of
32 service.

33
34 **COMMUNITY CALENDAR DECEMBER 6 THROUGH DECEMBER 31, 2018:**

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

37 **Stillwater Public Schools Board Meeting, Thursday, December 13th , Stillwater City Hall, 7:00**
38 **p.m.**

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

40 **City Office Closed, Christmas Holiday, December 24th and December 25th**

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ADJOURNMENT

Council Member Carr moved to adjourn the meeting at 8:43 p.m. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux and Sederstrom voting nay.

These minutes were considered and approved at the regular Council Meeting January 2, 2019.

Kim Points, Administrator/Clerk

Jeff Huber, Mayor

**City of Grant
City Council Agenda
December 4, 2018**

The Truth in Taxation meeting of the Grant City Council was called to order at 6:00 o'clock p.m. on Tuesday, December 4, 2018, 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

Mayor Huber called the meeting to order at 6:04 p.m. All members were present

2. PLEDGE OF ALLEGIANCE

3. TRUTH IN TAXATION, PUBLIC HEARING

Council Member Kaup moved to open the public hearing at 6:05 p.m. Council Member Carr seconded the motion. Motion carried unanimously.

No one was present to speak on the 2019 proposed City of Grant budget.

Council Member Sederstrom moved to close the public hearing at 6:16 p.m. Council Member Lanoux seconded the motion. Motion carried unanimously.

4. ADJOURNMENT

The meeting was adjourned at 6:17 p.m.



Ordinance No. 2019-58 2019 FEE SCHEDULE FEES, CHARGES, AND ESCROW

CITY OF GRANT

Mailing Address: P.O. Box 577
Willernie, Minnesota 55090
Town Hall: 111 Wildwood Road
Phone: (651) 426-3383 Fax: (651) 429-1998
E-mail: clerk@cityofgrant.us

Make checks payable to City of Grant.

Under State and local planning laws, any property owner may petition for rezoning and/or platting. The City, upon receipt of such a petition, will process the application in accordance with the procedures and provisions of the ordinances.

The City charges the petitioner a filing fee for this processing, as well as requiring that he/she pay all costs the City may incur in processing and "hearing" the application. An escrow amount will be required at the time application fees and the application is received by the City's Consultant.

<i>For Each Application</i>	<i>Application Fees</i>	<i>Escrow*</i>	<i>TOTAL</i>
Minor Subdivision	\$400	\$4,000	\$400 plus \$4,000 escrow
Major Subdivision	\$1,000 + \$25 per lot	\$7,000	\$1,000 + \$25 per lot plus \$7,000 escrow
Variance	\$400	\$3,000	\$400 plus \$3,000 escrow
Conditional Use Permit (CUP) (Amended and New)	\$400	\$3,000	\$400 + \$3,000 escrow
Conditional Use Permit (CUP) Annual Review Fee	N/A		N/A
All other Land Use Issues	\$100	\$1,000	\$100 + \$1,000 escrow
Certificate of Compliance (COC)	\$50	\$900**	\$50 + \$950 escrow**
COC Amendment	\$50	\$200	\$50 + \$200 escrow
Grading Permit Fees	\$150 for 50 - 100 Cubic yards \$300 <100 Cubic Yards	No Escrow \$1500- \$3000 Escrow	Required Dependent upon number of yards

- * Unused escrow amounts will be returned to the applicant.
- * COC Escrow required only for issues that require City Planner analysis or review. Examples include:
 - Accessory buildings in front of the primary structure
 - Projects involving issues related to animal units per grazable acres
 - Buildings meeting the state definition of an "agricultural building"
 - Other complex zoning issues requiring Planner analysis or review
- * For additional information, see also the Escrow Account Policies Form.
- Permits applied for after work has begun will be two times the standard fee.

Below are listed other permits required for various activities in the City of Grant.

<i>Other Permits</i>	<i>Permit Fees</i>
Sign Permit	\$50
Charitable Gambling Operations	\$100

Permit	
Demolition Permit	\$100
Mann Lake Parking Permit	\$10/resident OR \$50/non-resident
Burn Permits	\$10

Below are listed other fees associated with City services.

False Alarm Fees	Commercial	Residential
False Fire Alarms (Alarms 1-2)	No Charge	No Charge
False Fire Alarms (Alarms 3+)	Actual cost of response Minimum charge: \$50 Maximum charge: \$400	Varies with actual cost

Other False Alarms	Commercial	Residential
Alarms 1-2	No Charge	No Charge
Alarms 3-6	\$60 each	\$50 each
Alarms 7+	\$100 each	\$75 each

Permit/Escrow Fees	Application Fee	Escrow Fee
Qwest	\$200	\$3,000
Comcast	\$200	\$3,000
Koch Pipeline	\$200	\$3,000
Xcel Energy (gas/electric)	\$0	\$0

Liquor License Fees	Fee
On-Sale Liquor	\$2,000
On-Sale Sunday	\$200
On-Sale Beer 3.2	\$200
Off-Sale Liquor	\$200

Miscellaneous Fees	Fee
Subdivision Ordinance-Copy	\$20
Zoning Ordinance-Copy	\$25
Comprehensive Plan-Copy	\$10
Special Assessment	\$20
Dishonored Check	\$40
Copies	.25 per page
Notary Fee – Non-resident	\$5.00
Solicitor's License Fee	\$75
Meeting DVD-Copy	\$10
Wetland Review Specialist	\$100/\$500 Escrow
MLCCS Review Fee	\$75
Driveway Permit	\$50
Preapplication Meeting/Planner	\$300

**CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2019-02

**A RESOLUTION OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA,
PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. 2019-58, AN
ORDINANCE ESTABLISHING A FEE SCHEDULE FOR THE CITY OF GRANT,
MINNESOTA**

WHEREAS, On January 2, 2019, at a Regular Meeting of the Grant City Council, by majority vote, the City Council adopted Ordinance No. 2019-58 which establishes the fee schedule for 2019 for the City of Grant; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the City Council for the City of Grant has determined that publication of the title and a summary of Ordinance No. 2019-58 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Grant has reviewed the summary of Ordinance No. 2019-58 attached and incorporated herein as **Exhibit A**; and

WHEREAS, the City Council for the City of Grant has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. 2019-58.

NOW THEREFORE BE IT RESOLVED, the City Council for the City of Grant hereby:

1. Approves the text of the summary of Ordinance No. 2019-58 attached as **Exhibit A**.
2. Directs the City Clerk to post a summary publication of Ordinance No. 2018-58 in all public locations designated by the City Council.
3. Directs the City Clerk to publish the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Dated this 2nd day of January, 2019.

Jeff Huber, Mayor

ATTEST:

Kim Points, Administrator/Clerk

Exhibit A

Ordinance Summary

Ordinance No. 2019-58

**AN ORDINANCE ESTABLISHING A FEE SCHEDULE
FOR THE CITY OF GRANT, MINNESOTA**

On January 2, 2019, the City of Grant adopted an ordinance amending its annual fee schedule (the "Ordinance"). The Ordinance restated the fee schedule for 2019, with no change to the utility company permit fees, City fees and escrows.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Clerk or by standard or electronic mail.

2019 City of Grant Meeting Calendar

All meetings are at 7 PM @ the Town Hall (8380 Kimbro Ave.) unless otherwise noted.
Land Applications are due approximately 6 weeks before the Council meetings.

Month	City Council Regular Meeting	City Council Workshop Meeting	Special Council Meeting
January	01/02/19		
February	02/05/19		
March	03/05/19		
April	04/02/19		
May	05/07/19		
June	06/04/19		
July	**6/27/2019**		
August	08/06/19		
September	09/03/19		
October	10/01/19		
November	**11/4/2019**		
December	12/03/19		
January	01/07/20		

*** July 4th Holiday***

*** November 5 - Election Day***

*** Meeting Schedule Subject to Change ***

**CITY OF GRANT
2019 APPOINTMENT LIST**

Schedule A

City Council Member Appointments/ Per Council Members	
Liaison/ Appointments	Council Member
Deputy Mayor	Tom Carr
Emergency Preparedness	Washington County/City Staff
Metro Council	City Staff
Newsletter Editor	City Staff
Road Coordination	City Office/Road Coordinator/WSB
Oak Wilt	DNR
Weed Control	Jeff Huber
Browns Creek Watershed	WSB
Valley Branch Watershed	WSB
Rice Creek Watershed	WSB
Carnelian-Marine Watershed	WSB

Staff and Consultant Appointment/Per Council Members	
Service Providers	
Attorney	Under Contract - Johnson/Turner
Administrator/Clerk	Kim Points
Engineer	Under Contract - WSB
Inspector	Jack Kramer
Planner	Under Contract - SHC
Treasurer	Sharon Schwarze
Animal Removal	TBD
City Assessor	Under Contract - Smith Appraisal
City Auditor	Under Contract - LarsonAllen
Brushing	Under Contract- KEJ
Depository	Wells Fargo
Fire Marshall (Co-Marshalls)	Jeff Schafer/Joyce Welander
Roadside Mowing	Under Contract-KEJ
Newspaper	White Bear Press
Recycling	Under Contract - Waste Management
Road Grading	Under Contract - Kline Bros.
Roadside Trash	Under Contract - KEJ
Septic Permits	Under Contract - Washington County
Snow Plowing	Under Contract- KEJ
Tree Service	Under Contract-KEJ
Video Technician	Lisa Senopole
Animal Control Liaison	City Office/SRAC/Washington County
Webmaster	Halogen
Investment Advisor	Robert Mikkelsen

Volunteer Appointments	
Cable Commissioner	Jeff Huber/Steve Bohnen
Ballfield	Administrator/Clerk
Heritage Preservation	Joyce Welander
Roadside Cleanup Day	Administrator/Clerk

RESOLUTION NO. 2019-03

A RESOLUTION SUPPORTING A RESPECTFUL WORKPLACE

WHEREAS, the City of Grant is committed to promoting a positive work environment in which all employees, contractors, commissioners, appointed officials, and elected officials are treated with respect and dignity.

WHEREAS, this Council holds itself, its appointed officials, commissioners, and employees to a high standard of conduct.

WHEREAS, the City seeks to provide a professional atmosphere where personal and professional excellence is fostered.

WHEREAS, the City finds effective policy and procedures, coupled with respectful workplace training, will assist in preventing harassment and supporting individuals who are being harassed to come forward, and ensure a problem is addressed quickly and effectively.

WHEREAS, discrimination and harassing behaviors disrupt the workplace, are often unlawful, and detract from the productivity and effectiveness of city staff and officials in conducting the important work we do on behalf of our residents.

WHEREAS, it is the City's expectation if someone is being harassed, he or she will be supported and treated with respect and the inappropriate behavior will be addressed.

WHEREAS, the City will provide a reporting process and a means to address discrimination and harassment.

WHEREAS, harassing workplace behaviors will not be tolerated, nor will retaliation for reporting a complaint or for participating in an investigation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT MINNESOTA AS FOLLOWS: this Council supports a respectful workplace culture and will work to create a harassment-free environment for all employees, elected officials, appointed officials, and commissioners in the city.

Passed by the City Council of Grant, Minnesota this 2nd day of January, 2019.

Mayor, Jeff Huber

Attested:

City Clerk

Administrator/Clerk

From: Nicole Freeman <Nicole.Freeman@co.washington.mn.us>
Sent: Tuesday, December 18, 2018 11:29 AM
To: Andy Erickson; Bailey Fencil; Becky Herman (townclerk@denmarktownship.org); Brenda Eklund (b.eklund@ci.scandia.mn.us); 'bwolf@ci.stillwater.mn.us'; Carrie Seifert (townclerk@westlakeland.govoffice2.com); Cheryl McColley; Cindie Reiter ClerkSMP; Cindie Reiter Roberts (cindie311@gmail.com); City of Lakeland Shores (lakelandshores@gmail.com); Dave Engstrom - City of Lake St. Croix Beach (lscb@comcast.net); Deb Meade (officeasst@ci.afton.mn.us); Ed Shukle - City of Landfall (eshukle@cityoflandfall.com); Elizabeth Bell - Grey Cloud Township (townclerk@greycloudislandtwp-mn.us); Jennifer Samec (jsamec@westlakeland.govoffice2.com); Jennifer Thoen Pinski (jpinski@cityofoakparkheights.com); Jerene Rogers; Joan Heldt (joan.heldt@comcast.net); Joanne Frane (dellwoodcityhall@comcast.net); Joe Fischbach (jfischbach@cottage-grove.org); Julie Johnson (jjohnson@lakeelmo.org); Julie Yoho - City of Afton (jyoho@ci.afton.mn.us); Kate Piscitello; Kathy Schmoeckel (kgschmoeckel@yahoo.com); Kim Blaeser (kblaeser@ci.woodbury.mn.us); Kim Points (clerk@cityofgrant.com); Linda Tibbetts; Lynette Peterson (mosc@cityofmarine.org); City of Hugo - Michele Lindau; Nancy Healey (clerk@baytownmn.org); Neil Soltis (n.soltis@ci.scandia.mn.us); Ronald J Moorse (administrator@ci.afton.mn.us); Sara Taylor (staylor@ci.bayport.mn.us); Sharon Ornquist (sornquist@stpaulpark.org); Sue Barry (sue@ci.oakdale.mn.us); Tobin Lay (Tobin.Lay@CityofBirchwood.com); Travis Brierley (tbrierley@newportmn.com); Vickie Keating - City of Pine Springs (cityofpinesprings@juno.com); Vickie Keating (vkeating1@comcast.net); Barbara Proulx (proulxb@stillwaterschools.org); Connie Ramberg - ISD 831 (cramberg@flaschools.org); Deanna Werner (dwerner@hastings.k12.mn.us); Jeannine A. Lanz (jlanz@isd622.org); Jo McCabe (jmccabe@isd622.org); Jodi Davis (jdavis@isd2144.org); Laura Eliason (laura.eliason@isd832.net); Pottratz, Dayna; Sharon Dierkhising (sdierkhising@flaschools.org); Timothy Maurer (tim.maurer@isd624.org)
Subject: Reminder: Resolution declaring Polling Locations due 12/31

Hello,

A reminder that per MN Statue 204B.16 (cities & towns) and 205A.11 (school districts) must designate by resolution polling places for 2019 regardless if you have an election scheduled or not.

Thank you to those clerks who have already sent your resolutions. If you haven't passed one yet, please do so as soon as possible.

MACO and other advocacy groups are working to get this law changed so you don't have to do it each year, but currently, the way the law reads, this must be done **"By December 31 of each year"**.

<https://www.revisor.mn.gov/statutes/cite/204B.16>

<https://www.revisor.mn.gov/statutes/cite/205A.11>

Please let me know if you have any questions.

Best,

Subdivision 1. Authority; location.

By December 31 of each year, the governing body of each municipality and of each county with precincts in unorganized territory must designate by ordinance or resolution a polling place for each election precinct. The polling places designated in the ordinance or resolution are the polling places for the following calendar year, unless a change is made:

(1) pursuant to section 204B.175;

(2) because a polling place has become unavailable; or

(3) because a township designates one location for all state and federal elections and one location for all township only elections.

Polling places must be designated and ballots must be distributed so that no one is required to go to more than one polling place to vote in a school district and municipal election held on the same day. The polling place for a precinct in a city or in a school district located in whole or in part in the metropolitan area defined by section 200.02, subdivision 24, shall be located within the boundaries of the precinct or within one mile of one of those boundaries unless a single polling place is designated for a city pursuant to section 204B.14, subdivision 2, or a school district pursuant to section 205A.11. The polling place for a precinct in unorganized territory may be located outside the precinct at a place which is convenient to the voters of the precinct. If no suitable place is available within a town or within a school district located outside the metropolitan area defined by section 200.02, subdivision 24, then the polling place for a town or school district may be located outside the town or school district within five miles of one of the boundaries of the town or school district.

RESOLUTION 2019-04

A RESOLUTION DESIGNATING PRECINCT POLLING LOCATIONS FOR THE 2019 ELECTIONS IN THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA

WHEREAS, there was a change made during the 2017 legislative session to State Statute 204.16 which discusses polling place designations; and,

WHEREAS, state law now requires municipalities to designate precinct polling places for all elections for the year by December 31 of the prior year; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Grant hereby designates precinct polling location for 2019 as follows:

Precinct 1 – Woodbury Lutheran - Oak Hill Campus
9050 60th Street N
Stillwater, MN 55082

ADOPTED by the Grant City Council this 2nd day of January, 2019.

Jeff Huber, Mayor

ATTEST:

City Clerk

Administrator/Clerk

Subject: FW: Confirming next Council Meeting

From: David Watts [<mailto:david.watts@us-solar.com>]

Sent: Wednesday, December 12, 2018 10:43 AM

To: Administrator/Clerk

Subject: Re: Confirming next Council Meeting

Kim,

US Solar would like to be removed from the January 2 meeting and placed on the next meeting's agenda, which we believe is February 5. Is that okay?

I know January 2 would be a lengthy and complicated meeting as is, and I feel the incoming Council Members could benefit from a little extra time to review the materials we've submitted, including our November 29 letter.

Thank you,

David

David Watts – Project Development Manager

United States Solar Corporation

100 N 6th St, Suite 218C, Minneapolis, MN 55403

O: 612.294.6978 M: 612.859.7575

david.watts@us-solar.com

us-solar.com



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Date December 23, 2018

To: Honorable Mayor & City Council Members

From: Jack Kramer Building Official

Zoning Enforcement;

1. Woodchuck Tree Service. 7310 Jocelyn Rd. N.T

a. The City received a formal complaint that that Woodchuck tree Service has expanded the use of the property. I inspected the property on December 17, 2018 and noted the use has not expanded. The only item of equipment visible was a utility trailer.

Building Permit Activity:

Twenty-Two (22) Building Permits were issued for a valuation of \$ 611,895.96

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive style with a large initial "J" and "K".

Jack Kramer

Building & Code Enforcement Official

Grant Master Form							
Permit	Permit Type	Name	Project Address	Date Issued	Valuation:	City Fee:	75% Plan CK Fee:
2018-407	Re-Roof	Hanf	8170 Lake Elmo Ave.	11/6/2018	\$ 18,605.96	\$ 307.25	\$ 230.43 \$ -
2018-408	HVAC	Alm	10229-67th. St. N.	11/7/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-409	HVAC	Becker	9735 Joliet Ave. N.	11/8/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-410	Re-Roof	Donovan	9840 Justen Trail N.	11/9/2018	\$ 12,000.00	\$ 209.25	\$ 156.93 \$ -
2018-411	Plumbing	Comstock	9355-84th. St. N.	11/9/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-412	HVAC	Hinz	10870 Inwood Ave.	11/9/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-413	HVAC	Hanson	114080-115th. St	11/10/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-414	Re-Roof	Murphy	6950 Lake Elmo Ave.	11/13/2018	\$ 8,100.00	\$ 167.25	\$ 125.43 \$ -
2018-415	Re-Roof	Anderson	8660 Kimbro Lane N.	11/13/2018	\$ 8,200.00	\$ 167.25	\$ 125.43 \$ -
2018-416	Re-Roof	Matschke	6345 Keswick Ave.	11/14/2018	\$ 15,000.00	\$ 251.25	\$ 188.43 \$ -
2018-417	Re-Siding	Slack	9691-101st. St.N.	11/14/2018	\$ 8,300.00	\$ 167.25	\$ 125.43 \$ -
2018-418	HVAC	Mogren	11033-66th. St. N.	11/15/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-419	Windows	Martin	10975-66th. St. N.	11/15/2018	\$ 40,000.00	\$ 543.25	\$ 407.43 \$ -
2018-420	Plumbing	Matschke	6345 Keswick Ave.	11/15/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-421	HVAC	Zurn	10410 Hadley Ave.	11/15/2018	N/A	\$ 160.00	\$ 120.00 \$ -
2018-422	Re-Roof	Toppson	9500-96th. St. N.	11/16/2018	\$ 7,000.00	\$ 139.25	\$ 104.43 \$ -
2018-423	HVAC	Bruggeman	9087 Joliet Ave. N.	11/16/2018	N/A	\$ 160.00	\$ 120.00 \$ -
2018-424	Re-Roof	Kalley	1204 Dellwood Rd.	11/19/2018	\$ 5,700.00	\$ 125.25	\$ 3.93 \$ -
2018-425	Garage	Rutkiewicz	8247-80th. St. N	11/20/2018	\$ 57,000.00	\$ 692.75	\$ 519.56 \$ -
2018-426	HVAC	Eartes	11222-79th. St.N.	11/21/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-427	Plumbing	Blais	11940 Great Oaks Trl.	11/21/2018	N/A	\$ 80.00	\$ 60.00 \$ -
2018-428	House & Gar.	Creative Homes	468 Maple St	12/14/2018	\$ 431,990.00	\$ 2,852.95	\$ 2,139.71 \$ 1,854.41
Monthly total					\$ 611,895.96	\$ 6,662.95	\$ 4,907.14 \$ 1,854.41