

**City of Grant
City Council Agenda
August 6, 2019**

The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, August 6, 2019, 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 two (2) minutes with five (5) speakers maximum. Generally, the City Council will not take any official action on items discussed at this time, but may 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) _____
- (5) _____

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF CONSENT AGENDA

A. July 2019 Bill List, \$59,710.61

B. Kline Bros Excavating, Road Work, \$25,387.50

5. STAFF AGENDA ITEMS

A. City Engineer, Brad Reifsteck (no action items)

B. City Planner, Jennifer Haskamp

i. Consideration of Resolution No. 2019-14, Request for Minor Subdivision at 11033 66th Street N and 6353 Lake Elmo Avenue N

C. City Attorney, Dave Snyder (no action items)

6. NEW BUSINESS

A. Consideration of June 27, 2019 City Council Meeting Minutes (Council Member Rog Abstain)

7. UNFINISHED BUSINESS

8. DISCUSSION ITEMS (no action taken)

A. Staff Updates (updates from Staff, no action taken)

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

9. COMMUNITY CALENDAR AUGUST 7 THROUGH AUGUST 31 , 2019:

Mahtomedi Public Schools Board Meeting, Thursday, August 8th and August 22nd, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, August 8th, Stillwater City Hall, 7:00 p.m.

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

10. ADJOURNMENT

Fund Name: All Funds

Date Range: 06/29/2019 To 07/31/2019

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
07/29/2019	Payroll Period Ending 07/31/2019	14114	July2019	N	Clerk Salary	100-41101-100-	\$ 3,845.86
	Total For Check	14114					\$ 3,845.86
07/29/2019	AirFresh Industries	14117	PortaPot #35242	N	Town Hall Porta Pot	100-43007-210-	\$ 125.00
	Total For Check	14117					\$ 125.00
07/29/2019	Wells Fargo Business Card	14118	Office Phone Battery	N	Office Equipment	100-41314-320-	\$ 21.46
	Total For Check	14118					\$ 21.46
07/29/2019	CenturyLink	14119	City Phone	N	City Office Telephone	100-41309-321-	\$ 136.28
	Total For Check	14119					\$ 136.28
07/29/2019	Press Publications	14120	Publishing - 2018 Open Invoice	N	Petitioned - 65th Street	100-43172-351-	\$ 57.91
	Total For Check	14120					\$ 57.91
07/29/2019	Brochman Blacktopping Co.	14121	Potholes	N	Pothole Repairs	100-43109-300-	\$ 4,273.74
	Total For Check	14121					\$ 4,273.74
07/29/2019	Waste Management	14122	Recycling	N	Recycling	100-43011-384-	\$ 4,964.87
	Total For Check	14122					\$ 4,964.87
07/29/2019	Miller Excavating	14123	Gravel	N	Gravel Road Costs	100-43106-300-	\$ 4,960.23
	Total For Check	14123					\$ 4,960.23
07/29/2019	Todd Smith	14124	Monthly Assessment Services - July	N	Property Assessor	100-41208-300-	\$ 1,991.92
	Total For Check	14124					\$ 1,991.92
07/29/2019	Lisa Senopole	14125	Video Tech	N	Cable Costs	100-41212-100-	\$ 180.00
	Total For Check	14125					\$ 180.00
07/29/2019	KEJ Enterprises	14126	July 2019 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00
		14126			Town Hall Mowing	100-43006-300-	\$ 125.00
		14126			Ball Field Maintenance	100-43009-300-	\$ 125.00
		14126			Road Engineering Fees	100-43102-300-	\$ 166.14
		14126			Road Garbage Removal	100-43105-300-	\$ 167.00
		14126			Gravel Road Costs	100-43106-300-	\$ 20.84
		14126			Magnesium Chloride	100-43107-300-	\$ 41.67
		14126			Road Sign Replacement	100-43110-300-	\$ 83.84

Fund Name: All Funds

Date Range: 06/29/2019 To 07/31/2019

<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
		14126			Culvert Repair	100-43111-300-	\$ 20.84
		14126			Snow & Ice Removal	100-43113-300-	\$ 5,416.67
		14126			Road Brushing	100-43114-300-	\$ 2,250.00
		14126			Road Side Mowing	100-43115-300-	\$ 500.00
		14126	Total For Check				\$ 9,000.00
07/29/2019	WSB & Associates	14127	Engineering - February	N	Engineering Fees - General	100-41203-300-	\$ 1,366.50
		14127			Road Engineering Fees	100-43102-300-	\$ 9,382.50
		14127			MS4	100-43118-300-	\$ 1,000.50
		14127			Utility/ROW Permits	100-43132-300-	\$ 372.00
		14127			Grading Permit	100-43135-300-	\$ 1,024.00
		14127			Comprehensive Plan	100-43173-300-	\$ 536.00
		14127			Escrow	955-49320-300-	\$ 3,424.50
		14127	Total For Check				\$ 17,106.00
07/29/2019	Johnson Turner Legal	14128	February Billing	N	Legal Fees - General	100-41204-301-	\$ 1,298.00
		14128			Legal Fees - Prosecutions	100-41206-301-	\$ 1,800.00
		14128	Total For Check				\$ 3,098.00
07/29/2019	Washington Conservation District	14129	2nd Quarter Billing	N	MS4	100-43118-301-	\$ 175.00
		14129	Total For Check				\$ 175.00
07/29/2019	Croix Valley Inspector	14130	Building Inspector	N	Building Inspection	100-42004-300-	\$ 2,672.14
		14130	Total For Check				\$ 2,672.14
07/29/2019	TEG Land Holdings LLC	14131	Escrow Refund	N	Escrow	954-49320-810-	\$ 2,047.50
		14131	Total For Check				\$ 2,047.50
07/29/2019	Our Community Food Projects	14132	Escrow Refund	N	Escrow	960-49320-810-	\$ 569.00
		14132	Total For Check				\$ 569.00
07/29/2019	Lexmar Properties	14133	Escrow Refund	N	Escrow	959-49320-810-	\$ 696.00
		14133	Total For Check				\$ 696.00
07/29/2019	Petty Cash	14134	Postage/Office	N	Office Supplies	100-41313-210-	\$ 100.00
		14134			Postage	100-41318-210-	\$ 100.00
		14134	Total For Check				\$ 200.00
07/29/2019	Sprint	14135	City Cell Phone	N	Road Expenses - Other	100-43116-321-	\$ 31.04
		14135	Total For Check				\$ 31.04
07/29/2019	Kline Bros Excavating	14136	Road Maintenance	N	Grader Contractor	100-43101-301-	\$ 4,520.00

Fund Name: All Funds

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<u>Date</u>	<u>Vendor</u>	<u>Check #</u>	<u>Description</u>	<u>Void</u>	<u>Account Name</u>	<u>F-A-O-P</u>	<u>Total</u>
		14136			Gravel Road Costs	100-43106-301-	\$ 8,490.00
		14136			Road Shouldering	100-43108-301-	\$ 1,347.50
		14136			Culvert Repair	100-43111-301-	\$ 5,130.00
		14136			Ditch Repair	100-43133-301-	\$ 5,900.00
		Total For Check 14136					\$ 25,387.50
07/29/2019	SHC, LLC	14137	Planning	N	City Planner	100-41209-301-	\$ 1,246.00
		14137			Escrow	961-49320-301-	\$ 381.00
		Total For Check 14137					\$ 1,627.00
07/29/2019	Press Publications	14138	Publishing	N	Escrow	962-49320-351-	\$ 27.38
		Total For Check 14138					\$ 27.38
07/29/2019	PERA	14139	PERA	N	Clerk PERA	100-41102-120-	\$ 388.07
		14139			Clerk PERA Withholding	100-41108-100-	\$ 336.33
		Total For Check 14139					\$ 724.40
07/29/2019	IRS	EFT117	Payroll Taxes	N	Clerk FICA/Medicare	100-41103-100-	\$ 395.83
		EFT117			Clerk Medicare	100-41105-100-	\$ 75.03
		EFT117			Federal Withholding	100-41107-100-	\$ 388.22
		EFT117			Social Security Expenses	100-41109-100-	\$ 320.80
		Total For Check EFT117					\$ 1,179.88
		Total For Selected Checks					\$ 85,098.11

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



Invoice

DATE	INVOICE #
7/28/19	2524

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

DUE DATE
8/7/19

DESCRIPTION	QTY	UNIT COST	AMOUNT
7-11-19 INSTALL 13" X 17" X 30FT CULVERT WITH FLARE ENDS ON MAPLE ST AND BED WITH SAND			2,865.00
7-11-19 CULVERT CREDIT			-865.00
7-16-19 INSTALL 13" X 17" X40FT CULVERT WITH FLARE ENDS ON IMPERIAL AVE AND BED WITH SAND			3,700.00
7-16-19 CULVERT CREDIT			-1,070.00
7-16-19 DITCH FOR CULVERT			0.00
7-16-19 E70	2	90.00	180.00
7-16-19 1845C	2	85.00	170.00
7-16-19 L9000	1	75.00	75.00
7-16-19 T600	1	75.00	75.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		5,130.00

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



Invoice

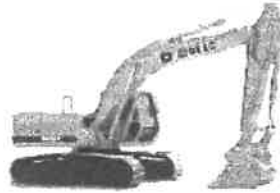
DATE	INVOICE #
7/28/19	2522

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

DUE DATE
8/7/19

DESCRIPTION	QTY	UNIT COST	AMOUNT
LANSING AVE DITCH WORK NORTH OF 105TH, MOSTLY WEST SIDE			0.00
7-03-19 E70	6.5	90.00	585.00
7-03-19 1845C	6.5	85.00	552.50
7-03-19 T600	7	75.00	525.00
7-03-19 L9000	7	75.00	525.00
7-03-19 T50	1	75.00	75.00
7-08-19 E70	5.5	90.00	495.00
7-08-19 1845C	5.5	85.00	467.50
7-08-19 T600	6	75.00	450.00
7-08-19 T50	1	75.00	75.00
MAPLE ST DITCHWORK			0.00
7-09-19 E70	4	90.00	360.00
7-09-19 1845C	4	85.00	340.00
7-09-19 T600	5	75.00	375.00
7-09-19 T50	1	75.00	75.00
7-11-19 E70	4	90.00	360.00
7-11-19 1845C	4	85.00	340.00
7-11-19 L9000	4	75.00	300.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		5,900.00

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



Invoice

DATE	INVOICE #
7/28/19	2520

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

DUE DATE
8/7/19

DESCRIPTION	QTY	UNIT COST	AMOUNT
6-19-19 770B	11	80.00	880.00
6-19-19 740A	10.5	80.00	840.00
6-20-19 770B	9.5	80.00	760.00
6-20-19 740A	11.5	80.00	920.00
6-21-19 770B	3.5	80.00	280.00
6-21-19 740A	3.5	80.00	280.00
6-24-19 740A	2.75	80.00	220.00
6-25-19 740A	1.25	80.00	100.00
7-05-19 770B	3	80.00	240.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE		Total	4,520.00

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



Invoice

DATE	INVOICE #
7/28/19	2523

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

DUE DATE
8/7/19

DESCRIPTION	QTY	UNIT COST	AMOUNT
CUT DOWN ROAD SHOULDER ON WEST SIDE OF IRISH AT IRONWOOD INTERSECTION			0.00
6-26-19 E70	4	90.00	360.00
6-26-19 1845C	5	85.00	425.00
6-26-19 L9000	5.5	75.00	412.50
6-26-19 T600	1	75.00	75.00
6-26-19 T50	1	75.00	75.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		1,347.50



DATE	INVOICE #
7/28/19	2521

BILL TO	JOB ADDRESS
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD GRAVEL 100-43106

DUE DATE
8/7/19

DESCRIPTION	QTY	UNIT COST	AMOUNT
6-19-19 L9000 LOADS OF GRAVEL HAULED (2) KEATS (6) 114TH W	8	75.00	600.00
6-20-19 L9000 LOADS OF GRAVEL HAULED TO 114TH	6	75.00	450.00
6-20-19 770B SPREAD RC-5	1	80.00	80.00
6-24-19 L9000 LOADS OF RC-5 HAULED TO LOCKRIDGE	3	75.00	225.00
6-24-19 740A SPREAD GRAVEL	2	80.00	160.00
6-25-19 L9000 LOADS OF RC-5 HAULED (6) LOCKRIDGE (2) KIMBRO CT	8	75.00	600.00
6-25-19 740A SPREAD GRAVEL	5	80.00	400.00
7-08-19 L9000 LOADS OF RC-5 HAULED TO KIMBRO CT	7	75.00	525.00
7-09-19 L9000 LOADS OF RC-5 HAULED TO KIMBRO CT	8	75.00	600.00
7-09-19 770B SPREAD GRAVEL AND COMPACT	3.75	80.00	300.00
7-11-19 L9000 RC-5 HAULED FROM SHOP TO MAPLE	1	165.00	165.00
7-11-19 1845C SPREAD GRAVEL	1	85.00	85.00
7-15-19 L9000 MILLINGS HAULED TO KEATS	3	75.00	225.00
7-15-19 MILLINGS FOR KEATS	1	250.00	250.00
7-15-19 1845C SPREAD MILLINGS	2.5	85.00	212.50
7-15-19 FLAGMAN	2.5	45.00	112.50
7-15-19 SD54 COMPACT MILLINGS	2	75.00	150.00
7-15-19 T600	1	75.00	75.00
7-15-19 T50	1	75.00	75.00
7-16-19 L9000 LOADS OF RC-5 HAULED TO IMPERIAL	5	75.00	375.00
7-16-19 1845C SPREAD GRAVEL	2	85.00	170.00
7-17-19 L9000 LOADS OF RC-5 HAULED TO IMPERIAL	6	75.00	450.00
7-17-19 770B SPREAD GRAVEL	2.5	80.00	200.00
7-17-19 L9000 COMPACT RC-5	1	75.00	75.00
7-18-19 L9000 LOADS OF RC-5 HAULED TO IMPERIAL	7	75.00	525.00
7-18-19 770B SPREAD GRAVEL	2.5	80.00	200.00
7-18-19 L9000 COMPACT GRAVEL	1	75.00	75.00
7-19-19 LOADS OF RC-5 HAULED TO IMPERIAL	9	75.00	675.00
7-19-19 770B SPREAD GRAVEL AND COMPACT	3.5	80.00	280.00
7-27-19 FILL IN SINKHOLE ON LANSING AVE SOUTH OF HWY 96			175.00
AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE	Total		8,490.00



STAFF REPORT

TO: Mayor and City Council
Kim Points, City Administrator/Clerk

Date: July 29, 2019

CC: Dave Snyder, City Attorney

RE: Application for Minor Subdivision
(Lot Line Rearrangement)
11033 66th Street N, Grant, MN

From: Jennifer Haskamp, Consulting City
Planner

Background

The Applicants, Scott and Mary Mogren, are requesting approval of a lot line rearrangement of property located at 11033 66th Street North. The proposed rearrangement will result in the Applicant's purchase of approximately 2.0 acres from the adjacent property (6353 Lake Elmo Avenue North) which will be combined with their existing lot.

Process & Public Hearing

Section 30-11 subsection (b) *Exchange of Lands* permits some of the minor subdivision requirements to be waived provided the resulting lots remain in conformance with the standards identified in Chapter 32. Additionally, the Applicant's request must follow the same process, but may proceed straight to City Council provided a Certificate of Survey has been prepared. The Applicants submitted materials following the standards as outlined in Chapter 30, but there is a minor deviation from the dimensional standards as described in subsequent sections of this report, thus necessitating a public hearing. A duly noticed public hearing has been scheduled for August 6, 2019 at 7:00 PM at the regular City Council meeting.

Project Summary

Applicants & Owners (11033 66 th Street N):	Scott and Mary Mogren
Owner (6353 Lake Elmo Avenue N):	Cory Mogren
PIDs:	3603021230007 and 3603021320002
Address:	11033 66 th Street N and 6353 Lake Elmo Avenue North
Zoning & Land Use:	A-1
Request:	Lot Line Rearrangement (Minor Subdivision) to transfer approximately 2.0 acres from 6353 Lake Elmo Avenue to 11033 66 th Street N.



The Applicant and Owners are requesting a lot line rearrangement of two existing lots to transfer approximately 2.0 acres from the property located at 6353 Lake Elmo Avenue N., to the subject property at 11033 66th Avenue North. The proposed lot line arrangement will not result in any new lots, and the 2.0 acres will be combined with the subject property. The Applicants have indicated the purpose for acquiring an additional 2.0 acres is to allow for the keeping of additional horses. The land exchange is a strip of land approximately 99.85 feet in width that extends from the southerly property line of 11033 66th Street N to the easterly property line of 6353 Lake Elmo Avenue. The transfer area does not have any frontage on either 66th Street North or Lake Elmo Avenue North.

Review Criteria

The City's subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9, 30-10 and 30-11. The sections of the code that relate to dimensional standards and other zoning considerations are provided for your reference:

Secs. 12-261

Secs. 32-184

Secs. 32-246

Secs. 32-313

Existing Site Conditions

There are two existing parcels that are the subject of this Application, and the southerly lot line of 11033 66th Street North abuts the north-central lot line of 6353 Lake Elmo Avenue N (the lots form a "T"). Both properties are a part of the Baer Farm platted subdivision and are identified as Lot 3 and Lot 5 Block 2.

Lot 3 is oriented north-south and has primary frontage on 66th Street North and the existing principal structure and accessory buildings are accessed using a single driveway which connects to the public roadway. The existing home is setback approximately 165-feet from the road (front), 75-feet from the east property line (side), 250-feet from the west property line (side), and 720-feet (rear) from the south property line. There are two existing accessory buildings on the site that total approximately 2,915-square-feet. There is an existing outdoor riding arena, and other fenced in pasture areas based on information observed from Washington County GIS information. The site is sparsely vegetated, and there do not appear to be any wetlands on site, but there is an existing drainage and utility easement along the southerly property line that was likely granted at the time of platting.

Lot 5 is oriented east-west with primary frontage on Lake Elmo Avenue N. There is an existing principal structure on the property and no accessory buildings. The existing home is setback approximately 700-feet from Lake Elmo Avenue N., and the home is accessed from an existing single driveway. The existing home is



setback approximately 18.9-feet from the southerly property line (side), 235-feet from the northerly property line (side), and 500-feet from the easterly property line (rear). There appears to be a small wetland on the southeastern corner of the property, and the site is sparsely vegetated with stands of trees that appear to primarily be planted to provide buffering between adjacent properties. There is an existing drainage and utility easement which covers approximately the 450-feet of the property, as with Lot 3, it is assumed that this easement area was granted at time of platting.

Comprehensive Plan Review

The adopted Comprehensive Plan sets a maximum density of 1 unit per 10 acres in the A-1 land use designation. The proposed minor subdivision/lot line rearrangement of the two Parcels does not result in any new lots being created. The minor subdivision/lot line rearrangement as proposed meets the density requirements as established in the Comprehensive Plan.

Zoning/Site Review

Dimensional Standards

The following site and zoning requirements in the A-1 district are defined as the following for lot standards and structural setbacks:

Dimension	Standard
Lot Area	5 acres
Lot Width (public street)	300'
Lot Depth	300'
FY Setback – County Road (Centerline)	150'
Side Yard Setback (Interior)	20'
Rear Yard Setback	50'
Maximum Height	35'

Lot Area and Lot Width

The proposed subdivision is depicted on Attachment B: Lot Split. As shown the proposed subdivision would result in a revised configuration of Lot 3 and revised configuration of Lot 5, Block 2. A summary of each resulting parcel is identified on the table below:

Lot Tabulation (As Proposed):

Parcel	Size	Frontage	Lot Width	Lot Depth
Lot 3 (3603021230007)	10.51 Acres	400.00'	400.00'	926'



Lot 5 (3603021320002)	10.41 Acres	425.00'	425.00' (325' at structure)	1,272'
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As proposed, both created lots meet the city's dimensional standards for size, frontage, lot width and lot depth.

Setbacks

The existing principal structure and accessory buildings on Lot 3 meet all setback standards as identified in the existing conditions description. The existing principal structure on Lot 5 meets all setback standards except it encroaches by approximately 1.1-feet into the southerly side-yard setback. While the existing home does not meet the side-yard setback on the south, the proposed subdivision will transfer property from the northerly portion of the property where the existing home exceeds the side-yard setback requirement. The existing setback from the northerly property line is approximately 335-feet, and if the proposed transfer is approved, will be setback approximately 235-feet. The intent of the ordinance is to prohibit subdivision and lot line rearrangements that further exacerbate non-conforming uses, which is not the case in this request. *Given that the Application does not create any new lots, and since the proposed transfer of approximately 2.0 acres will result in essentially the existing condition with respect to setbacks, staff is supportive of the proposed request and believes it is consistent with the intent of the City's subdivision standards.*

Access & Driveways

No new access will be created as a part of this request, and both properties will continue to use their existing driveways. The approximately 2.0 acres transferred to Lot 3 will be combined with the existing lot and will be accessed from the existing property (the transfer area does not have frontage on a roadway but is contiguous to Lot 3).

Accessory Structures

There are two existing accessory structures on Lot 3, and there are no new proposed structures as part of this application. It should be noted that both Lots in the revised configuration will be subject to the standards identified in Section 32-313 subsection (2)(e) which permit up to four (4) accessory buildings with a total of 3,500-square feet.

Additional Considerations

The proposed configuration is generally subject to the standards that are contained within Chapter 30 for minor subdivisions in the City. Some additional considerations regarding this request are as follows:

- The configuration results in an irregular shaped lot, which is generally discouraged in the City's subdivision standards for design. However, the proposed lot-lines are at right-angles and are an extension of existing lot lines contained on Lot 3. Additionally, the easterly third of Lot 5 is within a drainage and utility easement which limits the uses permitted within the area (i.e. no structures could be built in this area). For these reasons, Staff generally supports the Applicant's proposed configuration.



- The drainage and utility easements on the southerly lot line of Lot 3 will now bisect the 2.0-acre portion of land that will be transferred and combined. Staff would suggest the easement be vacated and moved to the proposed southerly lot line which would make more sense given the purpose of the area transfer and the new lot line. Staff recommends adding this as a condition of approval.

Other Agency Review

There are no other agencies that are required to review the subject application. The proposed rearrangement does not create any new lots or propose any new structures, driveway accesses, construction or other site work. As a result, no other agency review is necessary. It should be noted that the proposed rearrangement of the Lots are part of the Baer Farm subdivision and any uses may be subject to private covenants or restrictions. The City does not review or become involved in private agreements, but the Applicants should review and research any available documents to their satisfaction.

Requested Action

Staff has prepared a draft resolution with conditions for your review and consideration.

Attachments:

Attachment A: Application

Attachment B: Resolution 2019-__

Attachment C: Minor Subdivision exhibit, June 5, 2019

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



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

Application Date:	7/3/19
Fee: \$400	Escrow: \$4,000

pd \$4,400 Check # 8968

MINOR SUBDIVISIONS

A minor subdivision is any subdivision containing not more than two lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property.

PARCEL IDENTIFICATION NO (PIN): 36.030.21.23.0007 LEGAL DESCRIPTION: subdivision ED 00356 BAER FARM LOT3 BLOCK 2		ZONING DISTRICT & COMP PLAN LAND USE: A1 LOT SIZE: 8,505 Acres
PROJECT ADDRESS: 11033 66th St N Grant, MN 55082	OWNER: Name: Scott & Mary Mogren Address: 11033 66th St N City, State: Grant, MN 55082 Phone: 651-238-9590 Email: Scottmogren@hotmail.com	APPLICANT (IF DIFFERENT THAN OWNER): mdanna01@earthlink.net
DESCRIPTION OF REQUEST: Lot Split		
EXISTING SITE CONDITIONS: Single family home with accessory buildings		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Chapter 30; Section 30-9		

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan: Technical drawing demonstrating existing conditions and proposed changes (Full scale plan sets shall be at a scale not less than 1:100) <ul style="list-style-type: none"> ▪ North arrow and scale ▪ Name, address, phone number for owner, developer, surveyor, engineer ▪ Streets within and adjacent to the parcel(s) including driveway access points ▪ Topographic data at two (2) foot contour intervals and steep slopes ▪ Proposed lot sizes (with dimensions) indicating setbacks for newly created lots ▪ Buildable area with acres and square footage identified ▪ Wetland limits (delineation) ▪ Drainage plans ▪ Soil tests for the installation of an on-site septic system

Application for: **MINOR SUBDIVISION**
City of Grant

		<ul style="list-style-type: none"> ▪ Septic system and well location ▪ Building locations and dimensions with setbacks ▪ Vegetation and landscaping ▪ Wetland Delineation ▪ Shoreland classifications: waterbodies, Ordinance High Water Level, 100 year flood elevation, and bluff line ▪ Name of subdivision with lot and block numbers of property, if platted <p>COPIES: 20 copies (4 sets at 22" x 34" and 16 at 11" x 17" format)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A certificate of survey, by a registered land surveyor for each parcel will be required. The survey must show newly created lots and the original lot, limits of any wetland, one acre of buildable area, and elevation of the building site above any lake, stream, wetland, etc.
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Mailing labels with names and address of property owners within 1,320 feet, contact Washington County Surveyor's Office: (651) 430-6875
<input type="checkbox"/>	<input type="checkbox"/>	Minor Subdivision submittal form completed and signed by all necessary parties
<input type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$4,000

Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the applicant, the public, City Staff, or its own members. It may question the applicant and may recommend approval, disapproval or table by motion the application. The Commission may impose necessary conditions and safeguards in conjunction with their recommendation.

Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council is the only body with the authority to make a final determination and either approve or deny the application for minor subdivision.

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.



Signature of Applicant

04/25/19

Date

Signature of Owner

Date

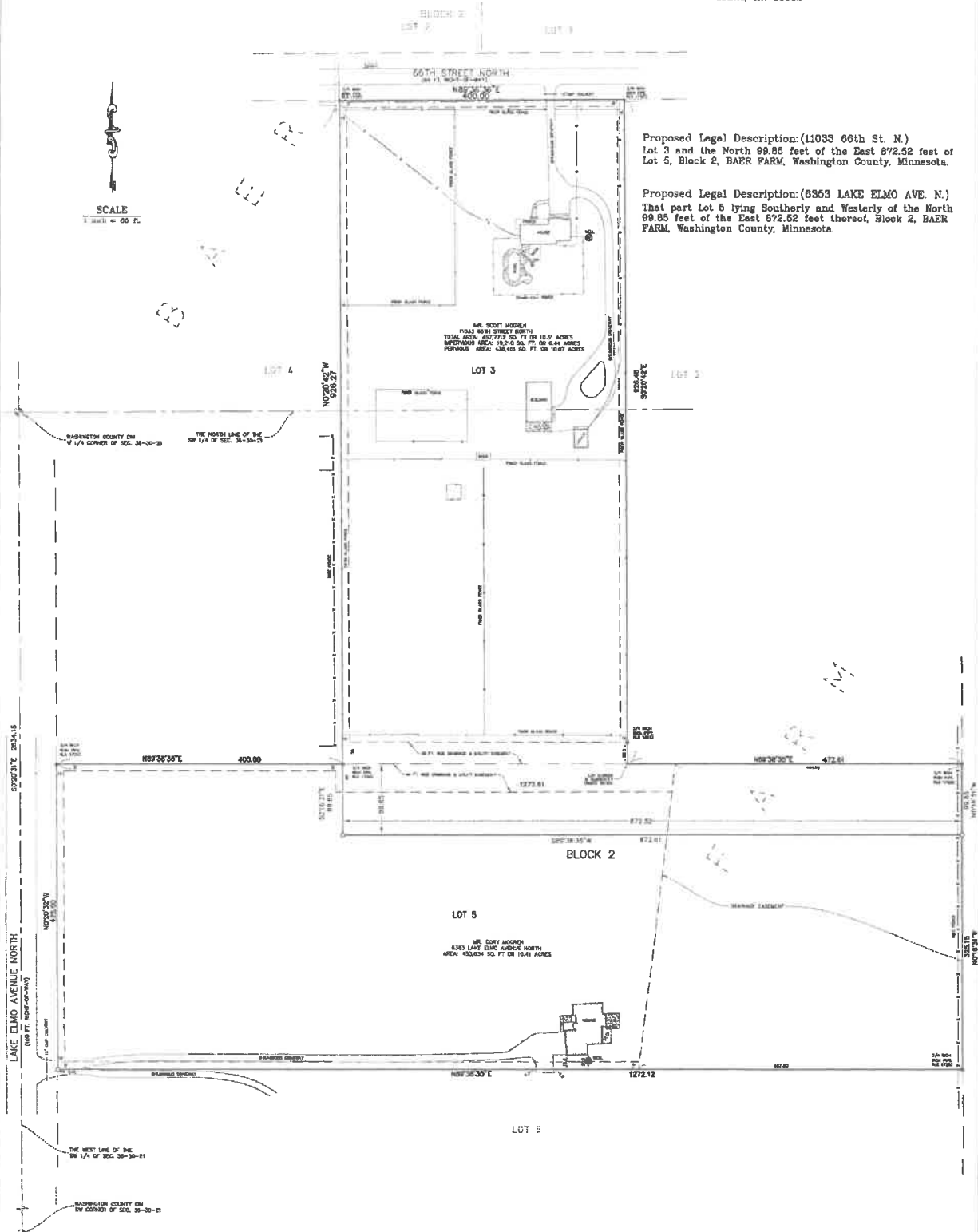
PROPOSED LOT SPLIT

LAKE AND LAND SURVEYING, INC.
 1200 Centre Pointe Curve, Suite 275
 Mendota Heights, Minnesota 55120
 Phone: 651-776-6211

Survey Made For:
 Mr. Scott Mogren
 11033 66th Street North
 Grand, MN 55082

Proposed Legal Description: (11033 66th St. N.)
 Lot 3 and the North 98.85 feet of the East 872.52 feet of
 Lot 5, Block 2, BAER FARM, Washington County, Minnesota.

Proposed Legal Description: (6363 LAKE ELMO AVE. N.)
 That part Lot 5 lying Southerly and Westerly of the North
 98.85 feet of the East 872.52 feet thereof, Block 2, BAER
 FARM, Washington County, Minnesota.



MR. SCOTT MOGREN
 11033 66TH STREET NORTH
 TOTAL AREA: 457,772.65 SQ. FT. OR 10.30 ACRES
 IMPROVED AREA: 18,700.50 SQ. FT. OR 0.43 ACRES
 PERMANENT AREA: 438,461.65 SQ. FT. OR 10.07 ACRES

MR. CORY MOGREN
 6363 LAKE ELMO AVENUE NORTH
 AREA: 145,524.10 SQ. FT. OR 3.31 ACRES

- NOTES:**
- Denotes 1" Corner Spike Set with washer stamped RLS 1848 or as noted to placed upon City approval of Lot Split.
 - Denotes Iron Monument found, size, type, & R.L.S. as noted.
 - Denotes Wire Fence
 - Denotes Fiber Glass Fence
 - Denotes Chain-link Fence
 - Denotes Underground Electric
 - Denotes Telecommunication Line
 - Denotes Gas Line
 - Denotes Overhead Utility wires
 - Denotes Concrete Surface

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

[Signature]
 JAMES L. FARREL
 Registered Land Surveyor & Registered Engineer
 Minnesota Registration No. 18464
 JUNE 5, 2019

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2019-14**

**RESOLUTION APPROVING A REQUEST FOR MINOR SUBDIVISION AT
11033 66TH STREET NORTH AND 6353 LAKE ELMO AVENUE NORTH**

WHEREAS, Scott and Mary Mogren (“Applicant”) submitted an application for a Lot Line Rearrangement/Minor Subdivision of the property located at 11033 66th Street North Street North described as Lot 3 Block 2 Baer Farms (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, Cory Mogren (“Owner”) is the owner of property located at 6353 Lake Elmo Avenue North described as Lot 5 Block 2 Baer Farms; and

WHEREAS, the Owner has agreed to sell approximately 2.0 acres to the Applicant and such acres will be combined with the Subject Property; and

WHEREAS, the proposed lot line rearrangement will not result in any new lots being created but will rearrange the existing lot lines; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on August 6, 2019.

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 Scott and Mary Mogren for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-4 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The minor subdivision and combination will not negatively affect the physical characteristics of the lots or the neighborhood.
- The proposed minor subdivision conforms to the city’s comprehensive plan.

- The minor subdivision/lot line rearrangement will rearrange Lot 3 with approximately 10.51-acres and rearrange Lot 5 with 10.41 acres.
- The minor subdivision does not create any new lots, and no new structures or intensity are proposed as part of this request.
- The minor subdivision will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.

FURTHER BE IT RESOLVED that the following conditions of approval of the Minor Subdivision shall be met:

1. The drainage easement across the southerly lot line of Lot 3 shall be vacated in its current location and reestablished along the newly created lot lines. The Applicant shall prepare an updated survey with the revised drainage and utility easement which shall be reviewed and approved by City Staff prior to execution of the deeds.
2. Any new access to Lot 3 or Lot 5 shall be subject to review and approval of Washington County.
3. The City Attorney shall review and stamp the deeds associated with the created parcels.
4. All escrow amounts shall be brought up to date and kept current.

Adopted by the Grant City Council this 6th day of August 2019.

Jeff Huber, 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 _____, 2019 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 _____, 2019.

Kim Points
Clerk
City of Grant

CITY OF GRANT
MINUTES

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DATE : June 27, 2019
TIME STARTED : 7:00 p.m.
TIME ENDED : 7:40 p.m.
MEMBERS PRESENT : Councilmember Carr (7:05 p.m.), Kaup Giefer,
and Mayor Huber
MEMBERS ABSENT : Rog

Staff members present: City Attorney, Dave Snyder; City Planner, Jennifer Swanson; City Engineer, Brad Reifsteck; 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

Ms. Cecilia Wirth came forward and stated the City Council is doing a great job.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Giefer moved to approve the agenda, as presented. Council Member Kaup seconded the motion. Motion carried unanimously.

CONSENT AGENDA

June 4, 2019 City Council Meeting Minutes	Approved
June 2019 Bill List, \$55,409.35	Approved
Kline Bros. Excavating, Road Work, \$17,822.50	Approved
City of Stillwater, 1 st Half Fire Contract, \$59,867.50	Approved
City of Mahtomedi, 2 nd Quarter Fire Contract, \$35,346.50	Approved

Council Member Kaup moved to approve the consent agenda, as presented. Council Member Giefer seconded the motion. Motion carried unanimously.

1
2 **STAFF AGENDA ITEMS**

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4 **City Engineer, Brad Reifsteck**

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6 **Consideration of 2019 Special Road Projects** – City Engineer Reifsteck advised the budget for
7 special roads project is \$208,000.

8
9 Below are the estimated costs to complete the special road projects as discussed at the June Council
10 Meeting:

- 11
- 12 • Repair subgrade to prevent future frost boils (Kline Bros estimate \$87,937.50)
 - 13 ○ Lansing Ave (2 locations)
 - 14 ○ 110th St. N.
 - 15 ○ Joliet Ave N.
 - 16 ○ 120th Street
 - 17 ○ Jasmine Ave N
 - 18 • Kimbro Ave N. Seal Coat, Fog Seal, pavement markings (\$58,300)
 - 19 • Crack Filling various streets (\$50,168)
 - 20 • Guard Rail on Jocelyn (\$30,000)
- 21

22 Total estimated cost for Special Roads Project mentioned above is \$237,252.50

23
24 Council Member Carr arrived at 7:05 p.m.

25
26 **Council Member Kaup moved to approve all the listed 2019 Special Road Projects, as**
27 **presented. Council Member Giefer seconded the motion. Motion carried unanimously.**

28
29 **City Planner, Jennifer Swanson (no action items)**

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31 **City Attorney, Dave Snyder (no action items)**

32
33 **NEW BUSINESS**

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35 **Schedule 2020 Budget Work Session** – The 2020 Budget Work Session was scheduled on
36 **Tuesday, August 6, 2019, at 6:00 p.m. prior to the regular City Council meeting.**

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38 **UNFINISHED BUSINESS**

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40 There was no unfinished business.

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

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43 **Staff Updates (updates from Staff, no action taken)**

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City Council Reports/Future Agenda Items

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

COMMUNITY CALENDAR JUNE 28 THROUGH JULY 30, 2019:

City Office Closed, July 4th, 2019, 4th of July Holiday

Mahtomedi Public Schools Board Meeting, Thursday, July 11th and July 25th, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, July 11th, Stillwater City Hall, 7:00 p.m.

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

ADJOURNMENT

Council Member Kaup moved to adjourn the meeting at 7:40 p.m. Council Member Giefer seconded the motion. Motion carried unanimously.

These minutes were considered and approved at the regular Council Meeting August 6, 2019.

Kim Points, Administrator/Clerk

Jeff Huber, Mayor