

**City of Grant  
City Council Agenda  
May 3, 2022**

*The regular monthly meeting of the Grant City Council will be called to order at 7:00 o'clock p.m. on Tuesday, May 3, 2022, in a teleconference format 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. April 5, 2022 City Council Meeting Minutes
- B. April 2022 Bill List, \$94,548.07
- C. Kline Bros. Excavating, Road Work, \$26,097.50
- D. 2022 Dust Control Quote, \$1.23 Per Gallon

**5. STAFF AGENDA ITEMS**

- A. City Engineer, Brad Reifsteck (no action items)
- B. City Planner, Jennifer Swanson
  - i. Consideration of Resolution No. 2022-06, Amend CUP Application for Woodbury Lutheran Church, 9060 60<sup>th</sup> Street N

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

**6. NEW BUSINESS**

**A. Consideration of Lawn Care Bids, Town Hall**

**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 MAY 4 THROUGH MAY 31, 2022:**

**Mahtomedi Public Schools Board Meeting, Thursday, May 12<sup>th</sup> and May 26<sup>th</sup>, Mahtomedi District Education Center, 7:00 p.m.**

**Stillwater Public Schools Board Meeting, Thursday, May 12<sup>th</sup>, Stillwater City Hall, 7:00 p.m.**

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

**10. ADJOURNMENT**

CITY OF GRANT  
MINUTES

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**DATE** : April 5, 2022  
**TIME STARTED** : 7:00 p.m.  
**TIME ENDED** : 9:23 p.m.  
**MEMBERS PRESENT** : Councilmember Carr, Rog, Giefer,  
Schafer and Mayor Huber  
**MEMBERS ABSENT** : None

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

**CALL TO ORDER**

The meeting was called to order at 7:03 p.m.

**PUBLIC INPUT**

No one was present for public input.

**PLEDGE OF ALLEGIANCE**

**SETTING THE AGENDA**

**Council Member Schafer moved to approve the agenda, as presented. Council Member Giefer seconded the motion. Motion carried unanimously with a roll call vote.**

**CONSENT AGENDA**

March 1, 2022 City Council Meeting Minutes	Approved
March 2022 Bill List, \$55,575.42	Approved
Resolution No. 2022-04, Abatement of Assessments	Approved
Back to Black Sealcoating Contract	Approved

**Council Member Rog moved to approve the consent agenda, as presented. Council Member Schafer seconded the motion. Motion carried unanimously with a roll call vote.**

**STAFF AGENDA ITEMS**

**City Engineer, Brad Reifsteck**

1 **Consideration of Resolution No. 2022-05, Amended Road Policy** – City Engineer Reifsteck  
2 advised the most recent assessment policy revisions were completed and adopted by council in 2019  
3 and included most notably lowering the threshold for property owners to approve a project from  
4 seventy-five percent (75%) to at least fifty percent (50%).  
5

6 The new assessment policy was discussed at a council workshop on March 22, 2022 and includes the  
7 following changes:  
8

- 9 • The new policy will follow state statute 429 exclusively and eliminates the 50% percent  
10 requirement language for residents to approve a project in its entirety.
- 11 • The council will decide whether to accept the feasibility report and conduct a public hearing.
- 12 • If the council orders the public hearing, residents are strongly encouraged to attend or submit  
13 in writing their comments or opinion on the project prior to the hearing to the clerk. Each  
14 council member will use the available information to make an informed decision on whether  
15 to order a project or not.
- 16 • If the council does not order the project improvements, residents may continue pursuing  
17 support for the project on their own but must submit a new petition with at least seventy five  
18 percent (75%) of the parcels adjacent to the street in favor of a project before council would  
19 consider a new public hearing. In this case, the process would restart at the feasibility stage  
20 and include a new or amended feasibility report. All the associated costs to update or amend  
21 an existing feasibility report accepted by council for any roadway segments or projects will be  
22 the responsibility of the petitioners.  
23

24 A statement regarding the City expressing a preference for petitions being signed by 50% of the  
25 benefitting properties was added to the amended Road Policy.  
26

27 **Council Member Carr moved to adopt Resolution No 2022-05, as amended. Council Member**  
28 **Rog seconded the motion. Motion carried unanimously with a roll call vote.**  
29

30 **Consideration of Pump Improvements** – City Engineer Reifsteck advised the proposed new system  
31 that was discussed last month includes housing the floats adjacent to the pump house within a  
32 perforated 24” PVC standpipe to protect them from the elements and rodent damage. The float  
33 systems would be wired electronically to an alarm dialer using a cellular phone line to notify up to 16  
34 channels. The improvements would also include install the powering wiring, remote antenna, start-up  
35 and training.  
36

37 The items that are included with the new system include the following:  
38

- 39 • The hardware/Software is KI alarm dialer – see attached sheet.
- 40 • New floats and stilling well standpipe
- 41 • Software upgrades and portal maintenance included with annual or monthly fees
- 42 • Software is password protected maintained by KI alarm dialer
- 43 • Warranty period is one year  
44

45 City Staff recommends awarding Kilmer Electric for the base bid amount as described in the attached  
46 quote in the amount of \$10,737.00

1 **Council Member Schafer moved to table Pump Improvements until a funding source is**  
2 **determined. Motion failed with no second.**

3  
4 **Council Member Carr moved to approve Pump Improvements as presented. Mayor Huber**  
5 **seconded the motion with a friendly amendment to include staff reports back the funding**  
6 **source prior to purchase. Council Member Carr agreed to the friendly amendment. Motion**  
7 **carried unanimously with a roll call vote.**

8  
9 **City Planner, Jennifer Swanson**

10  
11 **Consideration of Resolution No. 2022-06, Amended CUP Application for Woodbury Lutheran**  
12 **Church, 9060 60<sup>th</sup> Street** – City Planner Swanson stated the Applicant, Woodbury Lutheran Church,  
13 is requesting an amendment to the existing CUP on the subject property to allow for the development  
14 of outdoor recreational improvements to include a playground, 20' x 30' paved sport court, and a 30'  
15 x 40' (1,200 Square Feet) pavilion. The Site Plan shows that to develop the recreational components,  
16 it is necessary to excavate and fill some existing drainage area that developed as result of more  
17 roadways and impervious surface in the surrounding area. Since on-site stormwater management is  
18 required to support the site, and any improvements, a new drainage plan and supplemental drainage  
19 area will be developed to channel the water southeast of the proposed pavilion and open grass/play  
20 area. Additional landscaping on the site will be completed as part of the project including a rain  
21 garden and pollinator garden.

22  
23 There is an existing CUP on the subject property that was first issued in 1982 for the construction and  
24 operation of the church, which was obtained by the Lutheran Church of the Risen Christ. Churches  
25 were, and remain, a permitted use with a CUP in the R-1 Zoning District. The CUP was later  
26 amended in 1999, and no further amendments to the permit have been granted since 1999. The  
27 Applicant currently uses the site for a church operation, and the existing CUP remains valid. The  
28 proposed amendment would add the proposed exterior improvements and modifications to the CUP.

29  
30 Prior to the Planning Commission, the Applicant submitted a summary response to the staff report on  
31 March 4, 2022 which is included as Attachment D to this staff report. The analysis contained herein  
32 has been updated to reflect the Applicant's response, where applicable.

33  
34 Planning Commission and Public Hearing

35 A duly noticed public hearing was held on March 9, 2022, and property owners within 1,320-feet  
36 were notified of the subject application. One member of the public provided written testimony  
37 regarding concern of the improvements being open to the public.

38  
39 After closing the public hearing the Planning Commission discussed the application. Concerns  
40 regarding the use of the pavilion were identified, specifically whether there would be events, at what  
41 times, etc. There was also concern regarding amplification of activities in the pavilion if used for  
42 gatherings and events. After discussion the Planning Commission recommended approval of the  
43 Amended Conditional Use Permit with conditions. A draft of the Amended CUP, with the conditions  
44 as recommended by the Planning Commission is provided in Attachment A of this staff report.

<p><b>Applicant:</b> Elden Lamprecht, on behalf of <b>Owner:</b> Woodbury Lutheran Church</p>	<p><b>Site Size:</b> 4.02 Acres</p>
<p><b>Zoning &amp; Land Use:</b> R1 – Single Family Residential</p>	<p><b>Request:</b> Amended Conditional Use Permit (CUP)</p>
<p><b>Address:</b> 9050 60<sup>th</sup> St. N. Grant, MN</p>	<p><b>Location Description and PIDs:</b> PID 34.030.21.33.002, subject property generally located northwest of the 60<sup>th</sup> Street N and Jarvis Avenue N intersection</p>

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

The Applicant is requesting an amendment to the existing CUP issued on July 6, 1982 and later amended in June of 1999. A summary of the proposed amendment is as follows:

- Exterior Improvements including:
  - Playground including play structure
  - 20’ x 30’ Sport Court (approximately 600 SF)
  - 30’ x 40’ Pavilion (approximately 1,200 SF)
  - Rain Garden, and pollinator garden
- Excavation and fill of existing natural drainage area and improvements to the drainage area southeast of the proposed improvements. Improvements to drainage area will include installation of a catch basin near the proposed sport court that will drain to a new drainfield area south of the proposed improvements. The design will improve the existing drainage patterns on site and will accommodate a 100-year rain event on site.

The proposed site improvements include excavation and modification of drainage areas on site, and as a result the City Engineer and the Valley Branch Watershed District (VBWD) must review the proposed request. The Applicant has submitted a copy of the permit issued by the VBWD for the proposed project which is provided in the Applicant’s submission materials.

As stated within the attached narrative no other changes are proposed to the operations, and the Applicant intends to operate in compliance with the 1982 and 1999 CUP that addresses the church operations.

City Planner Swanson advised the City Code addresses amendments to existing CUPs in Section 32-152 that states, “An amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit...” As such, the Application to amend the CUP is processed accordingly, and the requested amendment is to consider only those portions of the operations and/or facility that are proposed to change. The City Code states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

1 (e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use  
2 permit, and a periodic review of said permit may be required.”  
3

4 The purpose of this amendment is not to consider the use of the property as a Church, since the  
5 determination that the use is consistent with the City’s regulations was approved in 1982, and as later  
6 amended in 1999. This amendment relates specifically to allowing the outdoor recreation components  
7 including the playground, 20’x30’ paved sport court, 30’ x 40’ pavilion, rain garden and pollinator  
8 garden.  
9

10 The site is located on the southern edge of the City, which is bordered by Highway 36 on the south.  
11 The area is generally used for a mix of general business uses along the 60<sup>th</sup> Street corridor, and rural  
12 residential properties exist east of the site along the frontage.  
13

14 **9050 60<sup>th</sup> Street North, PID 3403021330002**

15 The parcel is described as being in the Southwest Quarter of Section 34, Township 30 North, Range  
16 21 West. The parcel is approximately 4.02 acres, is regular in shape, and is a corner lot bordered by  
17 60<sup>th</sup> Street North on the south and Jarvis Avenue on the east. 60<sup>th</sup> Street North is the frontage road to  
18 Highway 36, which serves generally as the municipal border between the Cities of Grant and Lake  
19 Elmo to the south. The existing building was constructed in compliance with the initial CUP issued in  
20 1982, and the building is generally located near the center of the parcel. There is large parking lot  
21 north of the existing building that connects to 60<sup>th</sup> Avenue North on the southwest corner of the  
22 property and connects with Jarvis Avenue to the east. There is an existing natural drainage area  
23 southeast of the existing building and parking lot that is connected to a pond area on the southeast  
24 corner of the site.  
25

26 City Planner Swanson noted he site is guided RR – Rural Residential in the City’s adopted  
27 Comprehensive Plan. Land within the RR land use designation is generally described as supporting  
28 rural residential uses with limited commercial and institutional uses as identified and allowed within  
29 the City’s zoning ordinance. The proposed amendment does not change the use of the site for a  
30 Church, which is identified as a compatible use within the City’s Comprehensive Plan and supporting  
31 Zoning Ordinance.  
32

33 The Applicant submitted a Site Plan for the proposed amendment (See attached Attachment C,  
34 Construction Plan C1). The following dimensional review is provided for review and consideration.  
35

36 The following site and zoning requirements in the R-1 district for Churches which includes the most  
37 restrictive regulations and performance standards related to the proposed amendment. The following  
38 review is conducted focusing on the proposed improvements.  
39

<b>Dimension</b>	<b>Standard</b>
Minimum Lot Area per non-residential structure (Per Sections 32-313)	As per permit
Frontage – (Per Sections 32-245 & 32-352)	County/State Road and 300’
Front Yard Setback	65’

Side Yard Setback (from street in case of corner lot)	65'
Side Yard Setback (from interior lot lines)	20'
Rear Yard Setback	50'
Height of Structure	35'
Accessory Buildings (# and Total SF)	Maximum of 2 buildings not to exceed 2,000 SF
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')
Impervious surface coverage	50%
Floor Area Ratio	30%

1

**Lot Area and Accessory Building Standards**

The subject property is approximately 4.02 acres and is used for a non-residential structure. Section 32-313(b) states that the maximum building size is established for a CUP based on the lot size. As identified, the maximum square footage on parcels between 3 and 4.99 acres is 2,000 Square Feet, and the existing church structure is approximately 13,000 SF. Since the church was approved as part of the 1982 CUP, the existing parcel, building and size are considered legally non-conforming. Since no improvements to the structure are proposed, the existing non-conforming use is not intensified.

No plans were submitted for the pavilion structure, however the footprint is approximately 1,200 SF, and the City has typically defined similar structures as an accessory structure. The Applicant submitted an example of the type of structure contemplated in their supplemental materials which is provided in Attachment D. (The sport court and play structure are not subject to accessory building standards since they are not covered). On parcels between 3 and 4.99 acres, a maximum of 2 accessory buildings are permitted not to exceed a maximum of 2,000 square feet. From the aerial, there is an existing shed that is approximately 155 square feet. *If the existing shed remains, the shed and the pavilion will have a total of approximately 1,355 Square Feet of Accessory Building on site and meets the ordinance requirements. Staff recommends including a condition that no more than two accessory buildings are permitted on site, and that the total square footage may not exceed 2,000 SF.*

**Setbacks**

As shown on the Construction Plan, the proposed pavilion and play structure are located southeast of the existing building. The proposed



pavilion is setback approximately 55-feet from the easterly property line (75-feet from the traveled surface of Jarvis Avenue), 5-feet from the existing parking lot on-site, and 130-feet from 60<sup>th</sup> Street N. The play structure area is setback approximately 100-feet from the easterly property line, and 70-feet from the paved road surface of 60<sup>th</sup> Street North. As proposed, the Pavilion does not comply with the side-yard setback for structures on a corner lot from a road right-of-way. The Applicant has indicated that they will rotate the pavilion 90-degrees so that it is oriented north-south to meet the setback requirements. The marked-up site plan demonstrates that this is feasible. ***Staff recommends that the Site Plan be updated to show the structure meeting the required setback.***

**Architectural/Building Plans**

No building plans were submitted as part of this application. As previously noted, the proposed improvements include an approximately 1,200 square foot pavilion and the supplemental materials show a concept of a pavilion that is covered with a concrete floor. The maximum height of any accessory building is 35 feet. ***Staff recommends including a condition that the Applicant must submit an elevation plan of the pavilion that is to-scale and clearly demonstrates the height of the proposed structure prior to a building permit being issued.***

No other accessory structures or modifications to the church are proposed, and the site plan clearly demonstrates the location of the sport court and play structure proposed.

**Outdoor Gathering Spaces**

The Applicant is proposing to install and construct a play structure, sport court and pavilion on the site. All three of these areas will increase outdoor activity on the site and will generate more use than the existing church facility. The Applicant addressed this loosely during the planning commission meeting but could not describe in detail the types of events that may be held. The Applicant references that the play structure and sport court will be accessible to the public or adjacent neighborhoods. The Planning Commission was interested in learning more about the outdoor activities, but given the lack of information, they recommended discussion by the City Council and also included additional conditions for consideration. ***The Planning Commission recommended including a condition that the hours of operation be limited to 9:00 PM, and that all furniture used in the pavilion must be stored indoors when not in use. (See Attachment X: Draft Amended CUP).***

**Lighting**

The submitted site plan does not identify any proposed lighting of the area. There are existing overhead lights in the parking lot that may provide some ambient light to the outdoor areas. The Applicant indicated that some lighting under the roof of the pavilion will be used for security purposes. ***Staff has included a condition that the lighting is restricted to security lighting and must be mounted under the roof of the pavilion.***

*No addition exterior site lighting is approved or permitted as part of this amended permit. The lighting in the pavilion must be downcast and must meet all applicable City Ordinances.*

**Landscape Plan,  
Fencing &  
Stormwater**

As noted in the submitted application materials, excavation and site work is necessary to construct the sport court, pavilion and play structure. As noted on the Construction Plan, a catch basin will be constructed between the Sport Court and Pavilion near the southern edge of the parking lot and a large swale will be graded into the site to allow for water and drainage to flow to the stormwater area on the southeast corner of the site. The open grass and play area will be reseeded as part of the project. As noted in the narrative, a rain garden and pollinator garden are proposed but are not identified on the plan, and the Applicant shows the rough area on the marked-up concept plan provided as supplemental information. *Staff recommends including a condition that the Site Plan be updated to include the location of the rain garden and pollinator garden prior to the issuance of the grading permit.*

The Construction Plan (Sheet C1) also notes that a Fence will be constructed to surround the Play Structure area. A detail of the fence was not provided as part of the submission, but the Applicant noted in their supplemental information that the fence is proposed to be a 48” chain-link fence. *Staff recommends including a condition that the fence detail, including height, material, and location should be provided on the updated Site Plan.*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

City Planner Swanson advised that in ce a part of this project includes the relocation/excavation of stormwater features the City Engineer must review and approve the grading plan, and stormwater plan if necessary. As noted on the Construction Plan, the Existing Drainage Area and Proposed Drainage Area are the same, but there is a slight increase in the amount of impervious surface due to the improvements (increase of approximately 1,800 SF). *Given the improvements contemplated with the proposed development, staff recommends including a condition that the City Engineer must review and approve the Construction Plan (Site Plan), as revised, and that the Applicant must obtain a grading plan prior to the commencement of any work on site.*

The property is located within the Valley Branch Watershed District, and the Applicant has obtained the required permit which is attached to their submission materials.

The Planning Commission unanimously recommended approval of the amendment to the CUP with the conditions as noted in the attached Permit.

- The Applicant must obtain a grading permit prior to the commencement of any site work.

1 Mr. Elden Lamprecht, Applicant, came forward and stated the Church has a 40 year history and  
2 Sheriff's reports were sent demonstrating no complaints on the site. He stated they are not doing  
3 large scale event. Next September 10, 2022 will be the next event with amplification. He noted they  
4 can do events and stay within the noise requirements. Events having to end at 9:00 pm is too  
5 restrictive with their type of events.

6  
7 **Council Member Rog moved to table Amended CUP Application to allow for more information**  
8 **to be submitted. Council Member Schafer seconded the motion. Motion carried unanimously**  
9 **with a roll call vote.**

10  
11 **Consideration of Resolution No. 2022-07, Final Plat, 2<sup>nd</sup> Addition, White Oaks Savannah – City**  
12 **Planner Swanson advised White Oaks Savanna is a major subdivision that was approved in 2017 and**  
13 **2018. The preliminary plat for the subdivision in its entirety included 30 rural residential lots and two**  
14 **agricultural Outlots was approved by resolution 2017-08. The Final Plat for Phase I was approved in**  
15 **the Spring of 2018 and included:**

- 16
- 17 • 19 rural residential lots
- 18 • Two (2) covenant restricted agricultural outlots bordering CSAH 12
- 19 • Two (2) Outlots to be replatted into the remaining 11 lots as part of subsequent phases.
- 20 • Dedicated Road right-of-way for local street (named Lone Oak Rd.)

21 Over the past few years the Applicant has been working to develop all required improvements for  
22 Phase I consistent with the Development Agreement that was executed as a condition of the Final  
23 Plat. All current rural residential lots are accessed from the new local road, Lone Oak Trail N., that is  
24 currently stubbed with a temporary cul-de-sac on the easterly border between Phase I and Phase II.  
25 All other required improvements to be completed as part of the project are identified within the  
26 Development Agreement and are subject to review and approval by the City Staff. Upon visual  
27 inspection, of the 19 lots in Phase I, 7 lots are either built and occupied, or under construction, and  
28 several more have "sold" signs indicated on the lot markers. Given the success of Phase I, the  
29 Applicant now requests approval of the Final Plat for White Oaks Savanna 2<sup>nd</sup> Addition (Phase II,  
30 note, there are no more phases of the project).

31  
32 Per the City's ordinances, the Final Plat does not require a public hearing or review by the planning  
33 commission. The Final Plat is subject to a 60-day review period.

34  
35 The following summary regarding the Final Plat, and conditions of Preliminary Plat are provided for  
36 consideration:

<b>Applicant:</b> Streetcar Holdings, LLC	<b>Site Size:</b> 36.2 Acres (Outlot C, north of Lone Oak Trl. N ROW) 27.6 Acres (Outlot D, south of Lone Oak Trl. S ROW)
<b>Zoning &amp; Land Use:</b> A-1	<b>Proposed Plat:</b> White Oaks Savanna 2 <sup>nd</sup> Addition
<b>General Location:</b> At temporary	<b>Request:</b>

easterly terminus of Lone Oak Trail N. (East of CSAH 17, South of CSAH 12)	<ul style="list-style-type: none"> <li>• Replat of Outlot C and Outlot D for Final Plat of 11 rural residential lots to be known as White Oaks Savanna 2<sup>nd</sup> Addition (Phase II)</li> </ul>
--	--

1 The White Oaks Savanna subdivision preliminary plat was approved in 2017 and the Phase I Final  
 2 Plat was approved in 2018. The Final Plat of Phase I established 19-rural residential lots, two (2)  
 3 covenant restricted agricultural parcels, two (2) Outlots to be subdivided in future phases,  
 4 drainageways and stormwater management areas, and road right-of-way for a local roadway to serve  
 5 the subdivision. The Final Plat of the first phase included the dedication of the full right-of-way to  
 6 serve both Phase I and Phase II of the subdivision, with road installation to be completed concurrently  
 7 to the Phase of construction.

8  
 9 The following staff report will review and consider the following:

- 10 • The consistency of the White Oaks Savanna 2<sup>nd</sup> Addition Final Plat with Phase I Final Plat.
- 11 • Consistency of the Phase II Final Plat with the approved preliminary plat for the development
- 12 area.
- 13 • Review for compliance with the City’s ordinance for Final Plat approval.
- 14
- 15

16 General Subdivision Summary:

- 17 • The proposed subdivision will replat Outlot C and Outlot D of the White Oaks Savanna plat
- 18 into 11 rural residential lots. The created lots range in size between approximately 5.0 and 7.5
- 19 acres, which is consistent with the approved preliminary plat for this area. Combined Outlot
- 20 C and Outlot D are 63.8 Acres. No other modifications to the White Oaks Savanna plat are
- 21 proposed as part of this Application.
- 22 • The 11 lots developed as part of Phase II will be a part of the part of a homeowners’
- 23 association (HOA) and will be subject to the restrictive covenants established for the lots
- 24 developed in Phase I.
- 25 • The Applicant phased the construction of the new roadway and installed Lone Oak Trail S.,
- 26 which currently ends with a temporary cul-de-sac on the easterly boundary between the Phase
- 27 I lots and Outlot C and Outlot D (Phase II). The Final Plat of Phase II will comprise all
- 28 approved lots within the Preliminary Plat, and as such the completion of the roadway to
- 29 CSAH 12 is required. A condition of approval of the Final Plat is that the road extension must
- 30 be completed, and access permit to CSAH 12 obtained is included a recommendation within
- 31 this staff report.

32  
 33 Final Plat Summary:

- 1 • Washington County reviewed the proposed access points on Lake Elmo Avenue and CSAH  
2 12 as part of the Preliminary Plat process. The improvements and access from Lake Elmo  
3 Avenue are complete, but the access to CSAH 12 must be constructed as part of Phase II. The  
4 Applicant is required to obtain all necessary permits from Washington County, and is  
5 responsible to complete any required improvements at their cost. Evidence of the permit must  
6 be provided prior to the continuation of site work in this Phase area.
  
- 7 • The Phase II Final Plat includes the following:
  - 8 ○ Outlot C: 6 Rural Residential Lots
  - 9 ○ Outlot D: 5 Rural Residential Lots

10  
11 City Planner Swanson advised Chapter 30, Section 30-77 states that a Final Plat must conform to the  
12 approved Preliminary Plat. Any significant modifications to the preliminary plat may require  
13 additional review and/or approvals.  
14

15 **Consistency with Requirements of Preliminary Plat**

16  
17 The full right-of-way for Lone Oak Trail N., was platted as part of Phase I (White Oaks Savanna).  
18 The established right-of-way was modified slightly from the Preliminary Plat, which was reviewed  
19 and approved during the review process of Phase I.  
20

21 The Development Agreement required the full right-of-way to be platted as part of Phase I to ensure  
22 adequate access would be available to serve all lots with two access locations (the new local road,  
23 Lone Oak Trl. S. connects from Lake Elmo Avenue N. from the west to CSAH 12 on the north). The  
24 main access from Lake Elmo Avenue N., was constructed as part of Phase I and the roadway was  
25 permitted to be constructed only to the edge of the Phase I rural residential lots. A temporary  
26 terminus was constructed on the edge between Phase I and Phase II, with the intention that it would  
27 be fully constructed and extended when Phase II Final Plat was completed.  
28

29 The road design, and platting of the right-of-way, is consistent with the Preliminary Plat and Phase I  
30 Final Plat. The completion of the road must be addressed as part of the Addendum to the  
31 Development Agreement for Phase II.  
32

33 To complete Phase II, the extension of Lone Oak Trail S., to 75<sup>th</sup> Street North (CSAH 12) is required.  
34 The roadway is a County Road and an access permit for the connection must be coordinated with  
35 Washington County. Any required improvements to the access will not impact the Phase II rural  
36 residential lots since they are located south of the large agricultural properties. However, it should be  
37 noted that it is possible that some alterations may be required to obtain the access permit.  
38

39 The remaining 11 lots will be served with individual wells and individual septic systems. As noted in  
40 the Preliminary Plat review, the lots are proposed to be generally custom graded and custom homes  
41 will be constructed. The Preliminary Plat identified primary and secondary drainfield locations  
42 associated with each of the lots. Based on the Final Plat submission, there are no known changes to  
43 primary or secondary drainfield locations and all lots comply with the requirements and standards as  
44 reviewed during the Preliminary Plat. Staff understands that the drainfield locations may change

1 based on the final housing design and location. However, since the locations as noted within the  
2 Preliminary Plat generally comply with the septic systems, the Applicant should protect these sites  
3 during construction if no alternate locations have been identified. Consistent with the requirements  
4 established in Phase I, the Applicant must obtain all septic permits from Washington County prior to  
5 obtaining a building permit from the City for any lots in Phase II. This condition has been addressed  
6 and included within the Development Agreement and its Addendum.

7 The proposed White Oaks Savanna 2<sup>nd</sup> Addition lots are consistent with the approved Preliminary  
8 Plat and Phase I Final Plat. The proposed Final Plat includes Block 1, Lots 1 through 6 and Block 2,  
9 Lots 1 through 5. Block 1 is located north of Lone Oak Trail N., and Block 2 is located south of Lone  
10 Oak Trail N. The configuration of the Blocks and Lots is consistent with the Preliminary Plat, and all  
11 lots contain the required area, frontage, width and depth.

12  
13 **Conditions of Preliminary Plat**

14  
15 The full subdivision, including the Phase II area, was reviewed and approved by the City Engineer  
16 through the Preliminary Plat and Phase I Final Plat process. The following summary is provided as  
17 reference, but it should be noted that there are no substantive changes proposed in Phase II. Further  
18 the development remains subject to the Development Agreement and the applicable addendum  
19 required as part of this Final Plat.

- 20     ▪ *Grading & Erosion Control:* The Applicant submitted a revised and updated Preliminary Plat,  
21 which included Grading and Erosion Control Plans that were reviewed and approved by the  
22 City Engineer. The plans included full design for the Phase II area and lots. The plans remain  
23 in effect.
- 24     ▪ *BCWD Permits:* The Applicant obtained a BCWD permit which is applicable to the full  
25 subdivision and includes the Phase II area and lots. The City Engineer and Applicant have  
26 been working with the BCWD through the site development process of Phase I to ensure  
27 compliance with the issued permit. The permit remains valid and in effect.
- 28     ▪ The Applicant is responsible for ensuring that all appropriate permits are obtained for the  
29 individual septic systems from Washington County Environmental Services.
- 30     ▪ The Applicant will be required to enter into an Addendum to the Development Agreement  
31 prior to the City granting the Phase II Final Plat to ensure that the requirements and conditions  
32 as set forth herein are complied with and ensure the installation of the subdivision  
33 infrastructure.
- 34     ▪ The Applicant shall obtain all necessary permits for installation of individual wells serving  
35 each lot, and such permits shall be obtained prior to the City issuing any Building Permit for  
36 such lot.
- 37     ▪ The Applicant shall obtain access permits from Washington County prior to the City granting  
38 the Phase II Final Plat.
- 39     ▪ The Applicant shall be required to install all necessary improvements to CSAH 12 as agreed  
40 to, and conditioned by, Washington County. References to required improvements are  
41 addressed within the Addendum to the Development Agreement.
- 42     ▪ Site improvements as described within Section 30-194 shall be agreed to and identified within  
43 the Addendum to the Development Agreement.

- 1       ▪ The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City
- 2       issuing any grading permits in the Phase II area.
- 3       ▪ The Applicant shall be required to obtain all septic permits, based on actual design of a
- 4       principal structure, prior to the city issuing a building permit.
- 5       ▪ The Applicant shall pay all fees and delinquent escrow balances.

6  
7       **Final Plat**

8  
9       The submitted Final Plat for White Oaks Savanna 2<sup>nd</sup> Addition (Phase II) generally conforms to

10      Preliminary Plat and conditions as identified during the process. The following conditions of the

11      White Oaks Savanna 2<sup>nd</sup> Addition Final Plat are provided for your review and considerations:

- 12  
13      1. The Final Plat shall comply with the setbacks and standards established by the approved
- 14      preliminary plat package, including grading and erosion control plans. Any modifications are
- 15      subject to review and approval by the City Engineer.
- 16      2. The plat shall comply with the provisions of all state statutes and standard procedures for
- 17      platting in Washington County.
- 18      3. The Applicants shall obtain Final Plat approval from the Washington County Surveyor.
- 19      4. Prior to the City’s execution of the Final Plat, the Applicant must enter into an Addendum to
- 20      the Development Agreement for the installation of all required improvements.
- 21      5. The requirements and conditions of the Development Agreement and its Addendum shall be
- 22      incorporated as conditions of the City’s execution of the Final Plat.
- 23      6. The Final Plat shall be recorded within 120 days of approval or the City’s approval shall be
- 24      deemed null and void.
- 25      7. The Applicant shall pay all fees and delinquent escrow balances.

26      City Planner Swanson noted and addendum was completed similar to the original Development

27      Agreement and was reviewed by the City Attorney.

28  
29      **Council Member Giefer moved to adopt Resolution No. 2022-07 with Addendum. Council**

30      **Member Schafer seconded the motion. Motion carried unanimously with a roll call vote.**

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

33      **NEW BUSINESS**

34  
35      **Consideration of Resolution No. 2022-03, Resolution Supporting Housing and Local Decision-**

36      **Making Authority** – Staff advised the League provided draft resolutions supporting local decision

37      making authority in terms of housing. If the Council agrees with local decision making, the

38      resolution should be adopted and sent to the League of Minnesota Cities.

1 Council Member Giefer moved to adopt Resolution No. 2022-03, as presented. Council  
2 Member Rog seconded the motion. Motion carried with a roll call vote.

3  
4 Consideration of Apollo Heating & Air Conditioning Bid – Staff advised the possibility of  
5 installing HVAC at the Town Hall was discussed at the Council Work Session. A bid was obtained  
6 from Apollo Heating to complete the required work.

7  
8 No Council action was taken on Apollo Heating & Air Conditioning Bid.

9  
10 Consideration of Lawn Care Bids, Town Hall – Staff advised two bids were obtained for  
11 landscaping services at Town Hall.

12  
13 It was the consensus of the Council to obtain a bid from KEJ Contracting for aerating the field, fall  
14 clean up of leaves and fertilizer/weed control twice a year.

15  
16 No action was taken on Lawn Care Bids, Town Hall.

17  
18 Consideration of Comcast Bid Town Hall WIFI – Staff advised a quote was obtained from  
19 Comcast to wire Town Hall for WIFI. The bid was in the amount of \$5,078.75 (City cost) plus the  
20 on-going monthly fee, equipment fee and service fee.

21  
22 Council Member Schafer moved to approve the quote from Comcast, as presented. Council  
23 Member Rog seconded the motion. Motion carried with a roll call vote and Council Member  
24 Carr abstaining.

25  
26 Consideration of 2022 Special Road Projects, Additional Brushing, Kline Bros. – Staff advised a  
27 quote was received from Kline Brothers to complete the brushing project that was starting last year.  
28 The quote is in the amount of \$47,000 with a list of areas that would be completed.

29  
30 Council Member Giefer moved to approve the quote from Kline Bros., as presented. Mayor  
31 Huber seconded the motion. Motion carried with a roll call vote and Council Member Schafer  
32 voting nay.

33  
34 **UNFINISHED BUSINESS**

35 There was no unfinished business.

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

37 Staff Updates (updates from Staff, no action taken)

38 City Council Reports/Future Agenda Items

39  
40 **COMMUNITY CALENDAR APRIL 6 THROUGH APRIL 30, 2022:**

41  
42 Mahtomedi Public Schools Board Meeting, Thursday, April 14<sup>th</sup> and April 28<sup>th</sup>, Mahtomedi  
43 District Education Center, 7:00 p.m.



- 1 **Stillwater Public Schools Board Meeting, Thursday, April 14<sup>th</sup>, Stillwater City Hall, 7:00 p.m.**
- 2 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**
- 3 **City of Grant Clean Up Day, Saturday, April 30, 9:00 am to Noon, Town Hall**
- 4

5 **ADJOURNMENT**

6 **Council Member Rog moved to adjourn the meeting at 9:23 p.m. Council Member Giefer**  
7 **seconded the motion. Motion carried unanimously with a roll call vote.**

8  
9 These minutes were considered and approved at the regular Council Meeting May 3, 2022.

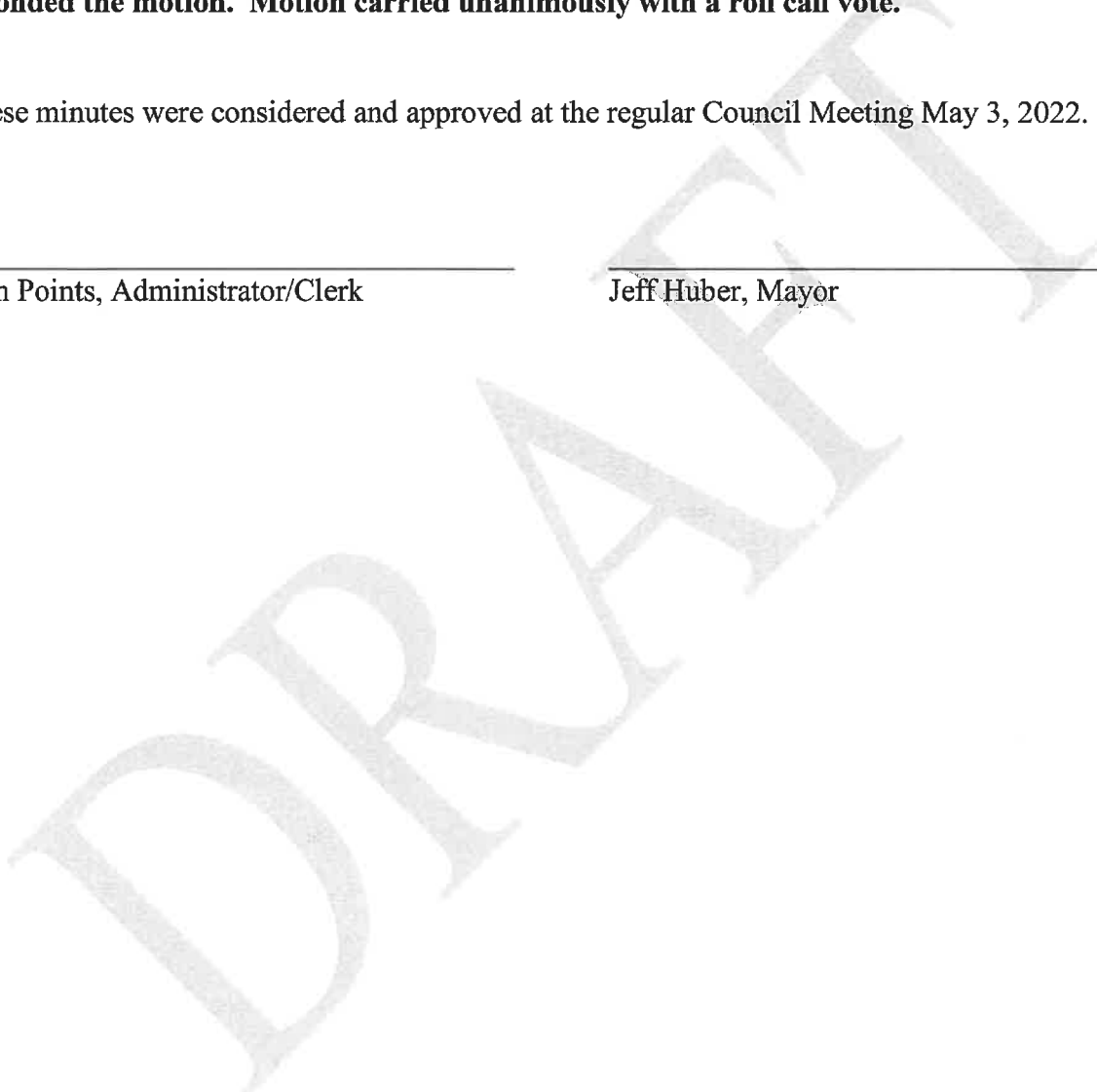
10  
11  
12  
13  
14  
15  
16

---

Kim Points, Administrator/Clerk

---

Jeff Huber, Mayor



Fund Name: All Funds

Date Range: 04/01/2022 To 04/30/2022

<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>
04/26/2022	Payroll Period Ending 04/30/2022	15489	April22	N	Clerk Salary	100-41101-100-	\$ 4,213.43
	<b>Total For Check</b>	<b>15489</b>					<b>\$ 4,213.43</b>
04/26/2022	SHC, LLC	15490	Planning Services	N	City Planner	100-41209-300-	\$ 1,082.50
		15490			Escrow	100-49320-300-1000	\$ 2,089.50
		15490			City Planner	998-41209-300-	\$ 735.00
	<b>Total For Check</b>	<b>15490</b>					<b>\$ 3,907.00</b>
04/26/2022	Kline Bros Excavating	15491	Road Maintenance	N	Grader Contractor	100-43101-301-	\$ 10,545.00
		15491			Road Shouldering	100-43108-301-	\$ 640.00
		15491			Road Brushing	100-43114-301-	\$ 13,967.50
		15491			Ditch Repair	100-43133-301-	\$ 945.00
	<b>Total For Check</b>	<b>15491</b>					<b>\$ 26,097.50</b>
04/26/2022	Washington County Property Records	15492	2022 Special Assessment Billing	N	Property Assessor	100-41208-210-	\$ 325.00
	<b>Total For Check</b>	<b>15492</b>					<b>\$ 325.00</b>
04/26/2022	AirFresh Industries	15493	PortaPot #50894	N	Town Hall Porta Pot	100-43007-210-	\$ 125.00
	<b>Total For Check</b>	<b>15493</b>					<b>\$ 125.00</b>
04/26/2022	Washington Conservation District	15494	Quarterly Bill - Q1	N	MS4	100-43118-301-	\$ 185.71
	<b>Total For Check</b>	<b>15494</b>					<b>\$ 185.71</b>
04/26/2022	Washington County Public Works	15495	Invoice#197796 - Lights	N	Street Lights	100-43117-300-	\$ 107.27
	<b>Total For Check</b>	<b>15495</b>					<b>\$ 107.27</b>
04/26/2022	Graphic Resources	15496	Spring Newsletter	N	City Newsletter	100-41307-301-	\$ 1,578.97
	<b>Total For Check</b>	<b>15496</b>					<b>\$ 1,578.97</b>
04/26/2022	Croix Valley Inspector	15497	Building Inspector	N	Building Inspection	100-42004-300-	\$ 11,911.00
	<b>Total For Check</b>	<b>15497</b>					<b>\$ 11,911.00</b>
04/26/2022	New Life Contracting	15498	Town Hall Metal Roof - Change Order #1	N	Town Hall Maintenance	100-43003-220-	\$ 6,750.00
	<b>Total For Check</b>	<b>15498</b>					<b>\$ 6,750.00</b>
04/26/2022	Todd Smith	15499	Monthly Assessment Services - April	N	Property Assessor	100-41208-300-	\$ 2,173.00
	<b>Total For Check</b>	<b>15499</b>					<b>\$ 2,173.00</b>

Fund Name: All Funds

Date Range: 04/01/2022 To 04/30/2022

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
04/26/2022	New Life Contracting	15500	ADA Railing - Town Hall - 1/2 deposit	N	Town Hall Maintenance	100-43003-301-	\$ 6,750.00
	<b>Total For Check</b>	<b>15500</b>					<b>\$ 6,750.00</b>
04/26/2022	Centurylink	15501	City Phone	N	City Office Telephone	100-41309-321-	\$ 155.35
	<b>Total For Check</b>	<b>15501</b>					<b>\$ 155.35</b>
04/26/2022	Waste Management	15502	Recycling -	N	Recycling	100-43011-384-	\$ 5,601.48
	<b>Total For Check</b>	<b>15502</b>					<b>\$ 5,601.48</b>
04/26/2022	Washington County Transportation	15503	Snow and Ice Control Inv #199157	N	Snow & Ice Removal	100-43113-210-	\$ 3,701.20
	<b>Total For Check</b>	<b>15503</b>					<b>\$ 3,701.20</b>
04/26/2022	MN Department of Labor & Industry	15504	1st Quarter Building Permit Surcharge	N	Building Permit Surcharge	100-42005-210-	\$ 2,228.32
	<b>Total For Check</b>	<b>15504</b>					<b>\$ 2,228.32</b>
04/26/2022	CliftonLarsonAllen	15505	2021 Audit Billing #1	N	Audit Fees	100-41201-300-	\$ 5,500.00
	<b>Total For Check</b>	<b>15505</b>					<b>\$ 5,500.00</b>
04/26/2022	Washington County Property Records	15506	Kimbro Property Tax	N	Property Assessor	100-41208-210-	\$ 6,764.00
	<b>Total For Check</b>	<b>15506</b>					<b>\$ 6,764.00</b>
04/26/2022	KEJ Enterprises	15507	March22 Road Contractor	N	Animal Control	100-42006-300-	\$ 83.00
		15507			Town Hall Mowing	100-43006-300-	\$ 125.00
		15507			Ball Field Maintenance	100-43009-300-	\$ 125.00
		15507			Road Engineering Fees	100-43102-300-	\$ 166.14
		15507			Road Garbage Removal	100-43105-300-	\$ 167.00
		15507			Gravel Road Costs	100-43106-300-	\$ 20.84
		15507			Magnesium Chloride	100-43107-300-	\$ 41.67
		15507			Road Sign Replacement	100-43110-300-	\$ 83.84
		15507			Culvert Repair	100-43111-300-	\$ 20.84
		15507			Snow & Ice Removal	100-43113-300-	\$ 5,686.67
		15507			Road Brushing	100-43114-300-	\$ 2,250.00
		15507			Road Side Mowing	100-43115-300-	\$ 500.00
	<b>Total For Check</b>	<b>15507</b>					<b>\$ 9,270.00</b>
04/26/2022	Johnson Turner Legal	15508	March22 Billing	N	Legal Fees - General	100-41204-301-	\$ 732.50

Fund Name: All Funds

Date Range: 04/01/2022 To 04/30/2022

<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>
		15508			Legal Fees - Complaints	100-41205-301-	\$ 426.25
		15508			Legal Fees - Prosecutions	100-41206-301-	\$ 2,000.00
		<b>15508</b>					<b>\$ 3,158.75</b>
04/26/2022	Washington County Property Records	15509	Property Tax0003 - \$3558.00 0004 - \$106.00 - 0005 - \$2870.00 0006 - \$3230.00 0007 - \$46.0	N	Town Hall Property Taxes	100-43008-210-	\$ 9,810.00
		<b>15509</b>					<b>\$ 9,810.00</b>
04/26/2022	Comcast Business	15510	Install at Town Hall	N	Town Hall Supplies	100-43001-210-	\$ 5,078.00
		<b>15510</b>					<b>\$ 5,078.00</b>
04/26/2022	WSB & Associates	15511	Engineering - March22	N	Engineering Fees - General Utility/ROW Permits Grading Permit Escrow	100-41203-300- 100-43132-300- 100-43135-300- 922-49320-300- 955-49320-300-	\$ 1,017.00 \$ 833.75 \$ 580.00 \$ 286.00 \$ 143.00
		<b>15511</b>					<b>\$ 2,859.75</b>
04/26/2022	PERA	15512	PERA	N	Clerk PERA Clerk PERA Withholding	100-41102-120- 100-41108-100-	\$ 424.06 \$ 367.52
		<b>15512</b>					<b>\$ 791.58</b>
04/26/2022	IRS	EFT156	Payroll Taxes	N	Clerk FICA/Medicare Clerk Medicare Federal Withholding Social Security Expens	100-41103-100- 100-41105-100- 100-41107-100- 100-41109-100-	\$ 432.53 \$ 81.98 \$ 425.64 \$ 350.55
		<b>EFT156</b>					<b>\$ 1,290.70</b>
04/26/2022	T-Mobile	TMEFT7	Road Phone	N	Road Expenses - Other	100-43116-200-	\$ 20.00
		<b>TMEFT7</b>					<b>\$ 20.00</b>
04/26/2022	Xcel Energy	XcelEFT10	Utilities	N	Town Hall Electricity Well House Electricity Street Lights	100-43004-381- 100-43010-381- 100-43117-381-	\$ 229.08 \$ 12.45 \$ 51.03
		<b>XcelEFT10</b>					<b>\$ 292.56</b>
		<b>XcelEFT10</b>					<b>\$ 120,645.57</b>

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



# Invoice

DATE	INVOICE #
4/24/22	2635

<b>BILL TO</b>	<b>JOB ADDRESS</b>
CITY OF GRANT 111 WILDWOOD RD WILLERNIE, MN 55090	ROAD BRUSHING

<b>DUE DATE</b>
5/4/22

DESCRIPTION	QTY	UNIT COST	AMOUNT
E85 EXCAVATOR WITH FORESTRY MULCHER			0.00
4-11-22 JAMACA CT	8	185.00	1,480.00
4-12-22 FINISH JAMACA CT START 80TH ST	9	185.00	1,665.00
4-13-22 80TH ST	8.5	185.00	1,572.50
4-14-22 80TH ST	8.5	185.00	1,572.50
4-15-22 80TH ST	9.5	185.00	1,757.50
4-16-22 80TH ST	3.5	185.00	647.50
4-18-22 IDEAL AVE NORTH OF HWY 96	6.5	185.00	1,202.50
4-19-22 IDEAL AVE	9.5	185.00	1,757.50
4-20-22 IDEAL AVE	6	185.00	1,110.00
4-21-22 FINISH IDEAL AND START 105TH ST	6.5	185.00	1,202.50
<b>AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE</b>			
<b>Total</b>			<b>13,967.50</b>

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



# Invoice

DATE	INVOICE #
4/24/22	2634

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

<b>DUE DATE</b>
5/4/22

DESCRIPTION	QTY	UNIT COST	AMOUNT
3-29-22 770B	6	95.00	570.00
3-29-22 740A	9	95.00	855.00
4-08-22 770B	10	95.00	950.00
4-08-22 740A	8.5	95.00	807.50
4-09-22 770B	9.25	95.00	878.75
4-09-22 740A	8.5	95.00	807.50
4-11-22 770B	8	95.00	760.00
4-11-22 740A	7	95.00	665.00
4-12-22 740A	6	95.00	570.00
4-14-22 770B	3.5	95.00	332.50
4-14-22 740A	6	95.00	570.00
4-15-22 740A	5.25	95.00	498.75
4-18-22 740A	4	95.00	380.00
4-19-22 770B	4	95.00	380.00
4-20-22 740A	3	95.00	285.00
4-22-22 770B	5	95.00	475.00
4-22-22 740A	8	95.00	760.00
<b>AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE</b>	<b>Total</b>		<b>10,545.00</b>

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



# Invoice

DATE	INVOICE #
4/24/22	2636

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

DUE DATE
5/4/22

DESCRIPTION	QTY	UNIT COST	AMOUNT
DITCHWORK BETWEEN IRISH AVE AND RR TRACKS ON IRONWOOD			0.00
4-21-22 325G	4.5	115.00	517.50
4-21-22 LN 9000	4.5	95.00	427.50
<b>Total</b>			<b>945.00</b>

AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE

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



# Invoice

DATE	INVOICE #
4/24/22	2637

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

DUE DATE
5/4/22

DESCRIPTION	QTY	UNIT COST	AMOUNT
SHOULDERS BETWEEN JAMACA AVE AND IRISH AVE			0.00
4-21-22 325G	3.5	115.00	402.50
4-21-22 LN 9000	2.5	95.00	237.50
<b>Total</b>			<b>640.00</b>

AMTS PAST 30 DAYS WILL BE SUBJECT TO A 1 1/2% MONTHLY SERV CHARGE





**Northern Salt**  
INCORPORATED

April 13<sup>th</sup>, 2022

City of Grant  
PO Box 577  
Willernie, MN 55090

Northern Salt submits a bid for the 2022 dust control season.

38% Calcium Chloride \$1.23 per gallon applied. With a estimated 70,000 gallons needed.

We will schedule to do at the same time as the City of Hugo.  
Which should be the middle of May, weather approving.

Please contact our VP/Chief Operations Manager Greg Dumke if you have any additional questions.

[greg.dumke@northernsalt.com](mailto:greg.dumke@northernsalt.com)

651-361-8612

We look forward to working with you again this year!

Tammy Kmetz

Controller

[tammy@northernsalt.com](mailto:tammy@northernsalt.com)

651-363-2787

**From:** Mark Stutelberg <stutelbergm@woodburylutheran.org>  
**Sent:** Thursday, April 7, 2022 1:41 PM  
**To:** clerk@cityofgrant.us  
**Cc:** Dean Dunavan  
**Subject:** Re: test

Kim,

Thanks for talking with me today about the business before the Grant City Council as it relates to Woodbury Lutheran-Oak Hill Campus.

Let me try to clarify some of the areas that are in question.

1) The uses for the pavilion are the same as how we use our courtyard, parking lot and grassed areas now. We would use the pavilion for small group gatherings, bible studies and picnics. I have talked to Pastor Dean Dunvan here and he has said that he would not expect to have a wedding or anything like that in the space as it is not conducive to that type of gathering.

2) You asked about sound amplification in the pavilion. There is no plan to put any amplification of any kind in the pavilion.

Please let me know if you have further questions or want any additional clarification.

Thanks again for your time today. You have always been very helpful and I appreciate that very much!

On Thu, Apr 7, 2022 at 11:56 AM <clerk@cityofgrant.us> wrote:

--

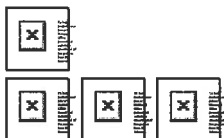
**Mark Stutelberg**

Administrator

PHONE: 651-739-5144

FAX: 651-739-3536

WEB: [woodburylutheran.org](http://woodburylutheran.org)



To: Grant City Council

April 17, 2022

111 Wildwood Road

P.O. Box 577

Willernie, MN 55090

Applicant: Elden Lamprecht      Owner: Woodbury Lutheran Church

2807 Hilo Ave N

7380 Afton Rd

Oakdale, MN 55128

Woodbury, MN 55125

651-788-2591

651-739-5144/8544

Project Address: Woodbury Lutheran Church - Oak Hill Campus

9060 50<sup>th</sup> St. N

Stillwater, MN 55082

**Re: Application for an Amended Conditional Use Permit for Woodbury Lutheran Church  
Request to Not Impose Time Limits or Amplification Limits on the Use of the Outdoor Facilities**

The application was initially filed with the understanding that the church's activities will be conducted in compliance with the City Zoning Ordinance and without the need for Conditions on time limits and amplification for outside activities. The two church administrations on site have a 40-year history of conducting their programs in conformance with City Zoning Ordinances since the 1982 CUP Permit was issued. The current administration intends to continue in that tradition. We request that the Amended CUP contain neither time limits nor amplification limits on the use of the outdoor facilities.

The following was communicated to City Council members on March 31 and in advance of the April 5 City Council meeting:

Washington County Sheriff's Department Records

*In preparation to address the arbitrary 9 PM limit, the records from the Washington County Sheriff's Department were requested for the 9060 50<sup>th</sup> St. N property address. Here are the incidents for two categories of Sheriff's Department action listed under church administration.*

Risen Christ Church until 8/2012 Woodbury Lutheran Church 9/2012 to date

Noise complaint                      0    0

Illegal drugs 7/10/04 small quantity in vehicle 11PM                      0

*Aside the false alarms, the most frequent calls have been for “Community Service” action typically associated with medical situations or locked car doors. More recently, officers are coding “Community Contact” where, while on routine patrol, they interact with people at outside activities on the grounds.*

### **After Hours Church Activities**

*The two church administrations have a history of conducting outdoor activities that extend past 9 PM. Examples are as follows:*

- *Out of state church youth group overnight camping*
- *Out state youth bicycle group overnight stay*
- *October 2021 - 24-hour Booya where the public is invited*
- *Christmas live nativity where the public is invited*

*The Washington County Sheriff’s Department has records of church members calling the non-Emergency phone number (651-439-9381) in advance of overnight church functions. This is a common voluntary courtesy to the Sheriff’s Department for help in prioritizing the calls they receive. A church member contact number is then registered with the Sheriff’s dispatcher.*

*The fears of increased crime and disturbance of the peace expressed prior to the two church building projects, and at the March 9 Grant Planning Commission meeting, are not borne out of the historical Washington County Sherriff’s Department records. For this reason, I request that the no time limit on the use of the outdoor facilities be included as a condition of approval for the Amended Conditional Use Permit.*

### **Amplification**

*A motion to ban outdoor amplification was moved at the March 9 Planning Commission meeting. The motion failed to pass. The church does conduct outdoor events with amplification at three locations. Amplification is necessary to accommodate the gatherings larger than the sanctuary capacity. No objections from any community have been reported as the result of the responsible use of amplification. The next scheduled outdoor service at the Oak Hill Campus, with amplification, will be on September 11<sup>th</sup> for the 10<sup>th</sup> anniversary of Woodbury Lutheran’s presence in the City of Grant. I request that no restrictions of amplification be included as a condition of approval for the Amended Conditional Use Permit.*

The pavilion and surrounds will be used for both small and large group activities. Small group activities typically include Bible related studies for all ages, family picnics, Scouts service hours assembly and 4-H club meetings. Very infrequently, a large group church service will be conducted. Historically this last took place five years ago. The next large group church service is scheduled for September 11, 2022. Large group weddings and accompanying amplified wedding celebrations will not be held at the pavilion.

A sound system for amplification will be used for large group church services in the area of the pavilion. The outdoor use of a sound system will occur very infrequently. It is possible to conduct large group church services in compliance with City Zoning Ordinance *Sec. 32-332 Noise control* and under the Ordinance remedies. The dB levels can be internally monitored to assure compliance with the City Zoning Ordinance.

The Woodbury Lutheran congregation hosts very infrequent activities which extend past 9:00 PM. The activities are typically small both in size and in scale. Activities involving youth are chaperoned by a cadre of adults or parents. The congregation cannot carry out these infrequent activities under any time limit.

Respectfully submitted,

Applicant

Elden Lamprecht

Oak Hill Campus Pastor

Dean Dunavan

# **Woodbury Lutheran Church Oak Hill Campus**

## **Pavilion**

### **How will the pavilion and surrounding areas be used?**

- 1) The primary use is for youth and family activities in conjunction with the Bible teaching programs under the leadership of church staff or lay leadership. (Sunday School – VBS – adult small groups – mid week teen groups – infrequent supervised overnight youth camping – overnight Booya cooking)
- 2) Congregation family groups; (work & grounds clean-up day headquarters – informal family gatherings and family reunions – picnics - informal gathering of youth while parents attend meetings)
- 3) Non congregation individuals & groups; (Scouts service hours – 4-H club – community youth organizations – the occasional individual or team of people looking for a staging area for their work i.e., Sheriff's Dept., researchers, Mosquito Control, workers on break)
- 4) Larger scale events requiring a sound system amplification.

### **What uses for the pavilion and surrounding areas are not planned?**

- 1) Outdoor weddings and associated amplified wedding celebrations.
- 2) Rental by non-members and non-member groups.

### **When will a sound system be used for amplification?**

- 1) Amplification will be used for infrequent large group Sunday church services. The current services have been scheduled five years apart.
- 2) Special annual events like "Live Nativity" and "Blessing of the Bikes" will use less extensive and more focused amplification.
- 3) Noise can be monitored in order to remain in compliance with the City noise control ordinance.



## STAFF REPORT

**To:** Mayor and City Council  
Kim Points, City Clerk/Administrator

**Date:** March 29, 2022

**CC:** Brad Reifsteck, PE, City Engineer  
David Snyder, City Attorney

**RE:** Application for an Amended  
Conditional Use Permit for  
Woodbury Lutheran Church at  
9050 60<sup>th</sup> Street N

**From:** Jennifer Haskamp  
Consulting City Planner

### Background

The Applicant, Woodbury Lutheran Church, is requesting an amendment to the existing CUP on the subject property to allow for the development of outdoor recreational improvements to include a playground, 20' x 30' paved sport court, and a 30' x 40' (1,200 Square Feet) pavilion. The Site Plan shows that to develop the recreational components, it is necessary to excavate and fill some existing drainage area that developed as result of more roadways and impervious surface in the surrounding area. Since on-site stormwater management is required to support the site, and any improvements, a new drainage plan and supplemental drainage area will be developed to channel the water southeast of the proposed pavilion and open grass/play area. Additional landscaping on the site will be completed as part of the project including a rain garden and pollinator garden.

There is an existing CUP on the subject property that was first issued in 1982 for the construction and operation of the church, which was obtained by the Lutheran Church of the Risen Christ. Churches were, and remain, a permitted use with a CUP in the R-1 Zoning District. The CUP was later amended in 1999, and no further amendments to the permit have been granted since 1999. The Applicant currently uses the site for a church operation, and the existing CUP remains valid. The proposed amendment would add the proposed exterior improvements and modifications to the CUP.

Prior to the Planning Commission, the Applicant submitted a summary response to the staff report on March 4, 2022 which is included as Attachment D to this staff report. The analysis contained herein has been updated to reflect the Applicant's response, where applicable.

### Planning Commission and Public Hearing

A duly noticed public hearing was held on March 9, 2022, and property owners within 1,320-feet were notified of the subject application. One member of the public provided written testimony regarding concern of the improvements being open to the public.

After closing the public hearing the Planning Commission discussed the application. Concerns regarding the use of the pavilion were identified, specifically whether there would be events, at what times, etc. There was



also concern regarding amplification of activities in the pavilion if used for gatherings and events. After discussion the Planning Commission recommended approval of the Amended Conditional Use Permit with conditions. A draft of the Amended CUP, with the conditions as recommended by the Planning Commission is provided in Attachment A of this staff report.

### Application Summary

<b>Applicant:</b> Elden Lamprecht, on behalf of <b>Owner:</b> Woodbury Lutheran Church	<b>Site Size:</b> 4.02 Acres
<b>Zoning &amp; Land Use:</b> R1 – Single Family Residential	<b>Request:</b> Amended Conditional Use Permit (CUP)
<b>Address:</b> 9050 60 <sup>th</sup> St. N. Grant, MN	<b>Location Description and PIDs:</b> PID 34.030.21.33.002, subject property generally located northwest of the 60 <sup>th</sup> Street N and Jarvis Avenue N intersection

The Applicant is requesting an amendment to the existing CUP issued on July 6, 1982 and later amended in June of 1999. A summary of the proposed amendment is as follows:

- Exterior Improvements including:
  - Playground including play structure
  - 20’ x 30’ Sport Court (approximately 600 SF)
  - 30’ x 40’ Pavilion (approximately 1,200 SF)
  - Rain Garden, and pollinator garden
- Excavation and fill of existing natural drainage area and improvements to the drainage area southeast of the proposed improvements. Improvements to drainage area will include installation of a catch basin near the proposed sport court that will drain to a new drainfield area south of the proposed improvements. The design will improve the existing drainage patterns on site and will accommodate a 100-year rain event on site.

The proposed site improvements include excavation and modification of drainage areas on site, and as a result the City Engineer and the Valley Branch Watershed District (VBWD) must review the proposed request. The Applicant has submitted a copy of the permit issued by the VBWD for the proposed project which is provided in the Applicant’s submission materials.

As stated within the attached narrative no other changes are proposed to the operations, and the Applicant intends to operate in compliance with the 1982 and 1999 CUP that addresses the church operations.

### Review Criteria

The City Code addresses amendments to existing CUPs in Section 32-152 that states, “An amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit...” As such, the Application to amend the CUP is processed accordingly, and the requested amendment is to consider only those portions of the operations and/or facility that are proposed to change. The City Code states the following for consideration when reviewing a Conditional Use Permit (32-141):





“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

The purpose of this amendment is not to consider the use of the property as a Church, since the determination that the use is consistent with the City’s regulations was approved in 1982, and as later amended in 1999. This amendment relates specifically to allowing the outdoor recreation components including the playground, 20’x30’ paved sport court, 30’ x 40’ pavilion, rain garden and pollinator garden.

### **Existing Site Conditions**

The site is located on the southern edge of the City, which is bordered by Highway 36 on the south. The area is generally used for a mix of general business uses along the 60<sup>th</sup> Street corridor, and rural residential properties exist east of the site along the frontage.

#### **9050 60<sup>th</sup> Street North, PID 3403021330002**

The parcel is described as being in the Southwest Quarter of Section 34, Township 30 North, Range 21 West. The parcel is approximately 4.02 acres, is regular in shape, and is a corner lot bordered by 60<sup>th</sup> Street North on the south and Jarvis Avenue on the east. 60<sup>th</sup> Street North is the frontage road to Highway 36, which serves generally as the municipal border between the Cities of Grant and Lake Elmo to the south. The existing building was constructed in compliance with the initial CUP issued in 1982, and the building is generally located near the center of the parcel. There is large parking lot north of the existing building that connects to 60<sup>th</sup> Avenue North on the southwest corner of the property and connects with Jarvis Avenue to the east. There is an existing natural drainage area southeast of the existing building and parking lot that is connected to a pond area on the southeast corner of the site.

### **Comprehensive Plan Review**

The site is guided RR – Rural Residential in the City’s adopted Comprehensive Plan. Land within the RR land use designation is generally described as supporting rural residential uses with limited commercial and institutional uses as identified and allowed within the City’s zoning ordinance. The proposed amendment does not change the use of the site for a Church, which is identified as a compatible use within the City’s Comprehensive Plan and supporting Zoning Ordinance.

### **Zoning/Site Review**

The Applicant submitted a Site Plan for the proposed amendment (See attached Attachment C, Construction Plan C1). The following dimensional review is provided for review and consideration.



## Dimensional Standards

The following site and zoning requirements in the R-1 district for Churches which includes the most restrictive regulations and performance standards related to the proposed amendment. The following review is conducted focusing on the proposed improvements.

Dimension	Standard
Minimum Lot Area per non-residential structure (Per Sections 32-313)	As per permit
Frontage – (Per Sections 32-245 & 32-352)	County/State Road and 300'
Front Yard Setback	65'
Side Yard Setback (from street in case of corner lot)	65'
Side Yard Setback (from interior lot lines)	20'
Rear Yard Setback	50'
Height of Structure	35'
Accessory Buildings (# and Total SF)	Maximum of 2 buildings not to exceed 2,000 SF
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')
Impervious surface coverage	50%
Floor Area Ratio	30%

### Lot Area and Accessory Building Standards

The subject property is approximately 4.02 acres and is used for a non-residential structure. Section 32-313(b) states that the maximum building size is established for a CUP based on the lot size. As identified, the maximum square footage on parcels between 3 and 4.99 acres is 2,000 Square Feet, and the existing church structure is approximately 13,000 SF. Since the church was approved as part of the 1982 CUP, the existing parcel, building and size are considered legally non-conforming. Since no improvements to the structure are proposed, the existing non-conforming use is not intensified.

No plans were submitted for the pavilion structure, however the footprint is approximately 1,200 SF, and the City has typically defined similar structures as an accessory structure. The Applicant submitted an example of the type of structure contemplated in their supplemental materials which is provided in Attachment D. (The sport court and play structure are not subject to accessory building standards since they are not covered). On parcels between 3 and 4.99 acres, a maximum of 2 accessory buildings are permitted not to exceed a maximum of 2,000 square feet. From the aerial, there is an existing shed that is approximately 155 square feet. *If the existing shed remains, the shed and*



*the pavilion will have a total of approximately 1,355 Square Feet of Accessory Building on site and meets the ordinance requirements. Staff recommends including a condition that no more than two accessory buildings are permitted on site, and that the total square footage may not exceed 2,000 SF.*

#### **Setbacks**

As shown on the Construction Plan, the proposed pavilion and play structure are located southeast of the existing building. The proposed pavilion is setback approximately 55-feet from the easterly property line (75-feet from the traveled surface of Jarvis Avenue), 5-feet from the existing parking lot on-site, and 130-feet from 60<sup>th</sup> Street N. The play structure area is setback approximately 100-feet from the easterly property line, and 70-feet from the paved road surface of 60<sup>th</sup> Street North. As proposed, the Pavilion does not comply with the side-yard setback for structures on a corner lot from a road right-of-way. The Applicant has indicated that they will rotate the pavilion 90-degrees so that it is oriented north-south to meet the setback requirements. The marked-up site plan demonstrates that this is feasible. ***Staff recommends that the Site Plan be updated to show the structure meeting the required setback.***

#### **Architectural/Building Plans**

No building plans were submitted as part of this application. As previously noted, the proposed improvements include an approximately 1,200 square foot pavilion and the supplemental materials show a concept of a pavilion that is covered with a concrete floor. The maximum height of any accessory building is 35 feet. ***Staff recommends including a condition that the Applicant must submit an elevation plan of the pavilion that is to-scale and clearly demonstrates the height of the proposed structure prior to a building permit being issued.***

No other accessory structures or modifications to the church are proposed, and the site plan clearly demonstrates the location of the sport court and play structure proposed.

#### **Outdoor Gathering Spaces**

The Applicant is proposing to install and construct a play structure, sport court and pavilion on the site. All three of these areas will increase outdoor activity on the site and will generate more use than the existing church facility. The Applicant addressed this loosely during the planning commission meeting but could not describe in detail the types of events that may be held. The Applicant references that the play structure and sport court will be accessible to the public or adjacent neighborhoods. The Planning Commission was interested in learning more about the outdoor activities, but given the lack of information, they recommended discussion by the City Council and also included additional conditions for consideration. ***The Planning Commission recommended including a condition that the hours of operation be limited to 9:00 PM, and that all furniture used in the pavilion must be stored indoors when***



*not in use. (See Attachment X: Draft Amended CUP).*

### **Lighting**

The submitted site plan does not identify any proposed lighting of the area. There are existing overhead lights in the parking lot that may provide some ambient light to the outdoor areas. The Applicant indicated that some lighting under the roof of the pavilion will be used for security purposes. ***Staff has included a condition that the lighting is restricted to security lighting and must be mounted under the roof of the pavilion. No addition exterior site lighting is approved or permitted as part of this amended permit. The lighting in the pavilion must be downcast and must meet all applicable City Ordinances.***

### **Landscape Plan, Fencing & Stormwater**

As noted in the submitted application materials, excavation and site work is necessary to construct the sport court, pavilion and play structure. As noted on the Construction Plan, a catch basin will be constructed between the Sport Court and Pavilion near the southern edge of the parking lot and a large swale will be graded into the site to allow for water and drainage to flow to the stormwater area on the southeast corner of the site. The open grass and play area will be reseeded as part of the project. As noted in the narrative, a rain garden and pollinator garden are proposed but are not identified on the plan, and the Applicant shows the rough area on the marked-up concept plan provided as supplemental information. ***Staff recommends including a condition that the Site Plan be updated to include the location of the rain garden and pollinator garden prior to the issuance of the grading permit.***

The Construction Plan (Sheet C1) also notes that a Fence will be constructed to surround the Play Structure area. A detail of the fence was not provided as part of the submission, but the Applicant noted in their supplemental information that the fence is proposed to be a 48" chain-link fence. ***Staff recommends including a condition that the fence detail, including height, material, and location should be provided on the updated Site Plan.***

### **Engineering Standards**

Since a part of this project includes the relocation/excavation of stormwater features the City Engineer must review and approve the grading plan, and stormwater plan if necessary. As noted on the Construction Plan, the Existing Drainage Area and Proposed Drainage Area are the same, but there is a slight increase in the amount of impervious surface due to the improvements (increase of approximately 1,800 SF). ***Given the improvements contemplated with the proposed development, staff recommends including a condition that the City Engineer must review and approve the Construction Plan (Site Plan), as revised, and that the Applicant must obtain a grading plan prior to the commencement of any work on site.***

### **Other Agency Review**

The property is located within the Valley Branch Watershed District, and the Applicant has obtained the required permit which is attached to their submission materials.



## **Action requested**

The Planning Commission unanimously recommended approval of the amendment to the CUP with the conditions as noted in the attached Permit.

- The Applicant must obtain a grading permit prior to the commencement of any site work.

## ***Attachments***

Attachment A: Draft Amendment to CUP

Attachment B: Application

Attachment C: Construction Plan -- Sheet C1 (Site Plan)

Attachment D: Supplemental Applicant Response dated March 4, 2022

Attachment E: Resolution 2022-06

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2022-06**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR  
9050 60<sup>TH</sup> STREET N. TO CONSTRUCT EXTERIOR RECREATIONAL  
IMPROVEMENTS FOR THE CHURCH USE  
(WOODBURY LUTHERAN CHURCH)**

**WHEREAS**, Elden Lamprecht on behalf of the Woodbury Lutheran Church (“Applicant”) has submitted an application for an Amendment to the Conditional Use Permit to allow for the construction of exterior recreational improvements including a playground, sport court and pavilion at the Woodbury Lutheran Church on the property located at 9050 60th Street North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Applicant was granted a Conditional Use Permit (CUP) to construct and operate the Church in 1982 which was later amended in 1999 to allow for daycare operations; and

**WHEREAS**, the proposed Project and the Amended Permit will govern the property in addition to the conditions and standards established within the 1982 and 1999 permits; and

**WHEREAS**, the Applicant proposes to construct a playground, sport court and pavilion for outdoor recreational activities; and

**WHEREAS**, to construct the recreational improvements certain site improvements such as grading, stormwater improvements, rain gardens and pollinator gardens are also required; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on March 9, 2022; and

**WHEREAS**, on March 9, 2022 the Planning Commission recommended approval of the application subject to certain conditions; and

**WHEREAS**, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at regular City Council meetings which took place on April 5, 2022 and May 3, 2022.

**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 the Woodbury Lutheran Church for an Amended Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The construction of a playground, sport court, and pavilion to support the church use is a permitted conditional use and is consistent with the City’s Comprehensive Plan; and
- The proposed recreational and site improvements will not significantly impact or change the intensity of the site provided the conditions as established within the Permit are followed.
- The Applicant will follow the operational conditions as laid out in all applicable Permits and any changes are subject to the appropriate amendment or approval process.

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

1. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated \_\_\_\_\_, 2022 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Minnesota Department of Health, State of Minnesota, Valley Branch Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 3rd day of May 2022.

---

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 \_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022.

---

Kim Points  
Clerk  
City of Grant



**WOODBURY LUTHERAN CHUCH  
AMENDED CONDITIONAL USE PERMIT  
CITY OF GRANT**

APPLICANT: Elden Lamprecht

OWNER: Woodbury Lutheran Church

LEGAL DESCRIPTION: Attachment A

PID: 340302133002

ZONING: R-1 Single Family Residential

ADDRESS: 9050 60<sup>th</sup> Street N  
Grant, MN

DATE: Amended \_\_\_\_\_, 2022

This is an Amended Conditional Use Permit to allow for exterior improvements to include a pavilion, sport court, play structure and stormwater improvements to Church operations. This Permit shall govern the exterior improvements only, and the Church and Daycare operations shall be subject to all conditions and standards established by the original CUP issued in 1982 and 1999.

All uses related to the exterior improvements shall be subject to the following conditions and/or restrictions imposed by the City Council, City of Grant, Washington County, Minnesota, and applicable ordinances, statutes or other laws in force within the City:

1. This Permit shall be recorded against the subject property.
2. No more than two (2) accessory buildings are permitted on site, and the square footage may not exceed 2,000 square feet.
3. The Site Plan must be revised to show the Pavilion meeting all required setbacks, including 65-feet from the easterly property line.
4. The building plans, including elevation, of the pavilion must be submitted prior to a building permit being issued. The plans must clearly demonstrate that the height of the pavilion does not exceed 35-feet.
5. The Site Plan must be updated to show the location of the rain garden and pollinator garden described in the narrative.
6. A detail of the fence, showing the height and material must be submitted for review and approval. The fence location should be clearly identified on the updated Site Plan.

7. Use of the pavilion and outdoor recreational areas shall terminate by 9:00 PM daily. All moveable outdoor furniture used within the pavilion shall be stored inside at all times when not in use.
8. No large-scale events shall be permitted in the outdoor areas, including the pavilion without an amendment to this Permit. Examples of such events including weddings, or similar parties, with outdoor amplification of music or other festivities. Any request to hold such large-scale events may require an amendment to this Permit. (FOR CONSIDERATION BASED ON DISCUSSION AT PLANNING COMMISSION).
9. A grading plan shall be submitted to the City Engineer for review and approval prior to the commencement of site work.
10. All requirements and conditions of the City Engineer shall be met and addressed. The City Engineer shall review all updated plans prior to the issuance of a Grading Permit or Building Permit.
11. The Applicant shall comply with all restrictions and permit requirements of the Valley Branch Watershed District. The Applicant shall submit the approved permit to the City prior to the City issuance of a Grading Permit or Building Permit.
12. No signage is approved as part of this permit. Any future signage shall be subject to the sign ordinance in place at time of application and may require an amendment to the CUP.
13. All operations on site shall meet the MPCA's noise standards and regulations.
14. This permit shall be reviewed in compliance with the City's CUP review process, which may be on an annual basis.
15. Any violation of the conditions of this permit may result in the revocation of said permit.

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

CITY OF GRANT:

Date: \_\_\_\_\_

\_\_\_\_\_  
 Jeff Huber, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
 Kim Points, City Clerk

State of Minnesota            )  
   )ss.  
 County of Washington        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public, personally appeared Jeff Huber and Kim Points, of the City of Grant, a Minnesota municipal corporation within the State of Minnesota, and that said instrument was signed on behalf of the City of Grant by the authority of the City Council, and Jeff Huber and Kim Points acknowledge said instrument to be the free act and deed of said City of Grant.

\_\_\_\_\_  
Notary Public

APPLICANT/OWNER:  
Woodbury Lutheran Church

Date: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Kim Points, City Clerk

State of Minnesota        )  
  )ss.  
County of Washington    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public, personally appeared \_  
\_\_\_\_\_ the Owner who acknowledged that said instrument was authorized and  
executed on behalf of said Applicant.

\_\_\_\_\_  
Notary Public

## EXHIBIT A

The west 407 feet of the East 880 feet of the south 427.46 feet of the Southwest Quarter of the Southwest Quarter of Section 34, Township 30, Range 21, the East line of said parcel being the West line of Oak View Acres as recorded in the office of the Register of Deeds in and for Washington County, Minnesota, excepting and reserving an easement for road right-of-way over the West 33 feet thereof. (CONFIRM DESCRIPTION)

# SERVICE AGREEMENT



Name: City of Grant

Address: 8380 Kimbro Av N

City: Grant

State: MN

Zip: 55082

Phone Number: 651-426-3383

Email: clerk@cityofgrant.us

*White Bear Lawn & Snow offers everything you need to keep your lawn looking beautiful and healthy for the warm months. Services like Spring and Fall yard clean ups, irrigation, aeration, fertilizer and weed control, shrub trimming, weed pulling, mulching, wood chips and tree trimming, to weekly lawn mowing. We even do landscape projects, concrete work, stump grinding, seeding and sod and much more.*

Service Items per each time		Price per	Other Service's	
<input type="checkbox"/>	Lawn Mowing (Spary & Drag)	\$ 300.00	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Spring Clean Up	\$ 400.00	<input type="checkbox"/>	Parking lot sweeping per time \$360.00
<input type="checkbox"/>	Fall Clean Up	\$ 500.00	<input type="checkbox"/>	Parking lot line painting w/layout \$450.00
<input type="checkbox"/>	Fertilizing (Entire Season)	\$ 1,800.00	<input type="checkbox"/>	Ball field weed control per time \$ Inc.
<input type="checkbox"/>	Aerating	\$ 250.00	<input type="checkbox"/>	Ball field drag \$ Inc.
<input type="checkbox"/>	Aerate, over-seed & drag	\$ 895.00	<input type="checkbox"/>	

**This is a description of our seasonal contracted services.**

**Lawn Mowing:** Mowing of all turf, trim around trees, landscaping, and all other obstacles. We clear yard debris and clippings from sidewalks, driveways, and landscaping. Stick edging of driveway, sidewalks, and curbs is completed as needed. In most cases, mowing will be completed once a week. In times of drought or extreme rain, service will adapt. Lawn mowing price includes ball field weed control and dragging on an as-needed basis.

**Spring Clean Up:** Dethatching your lawn which pulls up thatch and dead grass. We then blow out the landscaping and collect all debris which is hauled off site.

**Fertilizing:** This includes five applications! Three applications of granular fertilizer, two applications of broadleaf weed control and crabgrass control. Some applications will be combined. Will be invoiced into three equal payments.

**Fall Clean Up:** Blow off all of landscaping and around any obstacles in the yard. We then collect all debris, cut the turf to 2.5" and haul the debris off site.

**Aerating:** Aeration is done by taking plugs or cores out of the soil approximately 2"-3" deep to loosen the soil. It is best for your turf to leave the plugs so that they can work back into the soil and will be unseen within 2-3 weeks. Can be completed in the Spring or Fall.

If you have any questions regarding your contract, or would like to add services please contact us by email at [whitebearlawnandsnow@gmail.com](mailto:whitebearlawnandsnow@gmail.com). Thank you for choosing White Bear Lawn & Snow and for your continued support of our small-town business. **Payment is due by the 25<sup>th</sup> of the following month for uninterrupted services.**

X

Customer Signature

X

Joe Reil, Owner White Bear Lawn & Snow

**Contact Information:**

White Bear Lawn and Snow  
1367 County Rd H2 E  
White Bear Township, MN 55110

651-755-8390

[whitebearlawnandsnow@gmail.com](mailto:whitebearlawnandsnow@gmail.com)

## City Council Report for April 2022

To: Honorable Mayor & City Council Members

From: Jack Kramer Building Official

### City Code Enforcement Activity:

1. No violations to report.

### Building Permit Activity:

1. Thirty - Two (32) Building Permits have been issued with a valuation of \$ 2,005,401.50.

### Conditional Use Permit Reviews:

1. Suburban Lighting - 6077 Lake Elmo Ave. N.
2. Buberl Black Dirt - 6211 Lake Elmo Ave. N.
3. Aamodt's Apple Farm - 6428 Manning Ave.
4. Dellwood Wedding Barn – 7373 120<sup>th</sup>. St. N.
5. Waste Busters- 7688 Jamaca Ave. N.
6. TriStar Communications, LLC. 8380 Kimbro Ave. N.

The above businesses have been sent letters to establish a scheduled appointment for review.

Thank you,



Jack Kramer

Building Official

2022-65	Water Heater	Lewis	10220-117th. St. N.	3/18/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-66	Re-Roof	City of Grant	8380 Kimbro Ave. N.	3/21/2022	\$ 21,000.00	\$	335.25	\$	251.43	\$	-	\$	10.50
2022-67	Entryway to Basement	Bangston	9897 -83rd St. N.	3/21/2022	\$ 15,000.00	\$	251.25	\$	188.43	\$	163.31	\$	7.50
2022-68	Lower Level Remodel	Boyer	10768 Manning Ct. N.	3/22/2022	\$ 25,300.00	\$	401.85	\$	301.38	\$	-	\$	12.65
2022-69	Pole Bldg	Roux	9430-96th. St.N.	3/24/2022	\$ 20,000.00	\$	321.25	\$	240.93	\$	208.81	\$	10.00
2022-70	Swimming Pool	Grant	7310 Inwoodway	3/24/2022	\$ 15,000.00	\$	251.25	\$	188.43	\$	-	\$	7.50
2022-71	HVAC Remodel	Jahnke	10140-67th. St. N.	3/24/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-72	Deck	Cerney	11930-97th. St.N.	3/24/2022	\$ 13,246.50	\$	237.25	\$	177.93	\$	154.21	\$	6.62
2022-73	Furnace	Benick	11100-79th. St.N.	3/25/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-74	Water Heater	Benick	11100-79th. St. N.	3/25/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-75	Swimming Pool	Haskell	7375 InwoodWay	3/25/2022	\$ 25,000.00	\$	391.75	\$	292.81	\$	-	\$	12.50
2022-76	Basementb Finish	Lindgren	6920 Jasmine Ct. N.	3/25/2022	\$ 125,000.00	\$	1,133.18	\$	849.88	\$	736.93	\$	62.50
2022-77	Stome Veneer	Stephans	9888 Idigo Trail N.	3/28/2022	\$ 50,000.00	\$	643.75	\$	482.81	\$	-	\$	25.00
2022-78	Plumbing Remodel	Hilton	9606 Joliet Ave. N.	3/29/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-79	Pool House	Schultz	6920 Jamaca Ave.N.	3/29/2022	\$ 50,000.00	\$	643.75	\$	482.81	\$	418.43	\$	25.00
2022-80	Swimming Pool	Seidl	10005 Indigo Trail N.	3/30/2022	\$ 87,000.00	\$	902.75	\$	677.06	\$	586.78	\$	43.50
2022-81	Re-Siding	Schwieters	6400 Keswick Ave.	3/31/2022	\$ 98,355.00	\$	986.75	\$	740.06	\$	-	\$	49.17
2022-82	Windows	Lewis	10799-105th. St.	3/31/2022	\$ 5,000.00	\$	111.25	\$	83.43	\$	-	\$	2.50
2022-83	HVAC New Home	Holien	7173 Loan Oak Trail	3/31/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-84	Plumbing New Home	Holien	7173 Loan Oak Trail	3/31/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-85	Gas Fireplace	Henning	9447-107th. St. N.	3/31/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-86	Winery	Tworn Silos	7040-117th. St.N.	4/1/2022	\$ 1,350,000.00	\$	6,711.25	\$	5,033.43	\$	4,362.31	\$	675.00
2022-87	Re-Roof	Domagall	7440 Keats Ave.	4/7/2022	\$ 20,000.00	\$	321.25	\$	240.93	\$	-	\$	10.00
2022-88	Woodburning Fireplace	Bond	9980-110th. St. N.	4/8/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-89	Additions	Schafer	8688 Jamaca Ave.N.	4/8/2022	\$ 43,600.00	\$	583.65	\$	437.73	\$	379.37	\$	21.80
2022-90	Deck	Damjanovich	9800 Janero Ct.N.	4/8/2022	\$ 20,000.00	\$	321.25	\$	240.93	\$	208.81	\$	10.00
2022-91	Plumbing New Home	Larson	6925 Jasmine Ct. N.	4/14/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-92	HVAC New Home	Guerrino	11425 Julianne Ave.N.	4/14/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-93	HVAC Remodeling	Wisher	9447-107th. St. N.	4/15/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
2022-94	New Deck Material	Kieper	7447-101st. St. N.	4/15/2022	\$ 12,000.00	\$	209.25	\$	156.93	\$	-	\$	6.00
2022-95	Re-Roof	Robinson	10280 Kismet Ln. N.	4/16/2022	\$ 9,900.00	\$	181.25	\$	135.93	\$	-	\$	4.95
2022-96	Wood Stove.	Wisley	7095 Lone Oak Trail	4/16/2022	N/A	\$	80.00	\$	60.00	\$	-	\$	1.00
Monthly total						\$ 2,005,401.50	\$ 15,979.18	\$ 11,983.27	\$ 7,218.96	\$ 1,015.69			